

11. BROSTERFIELD CARAVAN SITE, FOLOW (P4484 / JC)

Purpose of the report

To update Members on the process, timetable and key milestones over the next 6 months for Brosterfield Caravan Site. Stage 1 involves engagement with the community prior to submission of the proposed discontinuance order for consideration by Planning Committee and application to the Secretary of State for confirmation of the discontinuance order. Stage 1 takes us to completion of the planning process. Stage 2 will consider market viability of the property with a future report to Audit, Resources and Performance Committee in May 2015. Opportunities for the 2015/16 season will be considered whilst a detailed market analysis is carried out.

Key issues:Stage 1

- Reconsideration of the access prior to consideration of the discontinuance order by Planning Committee
- Consultation by Chief Executive with Parish Meeting prior to consideration of the discontinuance order by Planning Committee

1. **Recommendations**

1. **That Committee approves the actions in the planned timetable at Appendix 1 as the next steps as part of development and disposal options.**
2. **That officers keep the Chair and Deputy of the Authority and Chair and Vice Chair of Audit, Resource and Performance Committee and the Member representative for Asset Management advised on progress.**

How does this contribute to our policies and legal obligations?

The site was purchased in order to protect the intrinsic landscape value of the national park.

The Authority has a duty to the public purse to achieve best value when considering disposal of its assets.

3. **Background**

The situation at Brosterfield arose from the threat from the previous owners to use the site as an all year round static caravan site. In 2012 the Authority acquired the site after considering options for the site.

In May 2013 Members took a decision on future options for the site and officers were instructed to make a full planning application to modify the existing 1998 permission.

Current Situation

Further consideration of the planning and legal issues and discussions with Counsel have led to additional aspects being raised, including the proposal to apply for a discontinuance order, which now need to be presented to Committee..

A new project team has been set up at the beginning of September.

An indicative layout has been produced by Authority officers, based on the option preferred by Members. The design for a high quality amenity block is complete but will be considered as part of the market analysis. Details of access and amenity provision will be included in the discontinuance order.

For 2015, as an interim position, we are exploring opportunities for possible temporary use of the site with minimal investment required.

Discussions are ongoing with the adjoining owner regarding passing places on the existing access. Notwithstanding discussions, it is intended that the discontinuance order will include an alternative access option.

4. Planning Counsel's opinion was received in late December 2013 and advised that the Authority should make a discontinuance order under section 102 of the Town and Country Planning Act 1990 which would modify the 1998 permission and also give effect to proposals for future development of the site. This is a procedure which would require the publication of such an order and its confirmation by the Secretary of State. In the event that there were objections to the order, then the Secretary of State would need to make a decision how best to resolve those objections. If confirmed, the 1998 permission would continue to exist but subject to the modifications provided for in the section 102 order as confirmed.

5. **Proposals**

The proposal is to progress action at Brosterfield in line with the timescales and milestones for the key stages in Appendix 1. A detailed project plan will be produced by the new team and monitored regularly with key Members kept informed of progress.

Are there any corporate implications members should be concerned about?

6. **Financial:**

The Stage 2 report to Audit, Resources and Performance committee in May 2015 following market analysis will seek to ensure development and disposal of the site in a way which achieves best value for the Authority.

7. **Risk Management:**

There is public interest in the development.

A very active approach to project management with director level involvement and use of expert external advice at key stages plus a tactical plan for the summer season 2015 will help to minimise risks that the project might present.

8. **Sustainability:**

There are no issues

9. **Human Rights:**

There are no Human Rights implications

10. **Background papers** (not previously published) – [List below or None]

None

Appendices

Appendix 1

Report Author, Job Title and Publication Date

Jane Chapman, Assistant Director Land Management, 11 September 2014