

**10. FULL APPLICATION - USE OF APPROVED WARDENS ACCOMMODATION AS A HOLIDAY LET AT UPPER HURST CARAVAN SITE, TINMAN LANE, HULME END (NP/SM/1024/1038) SC**

**APPLICANT: MRS SUE GREEN**

**Summary**

1. The application seeks permission to change the use of an approved Wardens Accommodation space above an existing toilet and shower block to a one bedroomed holiday let at Upper Hurst Farm.
2. The proposed development is considered acceptable in principle and would raise no amenity concerns with regard to any neighbouring properties or highway safety. Moreover, there would be no adverse impact on the building or the wider locality, due to the screened location within the caravan site.
3. Consequently, the scheme is considered acceptable in accordance with national and local policies, therefore recommended to members for approval, subject to appropriate conditions.

**Site and Surroundings**

4. Upper Hurst Farm is located in open countryside approximately one kilometre to the south east of Hulme End. The original farm and associated stone-built outbuildings lie adjacent to Beresford Lane, about 500 metres south east of its junction with the B5054 Hartington to Warslow Road.
5. The property is no longer a working farm. It is operated as a touring caravan and camping site, with caravans and tents located in a parcel of field to the south east of the main building group. The nearest Public Right of Way lies around 190m to the south east of the site.
6. The building subject of this application is located on the north eastern edge of the caravan/camp site. The building was approved as part of a wider planning permission for the site in 2011 and in 2021 further permission was granted to convert the roof space of the building into a site wardens accommodation.
7. Although the building is relatively modern, it is constructed in a traditional manner, with walls of natural gritstone under a pitched roof, clad in Staffordshire blue clay tiles. On the southern gable of the building is a timber lean-to structure, which currently serves as an information point and covered porch area in association with the business.

**Proposal**

8. Planning permission is being sought to change the use of an approved Wardens Accommodation space above an existing toilet and shower block to a one bedroomed holiday let. There are some minor alterations to the external appearance required, these include the re-instatement of three conservation rooflights in the front elevation roofslope of the building.

## **RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

- 1 3-year statutory time limit.**
- 2 Amended plans and details.**
- 3 Design and materials.**
- 4 Holiday let occupancy restriction ancillary to caravan and camping site.**

## **Key Issues**

- Principle of holiday let development.
- Potential impact on the character and appearance of the building and the wider locality.
- Potential impact on nearby residential amenity.
- Highway safety.

## **Site history**

9. The site has a detailed planning history. In summary, planning permission (NP/SM/0711/0677) was granted in 2011 for the use of the field parcel in question as a caravan and camping site in exchange for the surrender of an existing caravan and camping area to the north of the building group, which was more prominent in the landscape.
10. In 2012 a section 73 application (NP/SM/0612/0622) was granted which allowed winter use on 6 pitches closest to the buildings.
11. In 2015 a further S73 application (NP/SM/0315/0267) was granted to increase the number of overall pitches and to extend the season by two months. That permission did not allow for any winter pitches.
12. In 2018 another S73 (NP/SM/0618/0479) was granted to re-instate the 6 winter pitches and provide one additional tent pitch – Granted.
13. In 2019, permission (NP/SM/1019/1083) was refused for the retrospective siting of a hot-tub, log store, decking and compost wc at the campsite.
14. Also, in 2019, permission (NP/SM/1019/1124) was refused for a meeting room within an agricultural barn and conversion of a lean-to off the Dutch barn into a meeting room extension
15. In 2021 a full application (NP/SM/0621/0702) was granted to convert the roof space above the existing toilet/shower block to site warden accommodation, including alterations to the attached site information centre, forming a site reception and administration office.

## **Consultations**

16. Highway Authority – No objections.
17. Parish Council – Object, regarding the intensification and over-development of the site.

## **Representations**

18. None received.

## **Statutory Framework**

19. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- a) Conserve and enhance the natural beauty, wildlife and cultural heritage
- b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

20. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

21. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.

22. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

**Core Strategy policies:** GSP1, GSP2, GSP3, DS1, L1, RT2

**Development Management policies:** DMC3, DMR1, DMR2, DMR3, DMT3

## **National Planning Policy Framework (NPPF)**

23. The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.

24. Para: 88 states, that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings, and well-designed new buildings. They should also enable sustainable rural tourism and leisure developments which respects the character of the countryside.

25. Whilst Para: 189 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

## **Core Strategy policies**

26. GSP1, GSP2 - *Securing National Park Purposes and Sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.

27. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
28. DS1 - *Development Strategy*. States, that recreation and tourism development is acceptable in principle in open countryside.
29. RT2 - *Hotels, bed & breakfast & holiday accommodation*. States that the change of use of a traditional building of historic or vernacular merit will be permitted, except where it would create unacceptable landscape impact in open countryside.
30. RT3 - *Caravans and camping*. This policy states that the provision of improved facilities on existing caravan and camping sites must be of a scale appropriate to the site itself. Development that would improve the quality of existing site, including improvements to upgrade facilities, access, landscaping, or the appearance of existing static caravans will be encouraged
31. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.

### **Development Management Policies**

32. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. In particular, attention will be paid to the detailed design of existing buildings where ancillary buildings, extensions or alterations are proposed.
33. DMR1 - *Touring camping and caravan sites*. The development or small extension to an existing caravan site will not be permitted unless its scale, location, access and landscape setting are acceptable.
34. DMR2 (A) - *Holiday occupancy of touring camping and caravan sites*. Says that where the development of a touring camping or touring caravan site is acceptable, its use will be restricted to no more than 28 days per calendar year by any one person.
35. DMR3 - *Holiday occupancy of self-catering accommodation*. States, that where self-catering accommodation is acceptable, its use will be restricted to holiday accommodation for no more than 28 days per calendar year by any one person.

### **Assessment**

#### **Relevant Background history**

36. The facilities block (subject of this application) was approved as part of a wider permission for the camping and caravan site at Upper Hurst Farm. Permission was later granted for the use of the first-floor roof space as accommodation for a campsite warden.
37. According to the submitted information, this was subsequently implemented. However, this is no longer required as the site is now being managed from the existing dwelling at Upper Hurst Farm, therefore the accommodation is now redundant to the operational requirements of the campsite.

38. This application seeks permission to enable the existing warden's accommodation to be used as a one-bedroomed holiday let ancillary to the touring caravan and camping site business, which would help provide a more reliable form of income during periods of bad weather when the camping and caravanning levels decrease.

### **Principle of the development**

39. RT2 specifically allows for the change of use of a traditional building of historic or vernacular merit or minor development which extends or makes quality improvements to existing holiday accommodation.
40. DMR2 (a) requires the use of an existing camping or caravanning site to be restricted to no more than 28 days per calendar year by any one person. Whilst DMR3 similarly restricts the use of self-catering holiday accommodation to no more than 28 days per calendar year by any one person. The NPPF also supports the provision of sustainable tourist facilities in rural areas.
41. The existing touring caravan and camping site already offers an arrangement of holiday accommodation, and therefore this small holiday let would provide a minor development, enabling to create a valued and sustainable improvement to the current site which would accord with RT3. Moreover, the occupation of the accommodation would be restricted to no more than 28 days per calendar year by any one person, preventing the intensification that would generally arise with full-time residential use.
42. The building is modern and not a traditional building of historic or vernacular merit and therefore there would be some conflict with policy RT2. Nevertheless, the facts of this case are that the first floor of the building is already in residential use for a site warden. This is material as is the fact that holiday accommodation is provided at the site already. This points to the re-use of the first floor as holiday accommodation being a sustainable form of development.
43. The proposed residential use of the building would not cause any further harm to the character and appearance of the building or the wider locality than already has provision for, whilst contributing to the sustainability of an existing rural business. The development would therefore be in accordance with policies RT2, RT3, DMR2 & DMR3 and advice within Para: 88 & 189 of the NPPF in these respects.

### **Impact on the character and appearance of the building**

44. Policy DMC3 *Siting, Design, layout and landscaping*, reiterates, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. In particular, attention will be paid to the detailed design of existing buildings where ancillary buildings, extensions or alterations are proposed.
45. The building in question, whilst relatively modern, is constructed in a traditional style using local building materials; stone for the walls under a Staffordshire blue clay tiled roof.
46. With regard to the external appearance. Three rooflights are proposed to be re-instead in the front elevation roofslope. Besides this, there would be no further alterations to the external appearance of the building or internal changes to the existing accommodation above which already exists. The proposal is therefore just requesting permission to allow it to be occupied under a holiday let restriction. Subsequently, the proposal accords with policy DMC3 in these respects.

47. Notwithstanding the above, a large flue has been erected on the rear elevation roofslope of the building. There appears no evidence on file of any planning permissions being sought. In this case, either regularisation/considered enforcement would be pursued once the current proposal has been determined.

### **Landscape Impact**

48. Policy L1 *Landscape character and valued characteristics* seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
49. In the context of the existing building and its siting in a fairly well screened location within the camping and caravan site, the proposal would cause no harm to the character of either the host building or the surrounding area than which already exists. Consequently, the proposal would generally accord with policy L1.

### **Potential amenity issues**

50. DMC3, reiterates, that where developments are acceptable in principle, particular attention will be paid to the amenity, privacy and security of the development and other properties that the development affects.
51. Due to the siting and the intervening distances from the nearest residential properties, it is considered the scheme would have no adverse impacts on the amenity of any properties in the locality, therefore accords with policy DMC3 in these respects.

### **Highway matters**

52. Policy DMT3 states amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
53. The Local Highway Authority have raised no objections. Stating that the site already provides for holiday accommodation and that the provision of a one-bedroom permanent holiday let would be similar to the existing provision, but guests would not be bringing their own caravan. Therefore, the proposal would be unlikely to have a severe effect on the highway. Existing access would be used and would remain unaffected by the proposal.
54. In this case, the proposal is considered acceptable in highway safety terms, in accord with DMT3 respectively.

### **Conclusion**

55. It is concluded that the proposed change of use would be acceptable in principle, would have no further impact on the appearance of the building or the wider landscape. In addition, there would be no harm to nearby residential amenity or highway safety than already occurs.
56. Consequently, and subject to appropriate conditions, it is considered the proposal generally accords with Development Plan Policies and advice contained in the NPPF and is therefore recommended to members for approval.

## **Human Rights**

57. Any human rights issues have been considered and addressed in the preparation of this report.
58. List of Background Papers (not previously published)
59. Nil
60. Report Author: Steve Coombes, South Area Planning Team.