

Item No. 6(a)

**SCHEDULE: (d)****SL/2016/1044**

PARISH: ARNSIDE

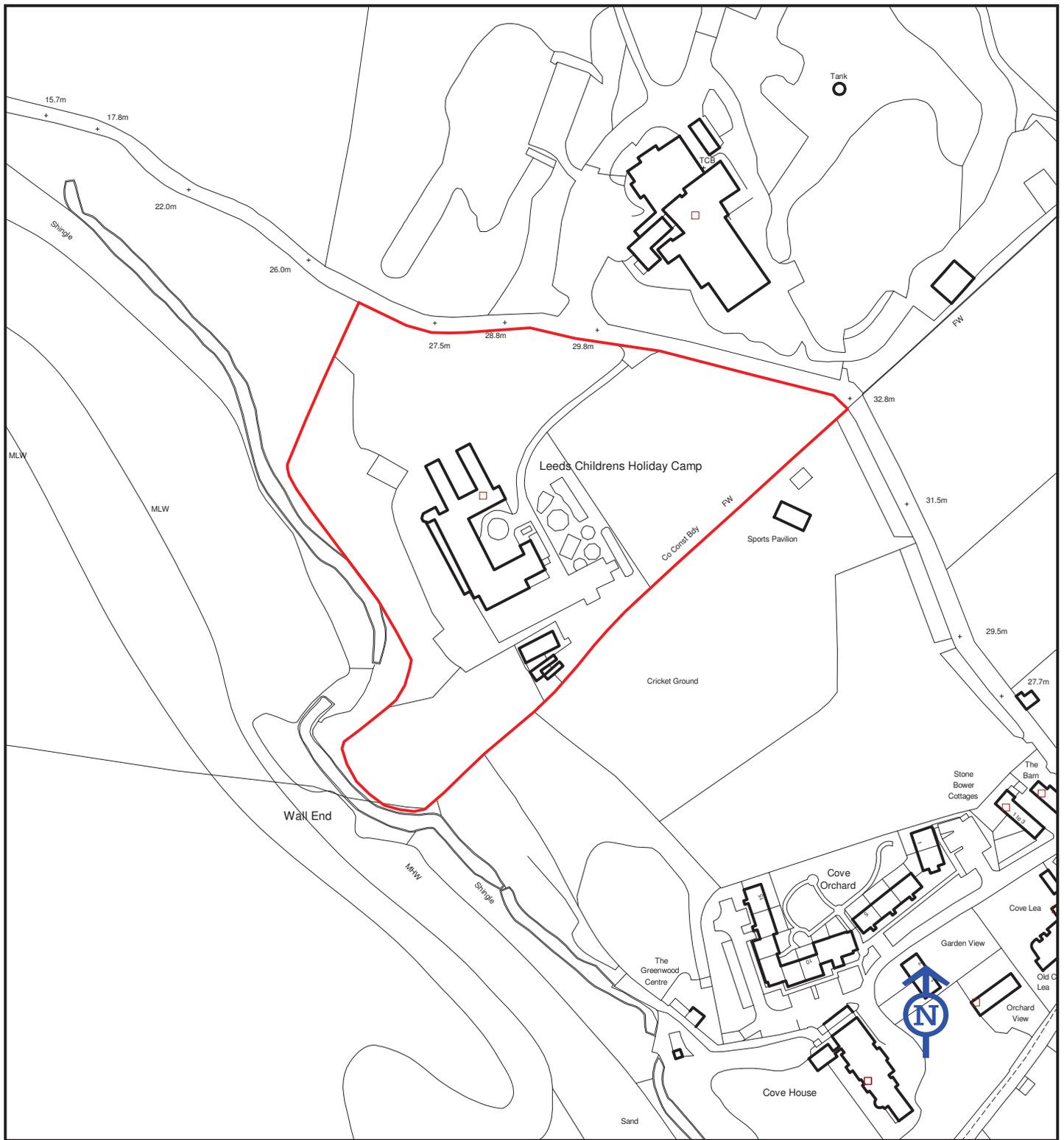
Leeds Children's Holiday Camp

PROPOSAL: Demolition of camp buildings and siting of 25 static caravan pitches and manager's dwelling and site reception.

APPLICANT: Mr M Holgate

Grid Ref: E: 345479

N: 475838



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**SL/2016/1044**

**Leeds Children's Holiday Camp  
Far Arnside  
Silverdale  
LA5 0SJ**

Scale 1:2500

## SUMMARY

1. The proposal relates to land and buildings previously associated with the Leeds Children Society who used the site as a holiday home. The site is on the boundary with Arnside and Silverdale. The proposal seeks to demolish the existing building, remove the associated outbuildings and erect 25 static caravan/lodges, and a care-takers' lodge, all with associated drainage, access and landscaping.
2. The key issues that apply to this application are:
  - Principle of development; is caravan development acceptable
  - Impact on the landscape/ ecology and AONB;
  - Impact on the highway network;
  - Drainage
3. The proposal is brought before members because it is a major development in Development Management terms, it departs in part from policy and has raised a significant number of objections.

## RECOMMENDATION

4. The application is recommended for conditional approval.

## DESCRIPTION AND PROPOSAL

### Location

5. Arnside is a Local Service Centre. The proposal relates to land in Arnside abutting the boundary with the village of Silverdale (administered by Lancaster City Council & Lancashire County Council) and Arnside (administered by SLDC and Cumbria County Council). The land is within the Arnside and Silverdale Area of Outstanding Natural Beauty which crosses both boundaries. The site abuts the coast of Morecambe Bay SSSI on the south-west boundary and some parts of the north-west boundary separated by woodland of varying density. To the south is Silverdale Cricket Club. North-east and almost opposite the entrance to the site is a caravan park owned and managed by the applicant. North of the site across Cove Road past the boundary to the existing caravan park is agricultural pastureland.

### Site description

6. The Society have sold the land and buildings to seek something nearer to Leeds as a result of increasing operational costs. The current Use Class is C2: Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
7. The site relates to field number 5084 to which the boundary treatment is a mix of post and wire fence, stonewall, woodland (self-seeded and planted). Adjacent the Cove Road the land is relatively level with the road. The land then lowers

towards the coast levelling out before the coastal edge. Land that is not developed or woodland is mown grass.

8. There are a number of outbuildings and one main building sited within the south-west area of the land. The main building incorporates dormitory accommodation, a kitchen, communal dining and living area, plus a private flat in the first floor section where the resident care taker still lives. Outdoor buildings incorporate maintenance equipment, a swimming pool and greenhouse. The grounds are extensive and include woodland and scrub areas, outdoor equipment play area, lawns and flower bed. The land is bound by post and wire fencing, stone walls and scrub land. There is a large area for parking/turning and private driveway all surfaced with tarmac. Access is off Cove Road which is the main route between Arnside and Silverdale

### Proposal

9. Planning permission is sought for the removal of the main existing building and associated outbuildings, alteration of the existing access and tarmac road areas to serve the siting of 25 caravan lodges with associated parking, erect a stone / slate care-takers' lodge.
10. Maintain the existing woodland areas and extend the existing woodland area. Maintenance of the existing hedgerow alongside Cove Road.
11. Amendments to proposal after initial submission:
  - additional planting of varied species
  - reduced footprint of development

### **HISTORICAL CONTEXT**

12. The local authority has been told that the site has been used for weddings and other functions although there is no planning record of these activities.
13. Informal enquiries took place with the Leeds Children Society for the siting of a static caravan housing a 'sensory room' donated to them, however this was not progressed.
14. IE/2016/0060 – sought advice for siting of lodges on site and advised that this would not be wholly supported by policy.

### **CONSULTATIONS**

15. Due to the location the abutting Parish Council, County Council and City Council were consulted.

#### **Parish Councils:**

16. **Arnside:** 11-Apr-2017 amended submission: the amendments have not addressed the concerns raised or significantly lowered the impact of visitor accommodation. Contradiction to draft policy AS12 and saved policy T5.
17. 10-Jan-2017: objection; in contradiction to the Draft AONB DPD Policy AS12 and Local Plan Policy T5.

18. **Silverdale:** 04-Apr-2017 amended submission: having taken into account the numerous representations from local residents of the significant impact this proposal will have to the village of Silverdale the Parish Council continues to object. The small amendments have made no significant difference and concerns regarding traffic and that the site is effectively a stand-alone new caravan site, together with newly raised drainage concerns remain. Reciting the Local Plan statement for the need to protect the AONB from development, T5 and Draft Policy AS12 of the AONB DPD. Concerns over waste water disposal.
19. 10-Jan-2017 initial submission: adverse visual landscape impact on views from the coast, road and public footpaths near and far; proposed development greater than existing brownfield area; traffic, the agglomeration of caravan sites (Silverdale, Far Arnside, Hollins Farm) generate considerable amounts of traffic. The approach through Arnside is longer therefore the majority travel via Silverdale. There are several bottle necks with poor visibility and sections devoid of footways. It is acknowledged that Holgates attempt to minimise the inconvenience of site service traffic but blockages do occur when new caravans arrive (up to 30minutes) which causes delays to the bus service. Traffic is particularly severe on Fridays and at weekends when people are directed by the brown tourist signs to use Park Road and Cove Road through Silverdale. The council does not agree with the submitted transport statement stating there would be no increase in traffic. Disappointed at the proposed demolition of the iconic Art Deco building which has become embedded in the Silverdale landscape. It is accepted that the building is in need of significant refurbishment but this could be done successfully as demonstrated on the Midland Hotel in Morecambe.

### **Arnside and Silverdale Area of Outstanding Natural Beauty Partnership (AONB)**

20. 11-Jan-2017: the status of the AONB is equal to that of National Park. The AONB strongly opposes this proposal and considers it to be major development that would have a significant detrimental impact on the landscape and special qualities of the AONB and therefore under 116 of the NPPF should be refused. Under Section 85 of the Countryside and Rights of Way Act (2000) public bodies are required to have due regard to the purpose of the AONB in decision making. The AONB's view is that the proposal will not enhance the natural environment and be against paragraph 109 of the NPPF. There is no exception in Saved Policy T5 that permits development of brownfield sites for static caravan development. Also contrary to Core Strategy Policy CS1.1 point (2) and (3). The Draft AONB DPD now carries some weight following approval from SLDC Cabinet in 2016. In order to conserve the special qualities of the AONB Draft Policy AS12 does not permit new static caravan sites. Draft Policies AS02 (development strategy) AS02 (landscape) AS03 (general requirements) AS05 (natural environment) AS09 (design) and AS13 (water quality) are also directly relevant. The AONB Management Plan seeks sustainable development and to protect, conserve, restore and enhance the landscape, seascape, biodiversity and geodiversity without compromising the ability of future generations to do the same. It is the view of the AONB Partnership that the proposal constitutes major development in terms of scale, form, character and nature of the proposed development and under the provisions of the NPPF paragraph 116 should be

refused. The proposal would have a significant detrimental impact on the natural beauty, landscape character and visual amenity of the AONB and cause unacceptable harm to its special qualities and should be refused to conserve and enhance the natural beauty of the AONB.

### **Cumbria County Council Highways and Lead Local Flood Authority (LLFA):**

21. **Highways 23-Dec-2016:** proposed change of use appears to be acceptable taking into account traffic speed data submitted for the visibility splays in accordance with Manual for Streets. Reservations are, the position of the key card access gate being too close to Cove Road junction which could cause queuing traffic. One parking space is conservative. Kerb radii should be accompanied by a swept path analysis.
22. Concur with Lancashire County Council on account of the narrow road widths, lack of footway provision, street lighting and Cove Road only being suitable for light traffic.
23. **LLFA 23-Dec-2016:** Whilst the drainage report includes sewage and soakaways that are satisfactory infiltration tests in accordance with BRE Digest 365 will be required.

### **South Lakeland District Council:**

Conservation Officer: 07-Apr-2017:

24. Built primarily in reinforced concrete concealed behind a textured render, with occasional planar walls and roof articulation in exposed masonry. Its design is influenced by both art deco and the International Style Modernist movement but in a somewhat stripped down and often unsophisticated manner that, overall, lacks the rigour and cohesion of the best examples. The building possesses some value in historic and social terms as an example of mid C20th local government philanthropism, I conclude that it is not sufficiently well designed or executed to qualify as a building of good quality from a particular era or stylistic period or display particular innovation, distinctive ornamentation or high levels of craftsmanship in the use of materials; and therefore the building does not meet the exacting standards required to qualify for inclusion on the council's Local List due to its architectural interest. My conclusions are that the building does not meet the primary test of the council's Local List selection criteria and so I am not able to recommend that you treat this building as an undesignated heritage asset for the purposes of determining this application for Full Planning Permission.

Arboricultural Officer 20-Dec-2016:

25. The submitted tree report accurately represents the trees on the site. The proposal retains most of the trees although some may be affected close to the revised access visibility splay. The applicants need to submit a tree protection plan for the whole site and arboricultural method statement for demolition in proximity to T13. No objections provided this is achieved.

26. 05-Apr-2017: I have reviewed the submitted plans and the proposed development would result in 243 new trees being planted within the site and the retention of the existing trees. In addition 1985 hedge plants are proposed both along the site boundary and within the site. The proposed tree planting will, when established, provide screening of the site which will break up its appearance in the wider landscape. The hedging to the road frontage will also soften the appearance of the development.
27. I do have concerns that units 14 and 15 are very close to an existing Willow tree within the site. The positions of these units could be amended to avoid a conflict between the crowns and roots of this tree. If the units must remain in the proposed positions, the applicant should provide specific details of how the units would be installed to minimise the impact upon the tree. This information could be required through a pre-commencement condition.
28. A Tree Protection Plan should be required by condition showing the measures to be employed to protect the existing tree on the site.

Public Protection Group 28-Nov-2016:

29. No comments to make.

Economic Development 15-Dec-2016:

30. Support; Holgates is a significant employer in the Arnside and Silverdale area contributing positively to the local economy. If expanding the site ensures the business is sustainable now and in the future we are supportive. Job creation is one of the key priorities of SLDC's Council Plan.

**Lancashire County Council: Highways**

31. 21-Dec-2016: comment: no overriding objection to re-development of the site however do have material concerns regarding the more permanent means of residential occupation and as a consequence, the significant implications associated with large numbers of private vehicle movements along the sub-standard highway system. More permanent means of occupation must be strongly resisted. An increase in traffic is likely to be strongly resisted by sections of the local community however this will not be sufficient for the application to be refused by SLDC. I recommend consideration be given to an upgrade of existing advanced direction signs (ADS) such that they are patched with relevant tourism symbols (not named sites). Signage was recently rationalized however a general upgrading of the ADS signs would seem justified, this is recommended as a condition. (*examples given of location within the full response*). Lancashire County Council support options to improve vehicular access arrangements where feasible along the route including possible passing places at locations agreed with the Highway Authority. Suggested conditions include upgrading of ADS (*requires a section 278 agreement with Lancashire County Council*), no occupation until the ADS are completed, no development until demolition/construction management method statements are submitted and approved by SLDC with provision for parking of operatives, loading and unloading of plant and materials, storage of plant and

materials, wheel washing facilities, HGV route to and from the site taking into consideration the nature of the rural roads and bridges.

### **Lancaster City Council**

32. 21-Dec-2016: initial response. 03-Jan-2017 comments: Given in consideration of the two councils' intention to operate a consistent approach to planning in the AONB. There is no exception in Saved Policy T5 that permits static caravans on brownfield land. The same approach is taken in the Draft AONB DPD Policy AS12 "(l) will not be permitted for new static or touring caravan sites, wooden chalets, cabins or lodges..." Records held by SLDC and LCC show that there are consents for 1684 caravan pitches in the AONB on 14 registered sites, 1388 being static caravans. Far Arnside and Holgates Silverdale are licensed for 500 static and 50 touring pitches. The Draft Policies are intended to invite visitor accommodation providers to consider alternative types of provision, especially within existing caravan or camping sites. It also acknowledges that there may be some scope to redevelop within the footprint of existing buildings. This application is more of the same with no attempt to acknowledge adopted or emerging policies. Further consideration beyond the planning statement should be given to whether the proposal is 'major' development. The proposal is not consistent with the adopted or draft policies.
  
33. Lancaster City Council (Arcadis) LVIA: This assessment took place prior to the amended drawings and assessments and has not been reassessed by Arcadis. The report observed that the proposed development was outside the existing developed area. Development closer to the cliff top edge would directly impact on an important exposed cliff top ridge, affecting the local character and tranquillity of the seascape area and the character of the immediate hinterland. However when taking account of the existing development considered that the development, taking account of the proposed mitigation would result in a minor negative magnitude of change on the high sensitivity local landscape from Far Arnside and a moderate negative magnitude of change on the high sensitivity local seascape of the site. It would extend the visual intrusion of static caravans / lodges into many elevated and more distant sequential views from Arnside Knott, the coast, Cove Road, Silverdale pasture by the cricket club and more distant views across the estuary from Kents Bank (such views minor negative).
  
34. Overall the development would result in a moderate negative magnitude of change resulting in a moderate adverse significance of effect on the landscape and visual amenity of the AONB.

### **Natural England:**

35. 16-Jan-2017: further details required in relation to protected areas, species, biodiversity and the applicant advised to contact NE.
  
36. 07-Apr-2017 amended submission: The HRA does not provide sufficient information to rule out the likelihood of significant effects. LVIA does not take account of the impact on the AONB. Issues around increased light pollution,

noise pollution and additional activity on the site which could impact on the foreshore and drainage are not accounted for. SLDC are reminded that if approved against Natural England's advice under Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) to notify NE of that permission and the terms on which it is proposed to grant it, and how SLDC has taken account of NE's advice. SLDC must allow 21 days for the operation to commence.

**37. Cumbria Wildlife Trust:**

none received

**38. Cumbria Tourism:**

none received

**39. Highways Consultancy (Area North HEM):**

none received

**Other organizations / groups' comments received**

40. Ramblers Association (Lake District) 18-Jan-2017: objection. Proposal ignores Government Policy on the creation of the English Coastal Path. Endorse the objections of the AONB
41. Friends of the Lake District 18-Jan-2017: objection. consider it to be major development and should be refused as per NPPF 116 and harm under 115. Conflicts with CS1.1, it will not protect but be detrimental to the landscape and AONB. CS5 in respect of protection of the AONB and habitat creation. CS7.6, it doesn't broaden the range of visitor accommodation. The LVIA submitted is not accredited to a recognised professional. It would conflict with CS8.2. The scale and design is not sympathetic to the landscape and would be detrimental. Impact on the delivery of the Coastal Path.
42. National Trust 13-Jan-2016: comment. The proposal would replace one intrusive development with another. The National Trust are supportive in principle of the development of the site. They recognize the importance of caravan site development to the local economy but in our view it is not appropriate in this location. Given the concerns raised in terms of policy and visual impact the council is urged to seek improvement.
43. 07-Apr-2017: objection to this proposal stands, this assessment makes reference to the Guidelines for Landscape & Visual Impact Assessment, and follows a more structured methodology than the assessment previously submitted, there is still no reference to the AONB Landscape & Seascape Assessment, highlighted by the Trust in our earlier response. The Statement also focuses solely upon visual effects. Landscape character effects, it is unclear as to what degree any understanding of local landscape character has informed the findings of the visual impact assessment. No reference made to the cumulative effects of caravan park. Regardless of whether the proposal can be regarded technically as less intrusive than the current building, it remains an inherently intrusive form of development in the sensitive landscape context of the AONB.

44. C20: Twentieth Century Society: The building may be a unique surviving example of a mid-century holiday camp purpose built for children. The Society considers that the camp is a non-designated heritage asset of strong local importance, and we therefore object to its demolition in line with local policy CS8.6 of the Core Strategy which seeks to conserve heritage assets.

### **Neighbours:**

45. **comment:** Investment in our village is very important. Holgate provides jobs for locals and customers for local businesses.
46. **observation:** Holgates parks are maintained to a high standard. The redevelopment of the Royal Oak has breathed new life in to the village. (it) has created wealth for itself and employees and always been a good neighbour. Holgates must be aware that the community has reached the limit for caravan development.
47. **objection: (92) (some residents commented more than once)** the key issues highlighted. Full responses can be found on the SLDC website under the planning reference number.
48. Policy related
- proposal contrary to policy T5 of the SLDC Local Plan “no additional static caravans in the AONB”, the Draft AONB DPD Policy AS12
  - proposal is against the democratic process / policies and seen as intimidation and direct confrontation of the democratic process by local residents
  - no additional employment save for redeployment of existing care-taker
  - over development of caravans within the AONB causing significant harm
  - risk of setting precedent and undermining the work of the AONB DPD
  - the IE clearly stated that the proposal was unsupported
49. Landscape related
- the AONB is responsible for maintaining the environment and caravans screened or are ugly and do not improve the landscape
  - much is made of the colour white, there are lots of white buildings in Silverdale
  - LVIA’s don’t take account of/mention the AONB status, each can be read differently stating harm
  - tree planting will adversely affect the character of the area/ obstruction of open views /natural beauty lost forever
  - light pollution causes harm now more will make it worse
50. Highways related
- Additional movement of traffic along narrow roads

- traffic to Holgates 3 camp sites takes the quickest route from the M6 through Silverdale and it is increased /exacerbated particularly during the weekend.
- Holgates close sections of roads on a regular basis in an attempt to safely move caravans about but it causes disruption to residents on a regular basis.
- movement of people between the two sites and generally along the narrow lanes / lack of public footways is dangerous already
- parking is addressed but doesn't improve visual or highways
- there are 3 National cycleway passing through Silverdale but increasing traffic pressure is already putting many cyclists off. Too much traffic will drive cyclists and walkers away who use cafes, B&B and hotels.

#### 51. Design related

- proposal is well outside the brownfield area of development
- density is too great, needs to be reduced by one third, control over landscaping and layout within the new site? regimental lines of boxes despite planning statement saying regimental lines should be avoided
- needs setting back further from the cliff edge
- existing site has extensive decking etc., if approved there should be restrictions on future adaptations to the pitches
- warden's house suggests not an extension of Holgates caravan park but separated /can be managed from the main site no need for additional accommodation

#### 52. Other

- little economic benefit to nearby villages because of the onsite facilities; café, bar, restaurant, launderette, several leisure facilities and because a shop and public house in the village are also in Holgate family ownership.
- no need for managers accommodation this could be done from the main site
- no evidence there is a need for more temporary accommodation
- coastal path will not be able to travel along the coast
- better use for this site creating a low, energy-efficient, green roofed, restaurant, function suite, hotel, community facility, accommodation for group visits such as schools and youth groups
- existing site sits well back from the road and does not have a strong visual impact. The proposed new stone walls and planting to shield the caravans will remove this view and have a strong visual impact
- cliff top sensitive location for wildlife
- loss of attractive building reflecting the charitable activities of the Northern industrial philanthropists
- support redevelopment but not for caravans / replaces one inappropriate development with another
- Holgates family maintain a high standard but more caravans is inappropriate and not supported by the community
- the site doubles the population of Silverdale

- renovate like the Midland Hotel

53. Suggestions if approved

- public footpaths;
  - off road footpath from the Silverdale boundary to the coastal access
  - between the site and Silverdale
  - from Arnside Tower through the Holgates car park to the Coastal path.
  - existing site to Castle Bank (Silverdale)
- a contribution to the shuttle bus service that benefits Holgates caravan parks to improve public transport
- notify residents of Silverdale when movement of caravans takes place

**Applicant representations:**

54. support: (1) Letters from Silverdale Cricket Club

55. other: (1) Silverdale Village Institute

56. Historic England letter to applicant following request to list the existing building: An assessment was made of the building and recommendation put to the Secretary of State for culture, media and sport. The Secretary of State has decided not to take the application to a full assessment and therefore the building will not be added to the List.

57. Historic building consultant (Chris O'Flaherty MRICS MSc): concluded that the building was not acknowledge as a local heritage assets and did not satisfy the criteria to be of heritage value in fabric or history to warrant addition to a local list even if SLDC had one.

58. Landscape Visual Assessment (Galpin Landscape Architecture) – An initial landscape assessment was submitted but has been superseded by additional work undertaken to address the LVIA commissioned through the AONB and submitted by LCC.

59. The independent LVA visual effects assessment states that 'the nearer, short range views from Cove Road, and from the nearby beach and foreshore the development would result in a moderate negative magnitude of change resulting in a moderate adverse significance of effect on the visual amenity of the AONB'. This concurs with our judgements in the LVA Accompanying Statement where the significance of effect is judged to be Moderate. Furthermore, after the mitigation measures (tree planting) included with the new layout, the significance would be 'Slight / Negligible'.

60. In response to officer discussions and the LVIA submitted by LCC the siting of caravans has been set back approximately 2m from the original plan. Decking will reduce that distance but owing to the lower level and being timber in colour at least this is not considered to negate the amended positions of the caravans.

61. The proposed units would be visible from some viewpoints but limited to the areas identified in the (Zone theoretical visibility) ZTVs shown on HOL201 Rev0 and the subsequent viewpoints prepared as HOL101A, HOL102, HOL103, HOL104.
62. Habitat Regulations Assessment (Envirotech: ecological consultants, environmental and rural chartered surveyors): There is no direct access to the shore from the development site. A steep cliff, woodland and scrub to the edge of the cliff restrict access and partially shield the estuary visually from the site. The nearest access point to the shoreline is by 300metres North of the development site entrance and on land in other ownership. The integrity of the SPA, SAC, RAMSAR site, and the conservation objectives of the legally designated features are likely to be unaffected by the proposed works within the described Project. The proposed works will have no direct impact on the SPA/ SAC/ RAMSAR features as development is set back from the SPA/SAC/ RAMSAR and isolated from it by a cliff. Indirectly there could be disturbance due to visual activity (including lighting) and noise, especially for birds. The main receptors are the mudflats and foreshore area adjacent. Limited potential for foraging by notable wader and wildfowl species was noted during the survey within the sphere of influence. It was noted that there is already a high level of disturbance along the working area due to a road and existing holiday camp. It is concluded that the Project would not have a significant effect on the conservation objectives of the SPA, SAC and RAMSAR.
63. Ecology Appraisal (Envirotech: ecological consultants, environmental and rural chartered surveyors): The habitats within the anticipated development area comprise amenity grassland, buildings and hardstanding. These areas are all of negligible ecological value and their loss will not be significant in the local context. Species rich calcareous grassland and broadleaf woodland occurs on the peripheries of the site. These habitats should be retained and protected during works. If they will be affected by the proposals, compensatory habitat creation will be required. The buildings have a negligible potential to be used by roosting bats and show no evidence of such use. No conclusive evidence was found of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by the proposal. Demolition and clearance however should occur outside the months March to September to take account of nesting wildlife. The duration, extent and scope of the surveys were considered sufficient to plan appropriate mitigation and recommend additional precautionary survey work required prior to the commencement of work.

## **POLICY ISSUES**

### **South Lakeland Core Strategy (CS):**

64. CS1.1 Sustainable Development Principles provides criteria for new development.
65. CS8.1 Green Infrastructure Policy states that the Core Strategy will seek to ensure green infrastructure is incorporated into new developments.

- 66. CS8.2 Protection and Enhancement of Landscape and Settlement Character states that proposals should demonstrate that their scale, design and materials will protect and conserve the special qualities and local distinctiveness of the area.
- 67. CS8.4 Biodiversity and Geodiversity states that all development proposals should protect, enhance and restore the biodiversity and geodiversity value of land and buildings.
- 68. CS8.5 Coast seeks to conserve and enhance landscape, wildlife habitat and drainage impact.
- 69. CS8.6 Historic Environment, safeguarding where possible historic environment assets
- 70. CS8.10 Design encourages design appropriate to the context.
- 71. CS10.2 Transport Impact of new development requires that development should provide for safe and convenient access.

**Saved Policies of the South Lakeland Local Plan (LP):**

- 72. Saved Policy T5 Caravan site development within the AONB.

**Local Plan Land Allocations: Development Plan Document (DPD):**

- 73. Land within the AONB was not part of this document but is part of the AONB DPD, a joint project with Lancaster City Council. Currently in DRAFT format.

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

- 74. 17: Core Planning Principles: encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- 75. 11,109,115,116: Conserving and enhancing the natural environment: (minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; Great weight should be given to conserving landscape and scenic beauty; Planning permission should be refused for major developments in AONB.

**Other considerations:**

- 76. DRAFT AONB DPD: AS12 camping caravan and visitor accommodation
- 77. AONB Management Plan: conserve enhance and improve landscape and seascape
- 78. Lancaster City Council adopted Policies: DM28 Development and Landscape and DM14 Caravan sites, chalets and log cabins.

## ASSESSMENT

79. The proposal seeks redevelopment of a site which has lawful use for Use Class C2 Residential Institutions. Other than restrictions within the Use Class there are no restrictive planning conditions on the land.
80. The site is within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) for which SLDC is working with Lancaster City Council to create a Development Plan Document containing planning policies that will apply across the administrative districts within the AONB; the AONB DPD is in DRAFT stage. Until the AONB DPD is adopted the Saved Local Plan Policies are used in conjunction with the Core Strategy development plan policies. Some but limited weight is given to the adopted policies of Lancaster City Council due to the boundary location.
81. Under the Saved Local Plan the site is outside the development boundary of Arnside. However due to the location of the site it can be considered as development on the edge of the village of Silverdale. No development boundaries are proposed for the AONB DPD.
82. The key issues that apply to this application are:
  - Principle of development; is caravan development acceptable
  - Impact of proposal on the landscape/ecology and the AONB;
  - Impact of proposal on the highway network;
  - Drainage

### Principle of development: NPPF

83. The site is on brownfield land. The scale of development proposed is comparable to the existing development on site. It is located on the edge of the development boundary of Silverdale. In this context it would not have a major and fundamental impact on the character of the AONB to be assessed under paragraph 116 of the NPPF. As such the application can be considered against policies in the development plan.

### Principle of development: The Local Plan

84. In evaluating this application the proposal needs to be assessed in relation to the site's lawful planning use and any likely use within C2 Residential Institutions. The site comprises a substantial main building together with a significant developed footprint containing outbuildings and hard surfaced car parking. In its present form the site could be planted with any species and applications may be forthcoming for demolition of, or extensions to, the existing building which would seek to take it outside the area of existing development.
85. Within the Core Strategy Policy CS1.1 *Sustainable Development Principles* is critical to assessing whether the proposed form and use as a Caravan Park is acceptable in principle in this location. This key strategic policy outlines the need to protect the countryside for its intrinsic beauty, diversity and natural resources and for ecological, geological, cultural and historical, economic, agricultural, recreational and social value. In accordance with the sequential approach development should first use existing buildings (including conversion)

within settlements, and previously developed land within settlements. Supporting tourism is a key driver of the local economy, but needs to be balanced with protecting and enhancing the attractiveness of an area.

86. The site was sold because it was no longer sustainable for the charity. The existing buildings on site are redundant. A little over one third of the site has been developed and this area is considered to be brownfield. As such development of the existing brownfield land and the developed area of the site is acceptable in principle under Policy CS1.1 and this policy has considerable weight in the assessment.
87. Of the Saved Local Plan Policies T5 relates to caravan site development within the AONB. It states that further static caravan development will not be permitted. Exceptions will be limited to small-scale expansions of existing sites, where this can be achieved within the general screened boundaries of the site and providing that there is no adverse impact on: (a) conservation of the landscape and built environment; (b) the capacity of the surrounding road system and the adequacy of parking and access; or (c) the protection of wildlife, archaeological and geological features. Being a popular destination for tourists locally and afar, the AONB already has a high level of provision for caravans. It is however considered vital that the unique and sensitive landscape is protected from inappropriate development.
88. The fundamental purpose of Policy T5 is to ensure that the distinctive landscape character of the AONB is protected. However Policy T5 needs to be assessed in the context of the existing sites use on previously developed brownfield land.
89. Draft Policy AS12 of the Draft AONB DPD incorporates T5. It includes a paragraph, "Conversion of existing buildings, or redevelopment within the footprint of existing buildings for these uses may be acceptable subject to meeting other policy criteria and where the conversion of the building to a permanent dwelling would be inappropriate" (e.g. due to location).
90. The proposal includes mitigation for T5 (a) and (c) providing for the management of the land to conserve and enhance. The foreshore /cliff edge is fenced off and will remain so. T5 (b) is debatable and would be for any activity within the lawful use, and any other proposed development.
91. The principle of development of the existing brownfield land and the developed area of the site for caravans is acceptable in principle under Policy CS1.1 subject to a detailed assessment of its impacts

#### Impact of the proposal on the landscape

92. Within the Core Strategy Policies CS8.1 (Green Infrastructure) CS8.2 (Protection and enhancement of landscape and settlement character, CS8.4 (Biodiversity and Geodiversity), CS8.5 (Coast) CS8.10 (Design) are taken account of to assess the protection of and where possible enhancement to the intrinsic beauty and biodiversity of the district, particularly within the AONB. This is reinforced by paragraph 115 of the NPPF.

93. The existing caravan park and application site are visible, the current Children's Home particularly so because of the open unscreened aspect from the public footpaths on Arnside Knott, certain positions on Cove Road, and from other public footpath towards the site. It can also be clearly seen from the Morecambe Bay sands and Kents Bank in Grange, as can other buildings in Silverdale.
94. Notwithstanding that the former holiday camp has 'become part of the landscape' it is considered that the existing development causes significant harm to views into and out of the AONB from several viewpoints. The existing caravan site opposite the application site also causes harm to views into and out of the AONB from several locations, particularly on Arnside Knott. This harm is increased when the trees are not in leaf, lessened when they are in leaf. However the harm caused by the existing site is unchanging.
95. The amended proposal has reduced the area for the siting of caravans. It is unlikely that any proposed future development of the site would exactly match the existing footprint of development. The proposed development is kept low and offers some mitigation between caravans, though it is accepted that this is limited due to density.
96. In the ownership of the Leeds Children's Society the existing maintained landscaping on the site consists of a woodland adjacent Cove Road and boundary with the cricket club that incorporates a small path (nature trail), a staggered row of trees between the building and the boundary to the coast and a young hedgerow (planted for screening) for the length of the post and wire fence boundary with Cove Road. In time this hedge will screen the site from public view.
97. The amended proposed landscaping scheme is designed to provide a mix of plants that retain their leaves throughout winter and incorporates plants of varying maximum height growth. The species have been chosen in consultation with the council's arboriculturist. The species mix is intended to naturalize the planting with native species with habitat value. The council can condition retention of the planting scheme to restrict harmful planting, such as laurel, which has become a popular form of screening, but has no benefit in terms of habitat or landscape relevance to the AONB. Outside the developed areas of the locality the landscape character is that of open pastureland separated by woodland of varying size. The site has an existing woodland, and there is woodland outside the boundary to the south west corner. There is a mix of mature planting and young planting to the north. As such a woodland area within this site is not considered out of character with the setting. More planting could take place, however for the purpose of this application the proposed amount was considered reasonable and acceptable.
98. A character feature of Silverdale and Arnside is that of stone wall boundaries. Travelling from Silverdale to the site the road is bound on both sides by a stone wall. At the boundary the stone wall stops on the Arnside bound side. The proposal seeks to extend the stone wall for a distance similar to where the wall finishes on the Silverdale bound side of the road. This is not considered to be out of keeping with the locality and acceptable.

99. It is considered that the landscaping proposed will not adversely harm the AONB character in this locality and that in time it will improve the habitat value of the existing site. It will remove the open view; however this could happen at any time without the need for planning permission. The previous owner of the land planted a mixed hedge some years ago; as such screening of this site is already underway.
100. In terms of views from the coast, Arnside Knott and various public footpaths in some locations the caravans will be visible, but no more than roofs of a hotel or building. therefore the impact of the proposal is neutral. The distant views will change, instead of a building on open grassland with surrounding trees; the view will be of woodland of increased size and reduced open formal managed grassland. Again there will be some viewpoints where the caravans, particularly the roofs will be visible. The cumulative impact will have some harm but no more than that of any building on this site. Therefore it is concluded that the impact is acceptable under the aims and objectives of CS1.1, CS8.2 and paragraph 115 of the NPPF.

#### Biodiversity and ecology:

101. The existing area of development in relation to the Children's Home is all hardstanding whether it be the roofs of buildings, terrace or car park, driveway. The woodland has no ground growth and therefore offers little wildlife benefit as does the large mown grass area. The ecology report reinforces that the existing vegetation has low ecological significance. The proposed caravan park breaks up the existing areas of hard standing allowing green corridors between hard surfaces. Access to the cliff and coast from the site is restricted and will remain so. A role of the care-taker to ensure customers do not access the coastal cliff. Officers consider that the proposed added green corridors, woodland and other planting as identified on drawing numbers HOL040 Rev1 and HOL070 Rev.1 will be beneficial to the locality, be in character with the setting and improve existing and future wildlife by adding to the habitat available on this site. The proposal accords with the aims and objectives of CS8.1, CS8.4, CS8.5.

#### Design

102. The scale of the proposed amended development has not been reduced in terms of numbers of caravans, but the developed land area has been reduced. The caravans and care-takers accommodation are single storey, reducing the height of development on site. Sedum roofs were sought as a design feature for the caravan roof, but Officers were informed that the construction would not take the weight. The colour of the external materials for caravans is yet to be agreed however dark roofs and muted greens with a matt finish will be sought by condition. Access decking is sought to be minimal. Interspersed planting between the caravans is included to aid screening from high views. Continuation of the stone wall from the boundary of the cricket field to the entrance replicates a characteristic of the locality and removes the post and wire fence at that point. The care-takers cottage will be finished with slate and stone and windows are kept to a minimum to give the appearance of a converted agricultural store building.

103. A key driver for the design of the redevelopment has centred around containing development around the existing development and improving wildlife habitat. The caravans are set away from the road as is the care-takers accommodation. The proposal meets the aims and objectives of CS8.10 in respect of design.

#### Gatehouse – care-takers accommodation - justification

104. The current care-taker for the Leeds Children Society lives in the existing building. That person is now employed by Holgates. In part the purpose of the care-takers accommodation is to house that person. Justification is based on the need to retain that person in his existing role of maintenance, management and security of the site. The role though would include management of the new planting and monitoring activity within the site in the form of providing a reception service from the entrance of the care-takers accommodation (as shown on drawing no.2016.002/Sk27B). There will be times when the care-taker is engaged in duties on the main site. There is a shortage of staff accommodation within the existing caravan park.

#### Impact of proposal on the highway network

105. Following comments from the Cumbria highways officer alterations were made to the junction with Cove Road to improve the turning in and out of the site and setting the entrance gate further away from the roadside. Additional parking to allow for two vehicles per caravan have been added.
106. A key concern raised by residents, Lancashire County Council and the Parish Council was the increase in traffic from the addition of 25 caravans in this location. Concerns also centre around the fact that the existing road network consists of some narrow points with poor visibility and limited passing places. Core Strategy Policy CS10.2 and Saved Policy T5 both reference the need for new development in so much as it should not have a detrimental impact on existing road networks. Traffic patterns would be different. The previous use of the site involved mostly group arrivals and departures, and staff travel. Caravan use will increase at the weekend on a more regular basis therefore traffic could increase. The starting point for assessment is the traffic impacts of the site's lawful use as a residential institution. The transport statement submitted concluded that taking account of the previous operation re-development of the site was unlikely to have a material impact on the road network. Under the existing Use Class some of the activities that could come into being without the requirement for additional planning permission could create additional traffic to that existing with the previous owner. However it is unlikely to be greater than any one of the permitted uses within its Use Class, or other holiday accommodation and to that end not a reason alone for refusal.
107. This application cannot be held responsible for existing road network problems in the area. It appears that the successes of Silverdale as a destination are the overall cause of increased traffic, together with more vehicles on the roads generally, roads that were not constructed with large vehicles or numbers in mind. The creation of passing places could only be achieved with the agreement of land owners adjacent the road on routes into Silverdale,

something that is not within the scope of this planning application or the applicant alone.

### Drainage

108. The LLFA assessment of the proposal considered that infiltration testing was required to fully assess the drainage. Subsequent discussions with a consultant for the applicant resulted in an agreement to condition filtration testing to after the building has been demolished. This is due to the geology of the site and to allow discovery of the existing system beneath the building. Silverdale Parish Council have raised concerns about drainage. There are no identified drainage issues on the existing development. However infiltration testing will be conditioned to take place after the main building has been demolished and any issues resolved prior to construction. This is considered an acceptable drainage approach on this site.

### **Other**

109. The possibility of a coastal path and a concern that this development might get in the way of it has been raised. There exists a number of public footpaths through Holgates land and I see no reason why the applicant would not work with the relevant bodies. This proposal will not be a sole consideration for the route of the coastal path. Many landowners are involved with numerous factors to consider. Drawing numbers HOL070 Rev.1 and HOL040 Rev.1 both show a possible route for a public footpath that may or may not be part of the coastal path if and when it materialises. There is no evidence of an imminent path creation.

### 110. Financial benefits to Local Authorities from the development

1. In accordance with the requirements introduced by Section 115 of the Housing and Planning Act 2016. The financial benefits of the proposed development are estimated below.

<b>Source</b>	<b>Benefit</b>
Community Infrastructure Levy	Caravans are not CIL liable but the care-takers accommodation is. Measured at 52.1 sq. m GIA at the current CIL rate of £55.86 per square metre results in a CIL liability of £2,910.31.
Business Rates	Cost neutral as the value of the caravans won't be too dissimilar to the building that is being demolished. The change could be approx. £1,000. However there will in fact be some loss whilst the works are being undertaken. The care-takers accommodation could be classed as staff accommodation and included within the rate assessment, in which case it might some value, but it depends how the Valuation Office assess it.

New Homes Bonus	Nil.
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2. It is considered limited weight should be attached to the financial benefits arising from the proposed development.
3. Council Tax is an ongoing annual income, new home bonus for four years (currently).
4. Any financial considerations would add to the overall benefits in delivering the five year housing land supply and identified housing need on this allocated site.

## CONCLUSION AND REASON FOR DECISION

111. Concerns over setting a precedent if this application is allowed are reasonable and understood but considered to be unfounded because this application relates to a previously developed (brownfield) land not undeveloped agricultural land. The scale of proposed development is comparable on this brownfield site. The principle of redevelopment of the site as a caravan park is acceptable under key strategic policy CS1.1.
112. Caravans can be unsightly in any land scape however they are part of the local economy. The cumulative impact will be less than significantly harmful due to the landscape mitigation measure proposed. Use as an extension to the adjacent caravan park is considered to be less harmful than other possible uses within the existing lawful use of the land, Use Class C2 Residential Institutions. The proposed woodland management and appropriate landscaping scheme will in time add to the biodiversity and ecology of the site and reduce the visual harm caused by the existing and proposed development in this AONB. Conditions relating to development, landscape, occupation of the care-takers accommodation can be reasonably included under an approval.
113. It is considered the proposal accords with the aims and objectives of the Core Strategy Polices CS1.1, CS8.1, CS8.2, CS8.4, CS8.5, CS8.10 and CS10.2, paragraphs 109, 115, of the NPPF and takes account of the criteria of Saved Policy T5.

## RECOMMENDATION: GRANT subject to:-

1. The development hereby permitted shall begin not later than three years from the date of this decision.

*Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - 2016.002/Sk31 - LOCATION PLAN
  - 2016.002/Sk34 - EXISTING SITE PLAN

- HOL040 Rev.1 - Context Plan (Aka Proposed Site Plan)
- HOL050 Rev.2 - Proposed Elevations
- 2016.002/Sk27D - Managers' Accommodation
- HOL070 Rev.2 - Planting Plan
- HOL082 Rev.2 - Construction Management Plan
- HOL081 Rev.0 - Proposed Decking Detail
- HOL080 Rev.0 - Proposed Waste Water Plan
- HOL030 Rev.1 - Presentation Plan

*Reason: For the avoidance of doubt and in the interests of proper planning.*

3. No site clearance, preparatory work or development shall take place until a scheme for the protection of retained trees (the Tree Protection Plan) and the appropriate working methods (the Arboricultural Method Statement) in accordance with Clause 7 of British Standard BS5837 - Trees in relation to Construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority.

The tree protection measures shall be carried out as described and approved and shall be maintained until the development is completed.

*Reason: These details are required to be approved before the commencement of development to ensure the protection and retention of important landscape features in accordance with Policy CS8.1 of the South Lakeland Core Strategy.*

4. Unless otherwise agreed in writing demolition shall occur outside the months March to September to take account of nesting or hibernating wildlife.

*Reason: In the interests of good planning and in accordance with Core Strategy Policy CS8.4*

5. Before the development is commenced, including demolition, a scheme to control noise and vibration from the demolition and construction phases of the development shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be in accordance with BS5228: Code of Practice for Noise and Vibration Control and Open Sites. Working practices shall be compliant with the approved scheme during the demolition and construction phases of the development.

*Reason: These details are required to be approved before the commencement of development to protect the amenity of adjacent residential properties during the construction phase of the development properties in accordance with the National Planning Policy Framework Core principles.*

6. Prior to the commencement of development a working Method Statement to cover all construction site drainage and pollution prevention works as set out, shall be submitted to and agreed in writing with the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

*Reason: The construction phase of any proposed development affecting the adjacent receiving watercourse poses significant risks of pollution, and, to prevent harm to protected species in accordance with Policy CS8.4 of the South Lakeland Core Strategy.*

7. Demolition or dismantling works shall not take place outside 09:00 hours to 18:00 hours Mondays to Fridays and at no time on Saturdays, Sundays, Bank or Public Holidays.

*Reason: To safeguard the amenity of the AONB during peak visitor times and neighbouring occupiers in accordance with National Planning Policy Framework para 17 Core Principles and para 123.*

8. The development shall be carried out in strict accordance with the phasing detailed on drawing number HOL082 Rev.1 hereby approved.

*Reason: For the avoidance of doubt and in the interests of proper planning*

9. No work for the construction of these developments shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday; and  
08.00 - 13.00 on Saturdays;

unless otherwise agreed in writing with the Local Planning Authority. In particular, no work should be carried out on Sundays or officially recognised public holidays without the prior agreement in writing of the Local Planning Authority.

*Reason: To safeguard the amenity of the AONB during peak visitor times and neighbour amenity in accordance with National Planning Policy Framework para 17 Core Principles and para 123.*

- 10.
- a. The construction phase of the development shall not proceed until infiltration tests in accordance with BRE Digest 365 have been carried out and approved in writing by the Local Planning Authority.
  - b. Before any caravan is occupied or first brought into use, a validation report (that demonstrates that the drainage scheme has been carried out in accordance with the approved plan) must be submitted to the Local Planning Authority.

- c. The development shall not be occupied until the surface water management and the disposal of sewage works have been provided on the site to serve the development.
- d. The approved works shall be retained as such thereafter.

*Reason: To ensure adequate provision is made for the management of [surface water / and sewage] disposal in accordance with saved Policy S26 of the South Lakeland Local Plan.*

- 11. The precise details for the parking layouts shall be agreed in writing prior to construction and implemented prior to occupation, and retained thereafter.

*Reason: In the interest of Core Strategy Policies CS8.4 and CS8.5 to protect the ecology, biodiversity and drainage of the site.*

- 12.
  - a. Prior to the siting of caravans on site a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage and hours of use of all external lighting within the site.
  - b. The approved lighting scheme shall be implemented in full prior to first occupation of the development hereby approved.

*Reason: These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and to minimise light pollution in accordance with saved Policy C5 of the South Lakeland Local Plan.*

- 13.
  - a. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.
  - b. The landscape management plan shall be carried out as approved.

*Reason: To safeguard and enhance the character of the area and secure high quality landscaping in accordance with saved Policy S3 of the South Lakeland Local Plan.*

- 14. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within five years from the date of commencement of the development hereby approved, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. If any retained tree is cut down, uprooted, destroyed or dies another tree shall be planted [in a location to be agreed in writing with the Local

Planning Authority] within the next available planting season and that tree shall be of a size and species that is first agreed in writing with the Local Planning Authority.

*Reason: To ensure the protection and retention of important landscape features in accordance with Policy CS8.1 of the South Lakeland Core Strategy.*

15. Prior to the siting of the caravans the finishes of the external surfaces, being matt in colour to a specification submitted to and approved in writing by the local planning authority.

*Reason: To preserve the local environment and landscape in accordance with saved Policy T5 of the South Lakeland Local Plan.*

16. Other than the decking hereby approved on drawing no. HOL081 Rev.0 no additional decking, storage sheds or arials are permitted without the prior written consent from the Local Planning Authority.

*Reason: To protect the landscape character in accordance with Core Strategy Policy CS8.4, CS8.5 and CS8.0.*

17. No more than 25 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time as shown on drawing number HOL040 Rev.1 Context Plan.

*Reason: To preserve the local environment and landscape in accordance with saved Policy T5 of the South Lakeland Local Plan and Core Strategy Policy CS8.2.*

18. No caravan shall be stationed on the land other than within the area shown on drawing number HOL040 Rev.1 Context Plan.

*Reason: To preserve the local environment and landscape in accordance with saved Policy T5 of the South Lakeland Local Plan and Core Strategy Policy CS8.2.*

19. The caravans shall be sited in accordance with plan No. HOL040 Rev.1 Context Plan. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location shall only take place following an agreement in writing with the Local Planning Authority.

*Reason: To preserve the local environment and landscape in accordance with saved Policy T5 of the South Lakeland Local Plan.*

20. The caravans shall not be occupied other than as holiday accommodation. They shall not be used at any time as sole and principal residences by any occupants.

*Reason: To safeguard the local tourist economy in accordance with Policy CS7.6 of the South Lakeland Core Strategy.*

21. The occupation of the dwelling 'warden's house' as shown on drawing no. HOL040 Rev.1 shall be limited to a person solely employed in the business 'Holgates Caravan Parks Ltd' .

*Reason: For the avoidance of doubt and in the interests of proper planning.*

22. Commencement of the Planting Plan (HOL070 Rev.1) shall be within the first available planting season from the date in which the development hereby approved is commenced and provided development has commenced, completed by 30 March 2018.

Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

The planting plan shall be retained thereafter.

*Reason: To ensure the screening of development is implemented in a timely manner to protect the landscape in accordance with Core Strategy Policies CS1.1 and CS8.2.*

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the written approval of the Local Planning Authority shall be obtained for the construction and siting of any buildings, structures, erections, motorhomes or touring caravans (whether temporary or otherwise) to be placed or parked on the site.

*Reason: To preserve the local environment and landscape in accordance with saved Policy T5 of the South Lakeland Local Plan.*

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected on site, no extensions to the caravans, no extensions additional windows or dormers to the 'warden's house' shall be erected other than those expressly authorised by this permissions without prior written consent of the Local Planning Authority.

*Reasons: For the avoidance of doubt and to protect the character of the locality in accordance with Core Strategy Policy CS8.4, CS8.5 and CS8.0.*

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the written approval of the Local Planning Authority shall be obtained for the placing of any overhead electricity service lines on the site.

*Reason: To preserve the local environment and landscape in accordance with saved Policy T5 of the South Lakeland Local Plan.*

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (1) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE (2) ON THE EFFECT OF PLANNING PERMISSION (Bats and Barn Owls):

All British bats and their roosts and barn owls are protected by law under the provisions of the Wildlife and Countryside Act 1981 (as amended) and they should therefore always be taken into account when any work is being done on buildings which are known to be used by bats or owls or have potential as bat roosts. Having regard to this a copy of the guidelines provided by Natural England for barn conversion work to reduce the risk of damage to bats or owls and their roosts can be obtained from: Natural England at Juniper House, Murley Moss, Oxenholme Road, Kendal, Cumbria, LA9 7RL.

NOTE (3) NATURAL ENGLAND STANDARD INFORMATIVE: PROTECTED SPECIES:

Should any protected species or evidence of protected species be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.