
Planning Application no. SL/2021/0052

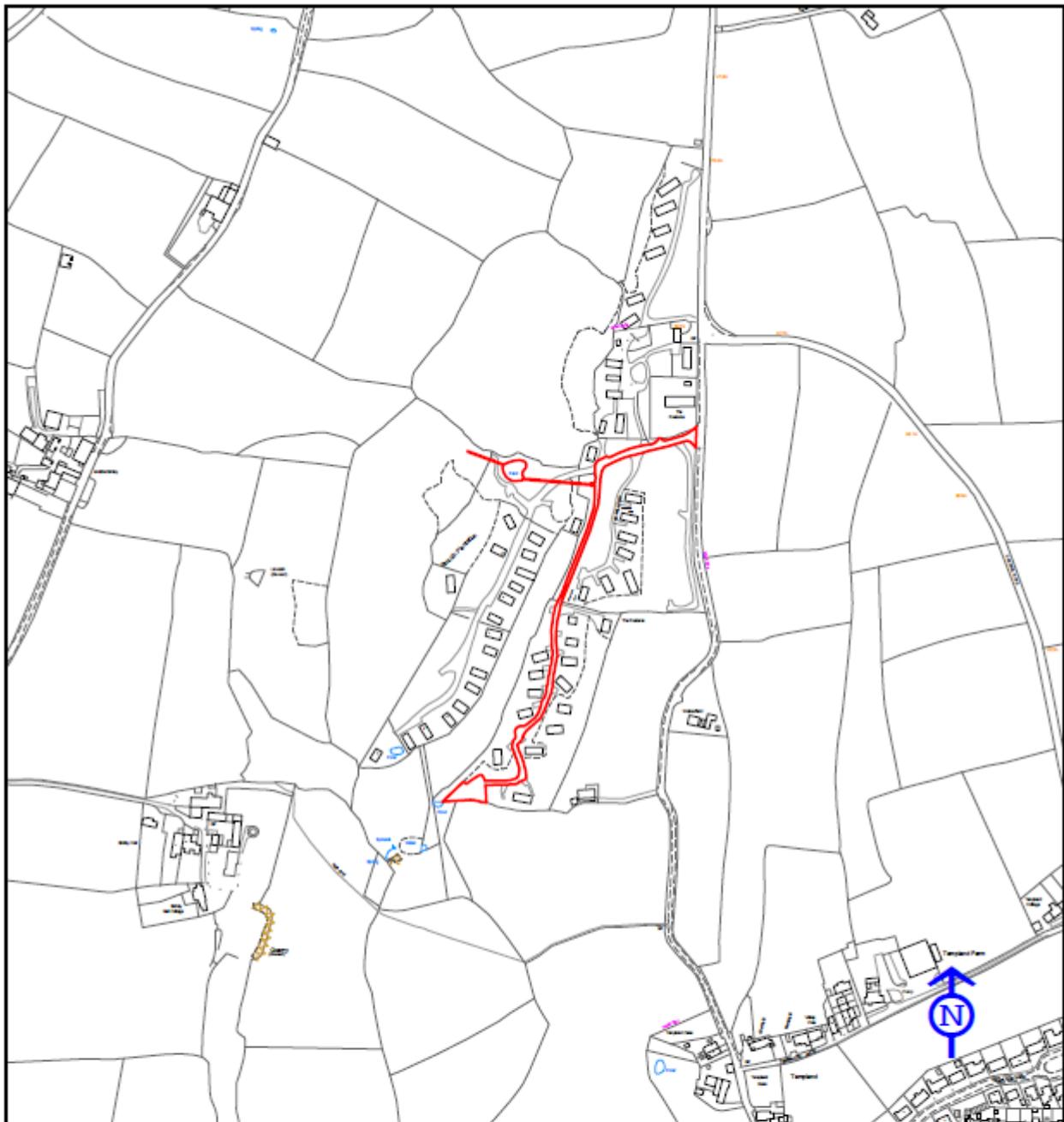
The Pastures Templand Lane
Allithwaite, Grange-over-Sands

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SL/2021/0052

**The Pastures,
Templand Lane
Allithwaite
LA11 7QY**

Scale: 1:5000

Summary

SL/2021/0052

PARISH: Allithwaite and Cartmel

The Pastures Templand Lane, Allithwaite, Grange-over-Sands LA11 7QY.

PROPOSAL: Siting of two holiday lodges with hardstanding for parking and drainage connections

APPLICANT: Cotter- Woodsett Ltd

Committee date: 25th March 2021

Case Officer: Nick Howard

The proposal is for the siting of two holiday lodges on the southern part of The Pastures. Previously planning permission has been granted for three lodges, two of which have been implemented and in place of the third approved lodge the proposal is to erect two lodges in lieu of the one.

Officers consider there is sufficient space within the approved area to site two lodges. The proposal would not have a harmful impact on the rural landscape or existing vegetation. The proposal will provide sufficient drainage and accords with the Council's Local Plan policies

The application has been referred to committee, as Councillor Khan is a co-owner of the application site.

Recommendation

The recommendation is to approve the application subject to the conditions set out at the foot of the report.

1.0 Description and proposal

Site Description

- 1.1. The application site relates to part of The Pastures Lodges site. The site is located in open countryside between the villages of Allithwaite and Cartmel.

Proposal

- 1.2. The proposal seeks to erect two lodges at the southern part of The Pastures.

2.0 Consultations

County Highways and Lead Local Flood Authority

- 2.1. The Highway Authority and Lead Local Flood Authority has no objection to the proposed development as it is considered that the proposal will not have a material effect on existing highway conditions nor does it increase the flood Risk on the site or elsewhere.

Public Protection

- 2.2. The applicant has provided further information in relation to sewage capacity and Public Protection are satisfied that the sewage treatment plant is of sufficient capacity for the proposed development,

Landscape and Trees

- 2.3. The landscape officer has visited the site and assessed the proposed siting of the lodges. The landform surrounding the site provides sufficient screening of the location of the lodges and the suggested hedging will supplement the screening. The applicant has provide additional details of the screening, which has been agreed by the landscape officer.

Neighbours/Others

- 2.4. No representations received from neighbours or the Parish Council.

3.0 Relevant planning history

- 3.1. SL/2016/0768: Siting of three holiday caravans approved October 2016.

4.0 Relevant planning policies

National Planning Policy Framework

Chapter 2, Achieving sustainable development

Local Development Policies

South Lakeland Core Strategy Policies (CS)

CS1.1 Sustainable development principles

CS1.2 The development strategy

South Lakeland Development Management Development Plan Document Policies (DM)

DM1 – General Requirements for all development

DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the Arnside and Silverdale AONB)

5.0 Assessment

Principle of Development

- 5.1. Planning permission was granted in 2016 for the siting of three lodges. The lodges were located throughout the southern part of The Pastures as the first plan at the foot of the report shows. Plots two and three were implemented, however the southernmost plot, plot one is still unimplemented. Given that a commencement has been made on the planning permission within the accepted timeframe, the permission remains extant.
- 5.2. The proposal is for the erection of two lodges instead of the one lodge that is still outstanding from the previous permission. Policy DM18 refers to tourist accommodation. The policy with regard to lodges states for new purpose built self-catering tourist accommodation outside development boundaries, proposals for new build purpose built self-catering accommodation (excluding development classed as caravans and camping), will normally only be permitted in exceptional circumstances.
- 5.3. The application site although larger than the previously approved one outstanding lodge is still within the confines of the Lodge park. Furthermore, permission has already been granted for one lodge. The proposal is to reposition the approved lodge slightly to the east, which will allow for a further lodge on the site. These factors are considered to represent exceptional circumstances and therefore the first limb of Policy DM18 has been complied with.
- 5.4. The second limb applies to all tourist accommodation sites and is subject to a number of criteria.
- 5.5. a) be of a scale and design appropriate to the locality; The proposal is for two lodges in lieu of one lodge. Given the site as a whole is of a significant size the proposal represents a modest addition to the number of lodges. The proposed lodges would be of a similar design to neighbouring lodges. Therefore, the scale and design of the proposal is appropriate to its locality
- 5.6. b) not have an adverse impact (individually or cumulatively) on the countryside or coast, in terms of landscape, character and visual amenity; The site is well screened by existing landscape features and a new hedge will

be planted along the north west boundary of the site which will provide further screening. The proposal would not have an adverse impact on the wider rural landscape.

- 5.7. c) be capable of being effectively screened by existing landform, trees or planting. Additional effective landscaping may be needed to supplement existing landscaping; The site is well screened by existing vegetation along the southern boundary and the addition of a new hedge along the north west boundary will provide effective screening of the proposal.
- 5.8. d) not have an adverse impact on surrounding residential amenity; The site is not located adjacent or nearby any permanent dwellings. The nearest lodges would not be affected by the proposed development.
- 5.9. e) not give rise to unacceptable impacts on the local road network, either through traffic generation from the site itself, or through cumulative impacts alongside other sites; The vehicular access to the site is via a short extension of the previous approval and implemented. County Highways have raised no objection to the proposal in that it will only generate a small increase in traffic on the site.
- 5.10. f) protect and enhance biodiversity assets; The applicant is proposing bird boxes on the side of each lodge. Furthermore, the proposal includes planting of a hedge along the north west boundary of the site. Both these measures provides a biodiversity gain, which is proportionate to the proposal.
- 5.11. g) be constructed of appropriate external materials and colours that are sympathetic to its locality; The facing material stained timber or composite wood and resin boarding is considered to be appropriate in this sylvan setting as are the dark grey/black slate profiled roof cladding, as previously approved and implemented
- 5.12. h) demonstrate the delivery of tangible local economic benefits. The addition of one lodge will provide a minor but tangible benefit to the local economy.
- 5.13. The policy also states the Council will control occupancy to ensure that the proposed accommodation is only used as holiday accommodation and not as a primary or main residence. This may require the provision of a register of occupants. This issue can be dealt with by the imposition of conditions, which are set out below.
- 5.14. The proposal therefore accords with the criteria set out in Policy DM18.

Other Matters

- 5.15. In terms of drainage, the applicant states the waste water drain is already laid, as per the previous approval. It connects to the treatment plant and pond reed bed system. The applicant has stated that the installed waste water treatment plant is a Matrix CLF 13A NG 140pe, with a flow capacity of 28m³/daily i.e. in excess of the

27m³ required. This information has been assessed by Public Protection and they consider there is sufficient capacity for the two lodges.

- 5.16. The applicant further states that any risk of flood or surface water can be managed on site because the adjacent trees and hedges would take up the moisture. The County LLFA have assessed the proposal and have no objections to the proposal.
- 5.17. The recommendation is therefore to approve subject to the conditions set out below.

6.0 Recommendation

Planning permission be granted subject to the following conditions:

Condition (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.

Condition (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan - Drawing No. Plan 01 received 27th January 2021, Proposed site plan Drawing No Plan 03 received 27th January 2021, Extra boundary hedge planting at Meadows End specification dated 12th January 2021, Plan and elevations 2008069-0 received 22nd January 2021, Metrotile slate-charcoal grey roof specification received 22nd January 2021, Facing material boarding wall specification received 22nd January 2021 and Bird Box design received 22nd January 2021.

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

Condition (3) The lodges 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 DM18 of the Councils Development Management Policies.

Condition (4) The owner/operator of the site known as 'The Pastures' as outlined on the Site Location Plan shall maintain an up-to-date register of the names of all of the individual caravan owners and occupiers and their main home addresses, and shall make the following information available to the Local Planning Authority upon request: - copies of the register; - a copy of the licence between the site owner / operator; and - the lodge owner / occupier for each pitch.

Reason: To safeguard the local tourist economy in accordance with Policy DM18 of the Councils Development Management Policies.

Condition (5). Within the next planting season, unless agreed otherwise in writing by the Local Planning Authority the approved landscaping scheme shall be fully implemented. 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.

Reason: These details are required to safeguard and enhance the character of the area and secure high quality landscaping in accordance with saved Policy DM1 of the Councils Development Management Policies.

Condition (6) a) No site clearance, preparatory work or development shall take place until a scheme for the protection of the 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. b) 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 DM1 of the Councils Development Management Policies.

Condition (7) No external lighting shall be installed until a lighting scheme, including details of the design, size, luminance level and shielding arrangements have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved scheme and retained thereafter.

Reason: These details are required to be approved before the commencement of development to safeguard and enhance the character of the area in accordance with Policy DM1 of the Councils Development Management Policies.

Condition (8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 Policy DM1 of the Councils Development Management Policies.

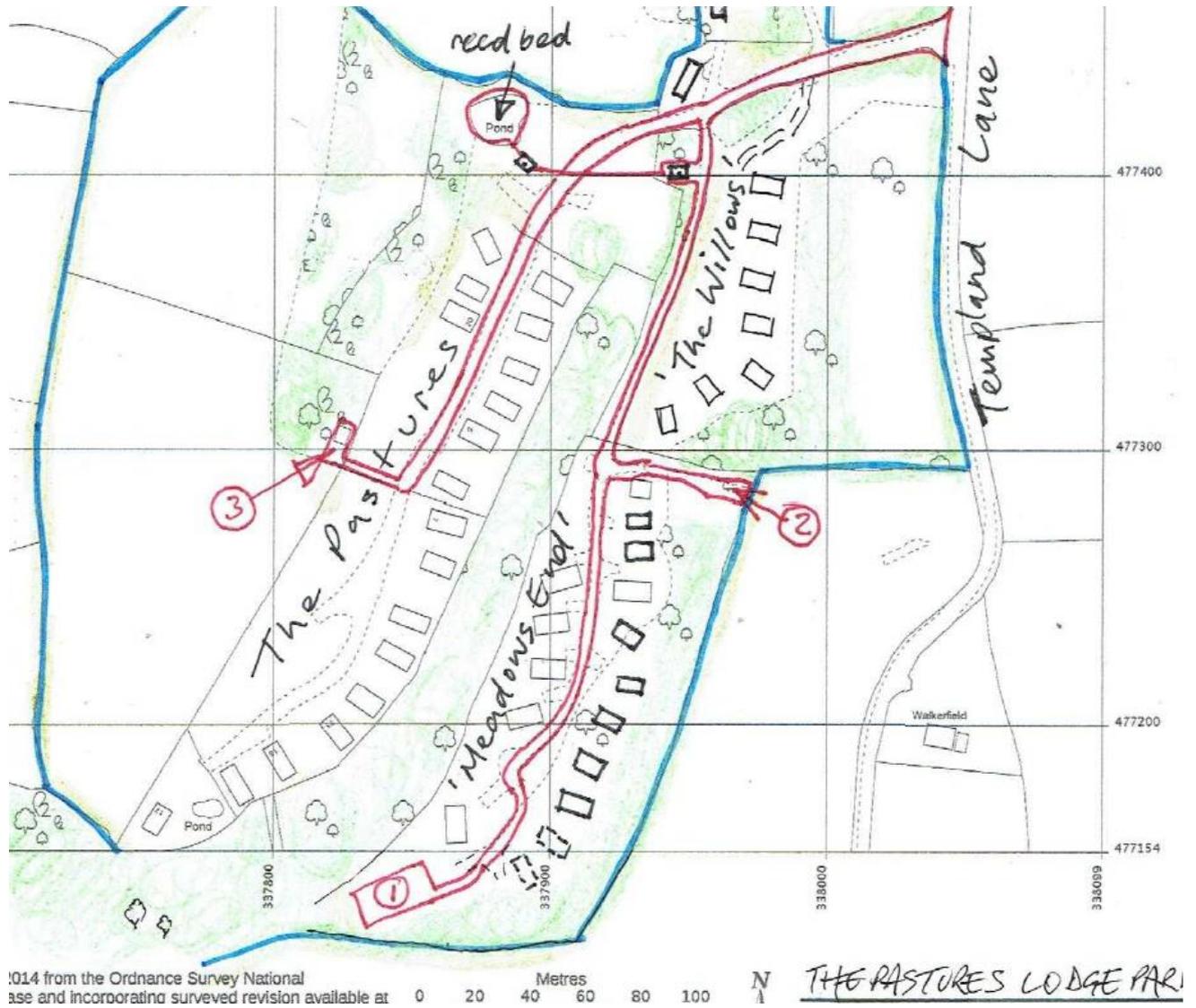
Condition (9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the written approval of the Local Planning Authority shall be obtained for the placing of any overhead electricity service lines on the site.

Reason: To preserve the local environment and landscape in accordance with Policy DM1 of the Councils Development Management Policies.

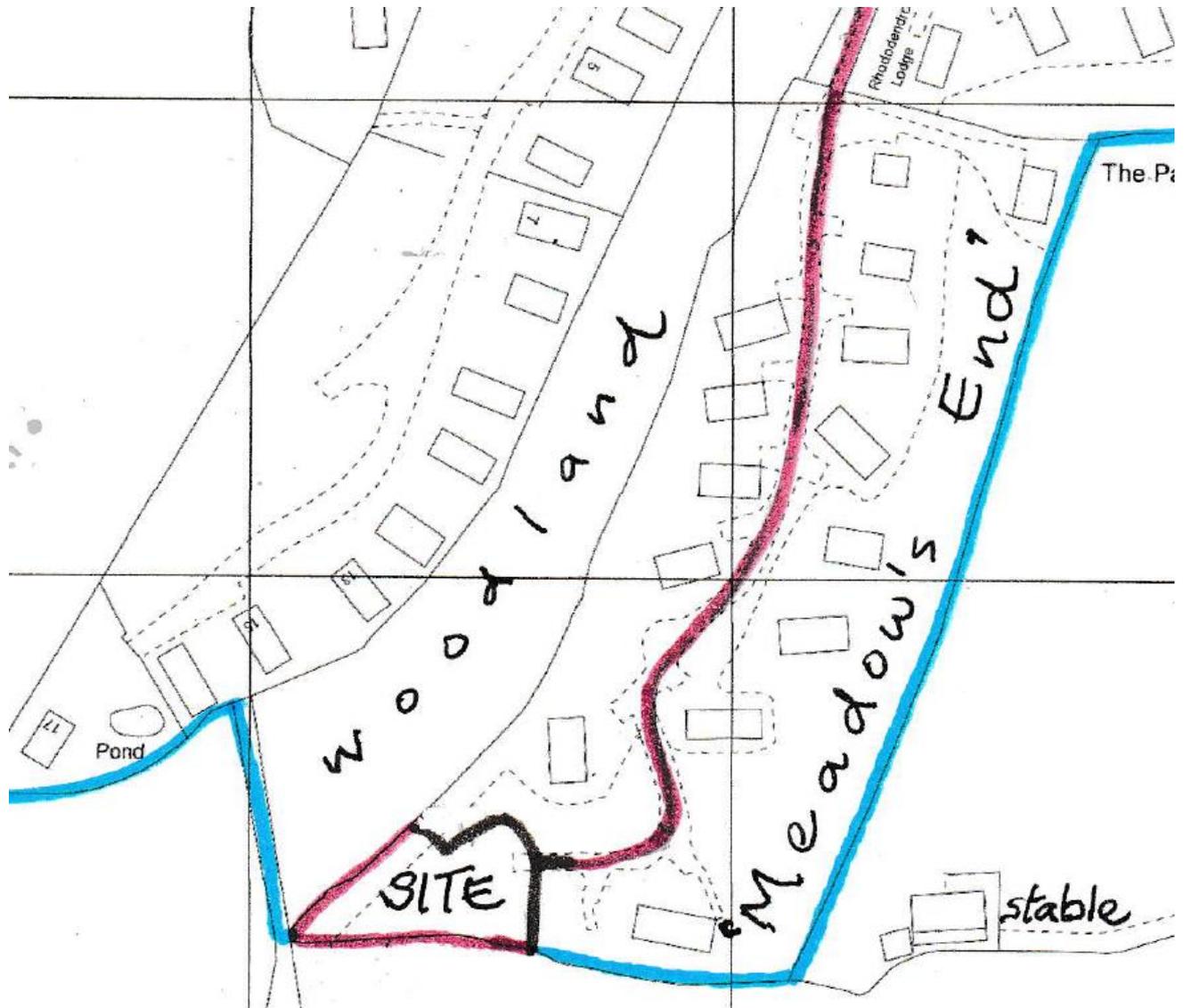
Condition (10) Within three months of the first occupation of the lodges, the approved bird boxes shall be placed on the lodges and retained thereafter.

Reason: In order to provide a gain in biodiversity and in accordance with Policy DM4 of the Councils Development Management Policies.

Approved Plan



Proposed location plan



Proposed Site Plan

red (see location plan for highway/drainage links)
 foul water drain (existing)
 holiday lodge (named)
 proposed holiday lodges
 removed lodge - superseded
 ivy hedge planting (see schedule)
 19
 twin cover OW = Water

land

