

Planning Committee: 21 July 2021

Item Number: 5

Application No: [W 20 / 1783](#)

Town/Parish Council: Hatton
Case Officer: Andrew Tew
01926 456555 andrew.tew@warwickdc.gov.uk

Registration Date: 02/11/20
Expiry Date: 01/02/21

Hatton Country World, Dark Lane, Hatton, Warwick, CV35 8XA

Application for change of use of land to camping and caravanning site. FOR Mr Arkwright

This application is being presented to Committee because of objections from Hatton and Norton Lindsey Parish Councils and public objections.

RECOMMENDATION

Planning Permission is recommended to be GRANTED on a temporary basis until 31/12/2022.

DETAILS OF THE DEVELOPMENT

The application is for change of use of land to camping and caravanning site. No operational development is being applied for.

THE SITE AND ITS LOCATION

Hatton Country World is a visitor attraction comprising a farm park and shopping village located in the open countryside on the east side of Dark Lane, Hatton. The site is located entirely within the Green Belt.

PLANNING HISTORY

Hatton Country World has evolved and grown in size since the original temporary planning permission was granted in 1982. It now includes over 40 units, some of which operate as craft outlets, shops, a farm shop, restaurant and farm park.

Following growing concerns about the activities taking place at Hatton Country World, particularly over the level of shopping and growth of overall visitor numbers, the Council produced Supplementary Planning Guidance which was adopted in 2000. The purpose of the Guidance was to set out the Council's policy in respect of the site, whilst recognising the needs of Hatton Country World to be able to continue to trade and develop as market conditions changed.

Prior to the Guidance being adopted, there had been 20 planning applications, 13 of which had been approved, 3 refused and 4 withdrawn. Since 2000 there have been the following applications:

- W/00/1143 - application granted for the retention of existing buildings to Area 2; use of buildings for A1 (retail), A3 (restaurant and ancillary soft play area), and garden centre.
- W/00/1144 - application granted for the retention of existing buildings to Area 1; use of buildings for A1 (retail), A3 (restaurant and ancillary soft play area), and garden centre.
- W/00/1145 - application granted for the retention of car parks and farm park, landscaping / moulding, construction of underground BBQ storage container and timber bridge.
- W/09/0187 - application granted for the erection of extensions to the existing indoor play barn, restaurant and retail area; the erection of a covered walkway; the erection of a covered pergola; the erection of a canopy; the demolition of buildings /structures; the formation of a car park;the change of use from car park to restricted retail; landscaping to site.
- W/09/1055 - application granted for the erection of two signs.
- W/16/1065 - application granted for revisions to the building approved under planning permission no. W09/0187 to include the installation of a mezzanine floor and a change in the permitted use to allow use as a swimming pool and as an extension to the existing children's nursery together with a reduced retail area, classrooms and other ancillary facilities.

The applications granted in 2000 enabled the site be regularised and the Supplementary Planning Guidance provides a way forward for development at the site, whilst ensuring that current Local Plan policies and the National Planning Policy Framework are followed. There have been some other planning applications in relation to the site, however, they are not relevant to the assessment of this application.

Following the regularisation of the site and as the SPG was considered to be out of date, when the new Local Plan was adopted in 2017, the SPG was no longer considered necessary and is not applicable to future applications.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- DS5 - Presumption in Favour of Sustainable Development
- PC0 - Prosperous Communities
- CT5 - Camping and Caravan Sites
- SC0 - Sustainable Communities
- DS18 - Green Belt
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR3 - Parking
- FW4 - Water Supply
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources
- Guidance Documents

- Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Hatton Parish Council: Objection - Detrimental to rural ambiance in GB. Whilst only for change of use, a requirement for operational development is expected.

Norton Lindsey Parish Council - Objection. Increase in traffic to site as routes go through the Parish and are deemed unsuitable for caravan/trailer traffic

Safer Communities, Health and Community Protection: No objection, subject to conditions

WCC Ecology: Objection until PEA is received

WCC Landscape: No objection

WCC Highways: No objection

WDC Waste: No objection.

WDC Private Sector Housing: No objection

Warwickshire Fire and Rescue: No objection, subject to condition

Public response: 4 no. objections all on traffic grounds

ASSESSMENT

Principle of development

Policy CT5 of the Warwick District Local Plan states that camping sites for holiday and recreational use will be permitted where they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and would not generate significant volumes of traffic.

Policy DS18 of the Warwick District Local Plan states the Council will apply national planning policy to proposals in the green Belt. Para 146 of the NPPF states certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes material changes in the use of land, within a number of examples given, including use for recreation.

This application proposes a change of use of an area of land (already used for camping under Permitted Development rights) which is considered could be satisfactorily integrated into the landscape without detriment to its character. As no built development is proposed and the use is likely to be seasonal in nature, it is considered that the use would preserve the openness of the Green Belt and not conflict with the purposes of including land within it. Furthermore, para. 141 of the NPPF states that local planning authorities should plan positively to enhance

the beneficial use of Green Belts, including to provide opportunities for outdoor sport and recreation.

There is provision of local facilities within Hatton Country World that the planning statement indicates will be made available to users of the development. There are further facilities available in Warwick which is within 4 miles of the site. The planning statement indicates that they see the site being used by people visiting Hatton Country World already and extending their stay, in light of Covid and the increase of "staycations". As such, the proposal is less likely to generate significant additional volumes of traffic.

Accordingly, the principle of development is considered acceptable in accordance with Policies CT5 and DS18 of the Local Plan, subject to an assessment being made of the other relevant planning considerations set out below.

Impact on neighbouring / residential amenity

Policy BE3 states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents. At the same time, the policy also requires development to provide acceptable standards of amenity for all future users and occupiers of the development.

The application site lies to the east of Dark Lane between the highway and Hatton Country World. The site is bounded to the north by the existing access drive to Hatton Country World, to the east by the collection of Hatton Country World buildings and associated car parking, and to the south by a former orchard with farmed land beyond. The site is surrounded by mature hedges and trees. The nearest residential properties to the site are Nunhold Farm Cottages, situated on the opposite side of Dark Lane, but set back from the road and George Farm Cottages to the North.

Safer Communities, Health and Community Protection have been consulted and highlighted potential impacts on amenity for nearby residential dwellings arising from the proposed campsite. This could include anti-social and boisterous behaviour at unsociable hours, noise and emissions from increased vehicle movements, increased HGV movements for campsite servicing, the playing of amplified music, the running of generators and/or vehicle engines for power supplies, lighting of the campsite, and smoke arising from campfires. Further information was requested from the agent including a noise management plan detailing how the site will be managed and any potential problems remedied.

On receipt of the noise management plan and following further amendments to it at the request of Safer Communities, Health and Community Protection, they have rescinded their objection subject to conditions. The conditions would ensure the review of the noise management plan at least annually and, if approval is forthcoming, impose a temporary planning permission until 31/12/2022. The temporary planning permission would allow a decision to be made on whether any long-lasting and/or unmanageable impacts on amenity are likely to arise as a result of a permanent change of use. This has been discussed with the agent and the applicant is willing to accept the condition as a solution to potential issues identified.

Officers are therefore satisfied that the development is acceptable in this regard and as such accords with Policies BE3 and NE5, subject to conditions.

Visual impact / impact on landscape

Policy BE1 requires new development to positively contribute to the character and quality of its environment through good layout and design. Policy NE4 broadly supports the above, stating that new development should positively contribute to landscape character.

No permanent facilities are proposed. Neither will there be any loss of trees or hedgerows. Access onto the field would be via an existing break in the roadside hedge that follows the internal access road. A new native hedgerow with 1.2m high post and rail fencing along its western edge would be planted on the eastern boundary. WCC Landscape have been consulted and raise no objection.

Accordingly, officers are satisfied that the development is acceptable in general design and layout terms and as such accords with Policies BE1 And NE4.

Access and parking / Highway safety

Policy TR1 requires development to provide safe, suitable and attractive access routes for all road users while policy TR3 requires development to make provision for parking which complies with the parking standards set out in the most recent Parking SPD.

No new site access is proposed, as the existing field access from the main Hatton Country World driveway will be used. This access road already serves the site when operating under Permitted Development. The applicant asserts the site will be used by those already visiting the facility but choosing to stay for an extended period (rather than a day trip), therefore not significantly increasing traffic to the site, as they will be using facilities on site and within walking distance, such as the Hatton Arms pub and restaurant.

The objections from the Parish Councils and public objectors are noted. The imposition of conditions, including a temporary permission should permission be granted, will allow for the continued monitoring of the effect of the proposal.

The Highways Authority have been consulted and raise no objection to the proposal.

Officers are therefore satisfied that the development will in no way be detrimental to highway safety and the parking provisions are equally acceptable. As such the development accords with Policies TR1 and TR3.

Ecological impact and biodiversity

Policy NE2 requires designated areas and species of national and local importance to be protected for biodiversity and geodiversity. The application site is identified as a potential Local Wildlife Site, potentially of County importance. In this regard, the policy states that development will not be permitted that will destroy or adversely affect such a site unless it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest

of the site and its contribution to wider biodiversity objectives and connectivity. Policy NE3 requires development not to lead in any losses to biodiversity and to avoid any negative impacts on existing biodiversity.

The County Council Ecologist has been consulted and objects until a Preliminary Ecological Appraisal (PEA) is submitted. However, as the application is for change of use only with no operational development and is already used as a site for the stated purpose under permitted development, this is not deemed necessary.

Officers are therefore satisfied the development is acceptable in this regard and accords with Policies NE2 and NE3.

Other matters

Private Sector Housing are responsible for issuing licences for such facilities. They raise no objection but list a series of considerations for the site. As these matters are covered by other legislation, the majority of the points cannot be assessed under this planning application. However, the Fire Service have been consulted as suggested and raise no objection subject to condition.

With respect to a query from the EHO regarding EIA screening, this has been considered by the Local Planning Authority and not deemed necessary as the proposals are unlikely to have significant environmental effects.

SUMMARY / CONCLUSION

The principle of development is considered acceptable in accordance with Policies CT5 and DW18 of the Warwick District Local Plan 2011-2029. Officers are satisfied there would be no harm to neighbouring amenity nor would there be any harmful impacts on future users of the site as a result of noise. There would be no detriment to highway safety; the access is considered safe and suitable in the proposed location and the appropriate amount of parking is proposed. For the above reasons, it is recommended that planning permission be approved, subject to the conditions listed below.

CONDITIONS

- 1 The use hereby permitted shall be discontinued by 31 December 2022 and its associated ancillary works and structures removed from the application site and the land upon which the use occurred shall be restored to the state it was in immediately prior to the granting of this planning permission. **Reason:** In order that the local planning authority have the opportunity of reviewing the impact of this development on the amenities of occupants of other properties in the vicinity in the light of experience of its operation in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and

approved drawing(s) 1622-0002-02 and specification contained therein, submitted on 22/03/2021. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 3 The site shall be operated in strict accordance with the approved Noise Management Plan ref. JAJ02453-REPT-01-R2 (Rev 02, 19/03/2021) at all times. The Noise Management Plan shall be reviewed every 12 months and submitted to and approved in writing by the local planning authority. The site shall then operate in strict accordance with the latest approved Noise Management Plan at all times. **Reason:** To ensure that nearby residents do not experience unacceptable levels of noise, in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

- 4 The development hereby permitted shall not be occupied unless and until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented in full in strict accordance with the approved details. **Reason:** In the interest of the fire safety and protection of public safety and to satisfy Policy BE1 of the Warwick District Local Plan 2011-2029.
