

## **Officers Report**

### **Planning Application No: 142225**

**PROPOSAL:** Planning application for change of use of land from agricultural to siting of up to 12no. touring caravan pitches (4no. hardstanding and 8no. grass pitches), 2no. bell tents, 2no. glamping pods, creation of a permanent natural pond, associated access and parking and retention of building for welfare facilities.

**LOCATION:** 25 High Street Willingham By Stow Gainsborough DN21 5JZ

**WARD:** Stow

**WARD MEMBER(S):** Cllr Mrs T J Coulson

**APPLICANT NAME:** Mrs Caroline Leak

**TARGET DECISION DATE:** 31/05/2021

**DEVELOPMENT TYPE:** Major - Other

**CASE OFFICER:** Daniel Evans

**RECOMMENDED DECISION:** Grant Permission with Conditions, subject to deferral back to officers to determine following the expiry of the publicity period (18<sup>th</sup> June). Should any new material considerations arise within the intervening period, then the application may be referred back to the Committee for further consideration.

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This planning application is being referred to the Planning Committee for determination following the request of the Ward Member within the 28 day 'call-in' period.

#### **Description:**

The application site comprises of an area of land to the north of Willingham by Stow. The site is located to the rear of 25 High Street. Part of the site, to the west, contains a gravel area with electrical upstands and is used as a touring caravan site<sup>1</sup> Current facilities include 3 hardstanding pitches and space for 5 grass pitches. Only 5 pitches are used at a time due to the limitations of the Caravan and Motorhome club certification<sup>2</sup>.

The site slopes gradually from west to east and is largely grassed, with some areas of planting. A public right of way, namely Wlgm/59/5, lies on a north-west/south-east axis and runs directly across the site. Two other public rights of way lie in close proximity to the site (Wlgm/88/1 and Wlgm/59/1). The site is accessed directly from High Street via a gravelled access. Residential properties adjoin the southern and eastern boundaries, open countryside adjoins the north and a mixture of open countryside/residential gardens adjoin

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<sup>1</sup> <https://www.caravanclub.co.uk/certificated-locations/england/lincolnshire/gainsborough/ashleigh-farm-cl/>

<sup>2</sup> As a certified site, a caravan site licence is not required, and consequently, it falls as permitted development under Part 5, Class A of the General Permitted Development Order 2015 (as amended).

the western boundary. The boundaries of the site comprise of a mixture of hedging and fencing.

The application seeks permission for change of use of the site to allow the siting of up to 12no. touring caravan pitches (4no. hardstanding and 8no. grass pitches), 2no. bell tents and 2no. glamping pods. The application also proposes the creation of a permanent natural pond, associated access and parking and retention of building for welfare facilities.

**Relevant history:**

128382 - Planning application for proposed extensions and alterations. Granted 11/06/2012.

129058 - Non material amendment to planning permission 128382 granted 11th June 2012. Alterations to position of kitchen windows on east elevations. Granted 17/09/2012.

134195 - Planning application for proposed conversion of farm buildings to 3no. guest bedroom accommodation units. Granted 26/05/2016.

**Representations:**

Chairman/Ward member(s):

Cllr. T J Coulson

This planning application has become particularly contentious. There appears to be a significant divide within the community. Parish, District and County Councillors together with our local MP have been contacted for support... have been a significant number of objections posted online. I am only able to state that on balance this application would benefit from a wider and more transparent debate.

Willingham by Stow Parish Council:

- Have concerns on the entrance from the High Street where in the past, caravans have had trouble turning into the site due to double parking issues on this section of the High Street.
- This section of the High St has parking issues, vehicles parking on each side of the carriageway due to the close proximity of the Village Hall and the local pub, making vehicle access difficult and sometimes unpassable.
- The PC would like to suggest double yellow lines on the High St, opposite the entrance (from the village hall to School Lane) to help ease traffic congestion, stop double parking and assisted in the turning of vehicles/caravans into the site, helping the flow of traffic up/down the High St.

Local residents:

**Comments of support** received from the following properties:

14 High Street, 22 High Street, Half Moon Inn, 23 High Street and 2 Grange Lane all Willingham by Stow, 3 Stow Road, Dutch Cottage, Gainsborough Road, Knaith, 1 Whittles Court, Sturton By Stow, The Old Cow House, 38 High Street, Upton.

Comments summarised below:

- The pub has benefited greatly from the site with only 5 pitches. We have no objections to this being expanding because due to the closure over the last year, extra tourists will be great for the pub.
- The proposal will have benefits to the wider economy, not just the adjacent pub.
- The vehicles will not all leave and enter at the same time, so I am not sure a few caravans will make much difference.
- Unlikely that occupants of caravans will be partying late at night.
- I support this application, which seems to me to be a sensitive and well thought out expansion of the current business.
- This development will be a boost to the village economy, particularly the local pub, which is the last remaining business.
- I have seen no negative impact from the current site, and as someone who regularly uses the footpath through the field, including when Caravanners and campers have been present,
- I think the proposed improvements will only enhance what is pleasant a discreet site. I also think the proposed improvements in terms of tree planting and a pond will be of significant benefit to wildlife.
- There will be busier times of course but the increase in traffic will be minimal.
- The positioning of caravans, huts and tents has all been carefully planned to minimise the visual impact on the local residents, aided by landscaping.
- The site has thus far also been a good asset to the village for the economy too.
- The caravans and the cars that tow them will be parked on the site and not the high street

**Objections** received from the following properties:

Melwood House, 3C High Street, 8 Dairy Farm Cottage, High Street, Southcote 13 High Street, 15 High Street, The Old Surgery, 15A High Street, 17 High Street, 19 High Street, 21 High Street, 24 High Street, 27 High Street, 29 High Street, Oakhurst 31 High Street, 33 High Street, 35 High Street, Kirkstone High Street, 1 The Hop Gardens, 2 The Hop Gardens, 3 The Hop Gardens, The Cottage, The Hop Gardens, Bethany, School Lane, 2 School Lane, The Arbour School Lane, 12 The Paddocks, Springfield House, Marton Road, 1 The Paddocks, 5 The Paddocks, 11 Stow Road, 14 Stow Road, 19 Stow Road, Willingham Methodist Church, Coachmans Cottage Willingham House, The Old School House, 6 Grange Lane, 8 Dairy Farm Cottage, 3 Reynard Court, Midsummer House 4 Reynard Court all Willingham by Stow.

Comments summarised below:

- Willingham by Stow is a country village and is not designed for a holiday destination.
- Once change of use has been granted, it is highly likely that additional units would be introduced with a further increase in visitor numbers.
- The location of the site is inappropriate.
- The proposal will create no employment.

- The proposals appear to be disproportionate to the size of the Willingham by Stow settlement.
- The proposal has no community benefits.
- There will be a significant increase in traffic.
- The proposal will create significant traffic increase and overwhelm the existing parking issues along the High Street.
- There are often vehicles parked on both sides of High Street and this can create problems for traffic turning into or out of the site, particularly larger vehicles, which in turn can cause disruption to the flow of traffic on the street.
- Child safety due to increased traffic.
- The proposal will have a negative impact on the pub because customers will not be able to park nearby.
- The proposal will result in the loss of privacy to neighbouring dwellings.
- The welfare facilities directly adjoin our boundary and are unacceptable next to our garden and dwelling.
- The proposal will create significant noise disturbance as well as odour and air pollution.
- The new parking area will cause nuisance given its proximity to dwellings.
- The proposal represents an invasion of the privacy of neighbouring properties.
- Matters in relation to the route of the public right of way through the site and boundary changes.
- The public will have to navigate around the caravans when walking through the site, this is a health and safety hazard and intimidating.
- The footpath appears to have been moved.
- The proposal will have a visual impact on the character of the site.
- The landscaping plan is not comprehensive.
- The proposal would impact negatively on the rural character of the village.
- Concerns regarding the impact on the natural environment and wildlife.
- Excavations of the pond have already taken place.
- The proposal will result in additional flood risk from the creation of the pond and all surface water being directed to it.
- Flooding of the River Till is compounded by the addition of surface water from proposed site.
- The pond will create faster run-off from the site causing flooding.
- The existing drainage infrastructure cannot cope with additional capacity.
- Matters in relation to the current use of the site and how the site has changed over time.
- Matters in relation to the planning history of the site and unauthorised works.
- Matters in relation to the consultation process and coronavirus pandemic.
- Discrepancies and inaccuracies in the submitted information.
- Various personal matters in relation to the applicants.

Environment Agency:

The Environment Agency does not wish to make any comments on this application.

LCC Highways, Lead Local Flood Authority and Rights of Way:

This proposal includes a new access and parking area for the customers using the "glamping pods". Application for S184 licence required as advised below.

Minor additional hardstanding is proposed for 4 caravan pitches, the existing 5 grass pitches for caravans is to be increased to 8 and there is some landscaping works to create a pond in low area of the site. These changes do not affect highway safety or surface water flood risk and are therefore acceptable.

There is a public footpath through the site, but this is unaffected by the proposals.

LCC Archaeology:

No representations received to date.

The Ramblers Association:

No representations received to date.

WLDC Environmental Protection:

No representations received to date.

WLDC Licensing:

No representations received to date.

WLDC Conservation Officer:

I have considered the proposed development and I am content that this will not impact harmfully on the setting of listed buildings in the vicinity (including 20 Fillingham Road, and Grange Farmhouse).

WLDC Trees and Landscapes Officer:

(in summary)

- The revised plan contains some recommendations made on the initial scheme.
- The legal route of a footpath should not be obstructed by landscaping.
- An additional 7 trees have been added to tree group 1, 9 trees to tree group 2, 3 less trees in tree group 3, 7 less trees in tree group 4, and tree group 5 has been removed altogether. No shrubs have been incorporated into the scheme for better low-level screening, other than a beech hedge around just the two witches huts.
- Some evergreens have been provided although I would generally expect British native species in a rural/countryside setting.
- It would be preferable for the slower growing trees oaks, and beech to be planted as 'feathered' trees of 1.5m or greater in height to be

planted amongst each tree group for some instant feature and softening of the site use and various structures/caravans.

#### WLDC Growth and Projects Team:

- In principle, and subject to normal planning considerations, the Growth and Projects Team (including Visitor Economy) are supportive of the above application from a visitor economy perspective.
- Tourism is a major sector in West Lindsey bringing into the area around £133 million in revenue and supporting c1780 full time jobs (STEAM data 2018). Staying visitors account for 28% of all visitors to the district and is currently worth £48.3 million (STEAM data 2018) which, has grown annually since 2012.
- The provision of quality accommodation for visitors is an important element for future sustainable development within the district that will add value to the district's current product that allows visitors to stay longer.
- Ashleigh Farm already provides 5 pitches for touring caravans and has planning permission to improve vehicular access and on-site parking.
- Although the tourism and hospitality industry has suffered significantly during the Coronavirus pandemic, research shows that rural destinations are recovering the quickest as they have greater potential to offer safe, socially distanced holidays and breaks. As the industry continues to recover, the rise of the 'staycation' will bring increased demand; therefore enhancing the need for a wide range of quality accommodation.
- There is currently an increase in the sales of motorhomes and touring caravans, as families wish to remain within their 'bubbles', and a there is a corresponding shortage and need for more pitches for such vehicles. The bell tents and glamping pods will provide socially-distanced accommodation for visitors who do not own such vehicles and who are looking for a unique rural staycation, close to nature but with an element of comfort.
- Both the creation of a pond, which will attract wildlife, thereby improving the site's biodiversity, and the use of solar-powered lighting, fit well with Lincolnshire County Council's aims to promote a 'green' and sustainable visitor economy.
- In this application it is important to acknowledge that bringing more visitors into the district, who will use all the services available, will undoubtedly aid the economy of the district for local businesses and residents.

#### **Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017); and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

#### Development Plan

- **Central Lincolnshire Local Plan 2012-2036 (CLLP)**

Relevant policies of the CLLP include:

LP1: A Presumption in Favour of Sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

LP7: A Sustainable Visitor Economy

LP13: Accessibility and Transport

LP14: Managing Water Resources and Flood Risk

LP17: Landscape, Townscape and Views

LP21: Biodiversity and Geodiversity

LP25: The Historic Environment

LP26: Design and Amenity

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

National policy & guidance (Material Consideration)

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

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in February 2019. Paragraph 213 states:

*"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance -

- *National Planning Practice Guidance*
- *National Design Guide (2019)*

<https://www.gov.uk/government/collections/planning-practice-guidance>

<https://www.gov.uk/government/publications/national-design-guide>

### **Main issues**

- Principle of Development
- Landscape and Visual Impact
- Flood Risk
- Residential Amenity
- Highway Safety and Parking

- Other Matters
  1. Setting of Listed Building
  2. Public Right of Way
  3. Biodiversity
  4. Drainage

**Assessment:**

Principle of Development

Planning law requires all planning applications to be determined against the provisions of the development plan, unless there are material considerations to indicate otherwise. Policy LP7 of the Central Lincolnshire Local Plan sets out the relevant development plan policy relating to a sustainable visitor economy.

The policy makes clear: 'Development and activities that will deliver high quality sustainable visitor facilities such as... accommodation, will be supported [emphasis added]'.

It then sets out that 'Such development should be designed so that they:

- a. contribute to the local economy; and
- b. benefit both local communities and visitors; and
- c. respect the intrinsic natural and built environmental qualities of the area; and
- d. are appropriate for the character of the local environment in scale and nature.

Policy LP7 goes on to advise that development should be located within existing settlements, or as part of planned urban extensions, unless it can be demonstrated that:

- such locations are unsuitable for the nature of the proposal and there is an overriding benefit to the local economy and/or community and/or environment for locating away from such built up areas; or
- it relates to an existing visitor facility which is seeking redevelopment or expansion.

Tourism is a major sector in West Lindsey bringing into the area around £133 million in revenue and supporting c1780 full time jobs (STEAM data 2018). Staying visitors account for 28% of all visitors to the district and is currently worth £48.3 million (STEAM data 2018) which, has grown annually since 2012.

Part of the site is an existing facility for touring caravans, known as 'Ashleigh Farm'. The site benefits from The Caravan and Motorhome Club certification. As a certified site, a caravan site licence is not required, and consequently, it falls as permitted development under Schedule 2, Part 5, Class A of the General Permitted Development Order 2015 (as amended). The site has been operational since August 16th 2019. There are currently three 10m x 10m permeable hardstanding pitches, each with electric hook-up and an open area



of grassland with 5 electric hook-up points. Currently, only 5 pitches are used at any one time due to the limitations of The Caravan and Motorhome Club certification (<https://www.caravanclub.co.uk/certificated-locations/england/lincolnshire/gainsborough/ashleigh-farm-cl/>). The site is used all year round, although only the hardstanding pitches are used in the winter.

The application seeks to expand the site to provide siting for up to 12no. touring caravan pitches (4no. hardstanding and 8no. grass pitches). The accommodation offer is also seeking to diversify by providing 2no. bell tents and 2no. glamping pods.

The increase in tourism provision on this site will be expected to contribute directly and indirectly to the local economy. Weight may be given to the representations of the adjacent local public house (The Half Moon Inn) which lies directly to the west of the site and whom are in support of the proposed expansion for this reason. Benefits to the local and wider economy weigh in positive favour of the development.

The proposed expansion of the facility also seeks to create a permanent natural pond within the site, this will provide an enhancement to the environmental qualities and potential for biodiversity enhancements within the site. Whilst the site does cover a large area to the north of Willingham by Stow, the density of the proposed development would not harm the spacious character of the site. Some elements of the proposal, such as the 2no. bell tents and grass caravan pitches are for seasonal use only. The bell tents will not be located on the site all year round. Overall the proposal is appropriate for the character of the local environment. Furthermore, it accords with the strategic approach set out within policy LP7, which is to locate tourism accommodation within existing settlements.

The proposed expansion of this existing visitor facility is supported by policy LP7 and is acceptable in principle.

It is considered that policy LP7 is consistent with the tourism guidance of the NPPF and can be attached full weight.

#### Character and Visual Impact

Policy LP26 seeks to ensure development respects the existing topography, landscape character and identity, and relates well to the site and surroundings.

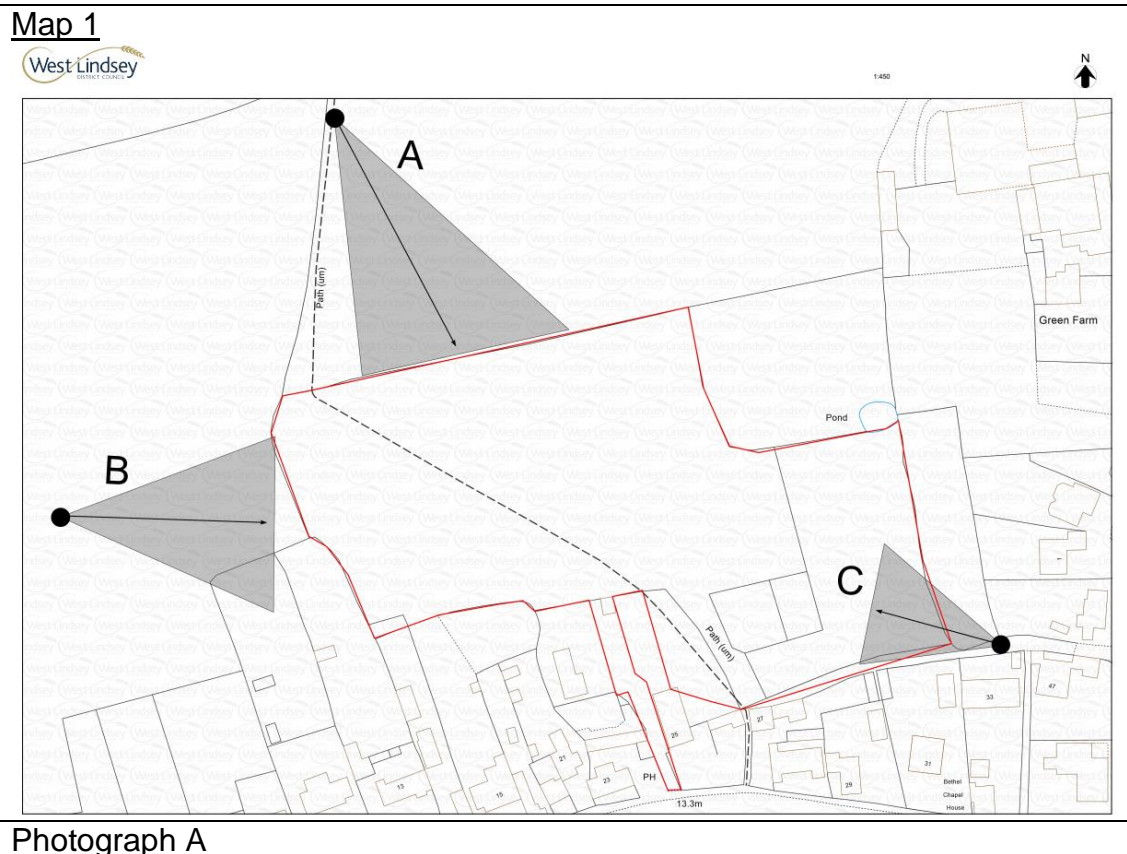
Policy LP17 states that to protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area.

All development proposals should take account of views in to, out of and within developments areas: schemes should be designed to preserve or

enhance key local views and vistas, and create new public views where possible.

The site is located to the north of Willingham by Stow and extends away from the developed footprint of the settlement. The site slopes gradually from west to east and is largely grassed and open in character. It is noted that there are some area of planting within the site, although these are not yet mature and there are open views across the site away and towards the settlement.

The table below is provided to illustrate the context of the site from public viewpoints surrounding the site.





Photograph B



Photograph C





The proposal seeks to provide up to 12 touring caravan pitches. The caravan pitches are located towards the northern and western parts of the site. An area of hardstanding already exists which will be extended as part of the proposal. The additional touring pitches will be located in a similar position to their existing location. The proposal also includes the siting of 2no. bell tents and 2no. glamping pods towards the eastern part of the site.

Whilst there will be an increase in numbers consideration is applied to the fact that this is an existing facility which provides up to 5no. caravan pitches within the site. As shown in photographs A and B, the site is well enclosed by mature hedgerows, as such distant views of the site from the public footpaths are largely screened. A condition will secure the retention of these existing hedgerows.

No groundworks are required for the grass pitches, bell tents and glamping pods. The 8no. grass pitches and 2no. bell tents are for seasonal use only (from April 1<sup>st</sup> to October 31<sup>st</sup>). Therefore, during from November 1<sup>st</sup> to March 31<sup>st</sup> where deciduous trees and hedgerows will likely be bare of foliage, there will only be 4 caravan pitches (hardstanding) and 2 glamping pods in use within the site. This can be subject to a planning condition.

The proposed development is supported by a comprehensive landscaping plan. The landscaping plan includes the provision of 123 new trees across the site and a significant amount of additional hedging. The proposal also includes the excavation of a permanent water feature which will provide natural visual amenity value. The provision of this landscaping plan for the site will, over time, significantly reduce the visual impacts of the proposed development. An implementation programme will be conditioned to ensure that over a 5 year period any trees or shrubs which die or are removed are

suitably replaced. The programme will also ensure that the planting is undertaken in the appropriate planting season.

Overall, the proposed density and scale of the development, taken cumulatively with the implementation of a comprehensive landscaping plan, would not lead to a significant visual impact on the character of the landscape. The proposal therefore accords with policy LP17 and LP26 of the CLLP.

It is considered that policy LP17 and LP26 are consistent with the design, character and visual amenity guidance (Chapter 12) of the NPPF and can be attached full weight.

### Flood Risk

The site is located in flood zone 1 (low probability) and so is sequentially acceptable, in accordance with the NPPF and CLLP policy LP14. The current onsite risk of surface water flooding is indicated by Gov.uk mapping as very low. However, there are some minor areas of the site located at medium and high risk of surface water flooding. These areas are limited to the depression in the site level and contours of the site to the east.

In accordance with national and local policy a Flood Risk Assessment has been provided with the application.

There are minor groundworks associated with the additional permeable hardstanding caravan pitches, pathways and parking areas. These areas will all be formed from permeable surfacing. There will be no increase in impermeable hard surfacing within the site. The on-site proposed caravan, tents and glamping pods are located outside areas of localised risk. It is noted that a small area of the existing hardstanding for caravans straddles an area identified as at risk. However, in this location the existing hardstanding is set at a level slightly above the adjacent ground.

The application also proposes to create a permanent water feature (pond) within the site. This is located centrally at a low point in the site which is known to hold surface water as existing. The pond measures approx. 16m (maximum) width x approx. 35m length x approx. 1m depth. The proposed pond is **not required** to reduce or mitigate the existing surface water run-off caused by the development. However, the pond will form a natural location of attenuation that will reduce flows across the site.

It is noted that neighbouring residents have commented on the existing flood risk to the east of the site. It is noted that the area to the east of 'Hop Gardens' approximately 50m to the east of the application site, is located in flood zone 3 (High Risk), due to the location of the River Till. However, the application site falls entirely within flood zone 1 (Lowest Risk). The proposed development will not increase impermeable hard surfacing across the site and the proposed pond will form a natural location of attenuation that will reduce flows across the site.

The Lead Local Flood Authority have stated in their consultation response: ***“there is some landscaping works to create a pond in low area of the site”... “These changes do not affect surface water flood risk and are therefore acceptable”***.

Overall, the proposed siting of visitor facilities and the formation of a water feature (pond) would not increase the risk of flooding to surrounding properties. The latter will offer natural attenuation and slow the flow of surface water across the site. This accords with policy LP14 of the CLLP which seeks, together with the NPPF, to ensure that there is no unacceptable increased risk of flooding to the development site or to existing properties.

It is considered that policy LP14 is consistent with the drainage guidance of the NPPF and can be attached full weight.

#### Residential Amenity

Local Plan Policy LP26 states that planning permission will be granted for new development provided the proposal will not adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance.

Policy LP26 also requires development to demonstrate that proposals will be compatible with neighbouring land uses, and will not have an adverse impact in relation to amenity considerations, such as, but not exclusively, adverse noise and vibration and adverse impact upon air quality for odour, fumes, smoke, dust and other sources.

The proposed glamping pods are located approx. 50m to the north of the closest residential dwelling (No.27 High Street). The proposed bell tents will be located in excess of 60m to the west of the closest dwellings at 'Hopgardens'. The proposed hardstanding caravan pitches are located approximately 45m to the north of the nearest residential property (No.21 High Street) and the proposed grass pitches are located in excess of 70m from any residential property. All of the above separation distances are acceptable to protect the neighbouring properties from undue loss of privacy. This can be subject to a planning condition.

The proposed extension to the hardstanding caravan pitches are located in close proximity to the southern boundary. Adjacent to this boundary is a parcel of land which contains mature trees. The applicant has advised that this parcel of land is in the ownership of 15 High Street (Melrose House). Melrose House is located approximately 50m to the south of the application site and the area of their land adjacent to the southern boundary of the application site is bounded to the south and west by 2m high close boarded fencing. Melrose House benefits from a large garden area and it is clear from visiting the site that the parcel of land described above does not constitute their main private amenity space. Whilst the hardstanding pitches are located in close proximity to the southern boundary it is considered that the proposed siting of caravans in this location would not lead to unacceptable levels of overlooking or other loss of privacy. In the interest of amenity, the applicant

has provided additional hedging along the southern boundary to help mitigate any impacts of the proposal.

Some noise and disturbance may occur by virtue of the proposed use and the additional units on site. However, given the proposed separation to neighbouring dwellings and overall intensity of the proposed site, it is considered that the proposed tourism use will not cause significant levels of noise and disturbance that would result in significant impacts, to the unduly detrimental harm of the amenities presently enjoyed at the nearby properties.

For land use planning purposes, it is considered that the proposed use of the land would be compatible with an edge of settlement location and indeed, policy LP7 is clear in directing such uses to an existing settlement.

In what is considered to be an unlikely scenario that statutory nuisance did arise from the site from inadequate site management, then the Council does have provisions under the Environmental Protection Act to address a statutory nuisance.

The proposed water supply and waste water disposal is located to the west of the existing bathroom facilities. These facilities are already in situ by virtue of the existing use, an additional enclosure is proposed around the area to provide additional screening in the interest of amenity.

A new parking area is proposed to the front of the site which directly accesses from High Street. Given the proposed layout of the site and access, all vehicles entering the site from High Street will enter in a low gear therefore not causing a great deal of noise disturbance. It is likely that increased noise will be created by the activities of customers such as closing their car doors or talking whilst walking into the site. It is noted that background vehicular noise will already be created from High Street. The parking arrangement is similar to the arrangement approved by previous planning application 134195 and the existing boundary wall to the east will provide a suitable barrier to avoid any significant disturbance to neighbouring dwellings. It is considered that the effect of the proposal in terms of noise and disturbance is within acceptable limits and does not constitute a reason to withhold permission in accordance with policy LP26.

A footpath is provided within the site so future users can access their accommodation from the parking area without relying solely on the use of the public right of way for pedestrian access into the site.

Overall, the proposed tourism use of the site is not deemed to be incompatible with neighbouring residential uses and accords with the development plan, in particular policy LP26 in this regard.

It is considered that policy LP26 is consistent with the residential amenity guidance of the NPPF and can be attached full weight.

#### Highway Safety and Parking

Policy LP13 requires well designed, safe and convenient access for all and that appropriate vehicle parking provision is made for development users.

A new access and parking area is proposed to the front of the site which directly accesses from High Street. This area will provide off-street parking provision for the users of the glamping pods and bell tents. The parking and access arrangements are similar to the arrangement approved by previous planning application 134195 and are deemed to be acceptable in this instance.

Concerns have been raised by neighbours and the Parish Council with regard to highway safety. The extent of public comment relates mainly to the increase in traffic and the ability for large towing vehicles to access the site given the localised parking issues along High Street.

It is appreciated that many of the dwellings along High Street do not contain off-street parking provision and rely on street parking to the front of their dwellings. The Public House and Village Hall are also located along High Street and do not offer off-street parking provision. However, in this regard, the proposed development offers ample off-street parking provision for future users so will not result in any additional parking along High Street.

The site contains an established access from High Street which leads to the existing caravan pitches within the site. This application proposes to utilise the established existing access arrangements for the additional touring caravan pitches. The site has been operational since August 2019 with the current access arrangements. The Highway Authority have not reported any highway issues regarding the site and have stated in their consultation response that the development does **“not affect highway safety”**. To become a certified site, the Caravan and Motorhome Club require an access to be at least 12 metres in length before any gateways so that a towing vehicle including the caravan can pull off the highway before stopping. The access into the site is 14.8 metres from the carriageway edge to the gates into the site which is ample space to avoid any caravans overhanging the highway while entering the site. The applicant has advised that the existing access is approximately 5.5m wide at point of entry and maintains a width between approximately 4m and 4.5m into the site.

Overall, it is considered that the additional 7no. caravan pitches that will use the established access are unlikely to cause unacceptable highway safety issues. The proposal is therefore deemed to accord with policy LP13 of the CLLP.

It has been suggested that parking restrictions through the use of yellow lines, should be imposed. Measures to vary the speed limit and provide parking restrictions on High Street is within the control of the local highways authority and is not a matter which this planning application can control.

It is considered that policy LP13 is consistent with the highway safety guidance (paragraph 109) of the NPPF and can be attached full weight.



## Other Matters

### Setting of Listed Building

The Conservation Officer has advised that the development will not impact harmfully on the setting of nearby listed buildings. The development accords with the statutory duty and policy LP25 of the CLLP which seeks to preserve the historic environment.

It is considered that policy LP25 is consistent with the historic environment guidance of the NPPF and can be attached full weight.

### Public Right of Way

There is an existing rights of way that runs on a north-west/south-east axis directly across the site. The existing right of way will remain unchanged by the proposal and LCC Rights of Way Team have advised that the footpath is unaffected by the proposals.

### Biodiversity

The site is not located within or nearby to any designated wildlife sites. However, maintaining and enhancing a network of species and habitats including the linkages between them is important to achieving the vision and aims of the Lincolnshire Biodiversity Action Plan (revised 2015).

The proposed landscaping plan includes the provision of 123 new trees across the site as well as additional hedging. The proposal also includes the creation of a permanent water feature (pond) within the site. These areas will help to support and create a variety of species and habitats within the site and assist with the network of linkages to the wider environment.

The tree planting and creation of a permanent water feature will provide biodiversity and ecological enhancements which would accord with policy LP21 of the CLLP which seeks to ensure that all development delivers a net gain in biodiversity and geodiversity.

### Drainage

There is no change to the existing foul drainage arrangements, which connect to the mains system. No capacity issues have been identified by the statutory foul drainage provider.

## **Conclusion and Planning Balance**

The decision has been considered against policies LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP7: A Sustainable Visitor Economy, LP13: Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views, LP21: Biodiversity and Geodiversity, LP25: The Historic Environment and LP26: Design and Amenity of the Central Lincolnshire Local Plan in the first instance and the guidance contained in National Planning Policy Framework and National Planning Practice Guidance. In light of this assessment it is considered that the proposed expansion of this existing facility will provide a high quality

sustainable tourism offer in the settlement of Willingham by Stow and will provide benefits to the local and wider economy. The proposed density and scale of the development, taken cumulatively with the implementation of a comprehensive landscaping plan, would not lead to a significant visual impact on the character of the landscape. The proposed siting of the accommodation units and the formation of a water feature (pond) would not increase the risk of flooding to surrounding properties. The proposed tourism use of the site is not deemed to be incompatible with neighbouring residential uses and the access and parking arrangements are unlikely to cause unacceptable highway safety issues. The proposal will preserve the setting of nearby listed buildings and will provide significant biodiversity enhancements to the site.

**Therefore, it is recommended that the application be delegated back to Officers, to determine the application in accordance with the given resolution, following the expiry of the publicity period (18<sup>th</sup> June). Should any new material considerations arise within the intervening period, then the application may be referred back to the Committee for further consideration.**

**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

None.

**Conditions which apply or are to be observed during the course of the development:**

2. Development shall proceed in accordance with the following approved drawings and the land use hereby permitted shall be for a maximum of 12 (twelve) touring caravans, 2 (two) glamping pods and 2 (two) bell tents:

- PL-001
- PL-003
- PL-004 Rev A
- PL-005 Rev E
- Specification of Glamping Pod
- Specification of Bell Tent

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** For the sake of clarity and in the interests of proper planning and in accordance with the terms of the application.

3. No external lighting shall be installed within the application site unless details have first been submitted to and approved in writing by the Local Planning Authority. Lighting shall be installed in accordance with the approved details.

**Reason:** To prevent harm to residential amenity and the character and appearance of the area in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

4. All planting, seeding or turfing comprised in the approved details of landscaping as shown on drawing PL-005 Rev E shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and occupiers of adjacent buildings and in accordance with Central Lincolnshire Local Plan Policy LP17 and Policy LP26.

5. The proposed pond hereby approved shall not be lined with any impermeable membrane or other such impermeable material.

**Reason:** To accord with the recommendation of the submitted Flood Risk Assessment and to accord with the National Planning Policy Framework and policy LP14 of the Central Lincolnshire Local Plan.

6. Prior to the siting or erection of the Glamping Pods or Bell Tents the proposed parking area and footway within the site serving these facilities shall be completed in accordance with the details shown on drawing PL-005 Rev E.

**Reason:** In the interests of safety of the users of the public highway and the safety of the users of the site to accord with the National Planning Policy Framework and policies LP13 and LP26 of the Central Lincolnshire Local Plan.

7. Within 6 months of the date of this permission the Waste Disposal Enclosure shall be completed in accordance with the details shown on drawing PL-004 Rev A.

**Reason:** In the interests of residential amenity to accord with the National Planning Policy Framework and policy LP26 of the Central Lincolnshire Local Plan.

8. No trees or hedges shall be removed from the site without the prior written agreement of the Local Planning Authority.

**Reason:** In the interests of amenity and protection of habitats, in accordance with the provisions of the National Planning Policy Framework and policy LP21 and LP26 of the Central Lincolnshire Local Plan.

9. Notwithstanding the requirements of condition 11 and 12 of this permission, the touring caravans, glamping pods and bell tents hereby permitted shall be sited in the positions as shown on drawing PL-005 Rev E unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To accord with current planning policies and in the interest of visual and residential amenity in accordance with policy LP17 and LP26 of the Central Lincolnshire Local Plan.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

10. The development hereby permitted shall be used for holiday accommodation only and shall not be used as a person's sole or main residence.

**Reason:** To ensure the development is not occupied as permanent residential accommodation as this would be contrary to Policies LP2, LP4, LP7 and LP26 of the Central Lincolnshire Local Plan.

11. In the period between 31st October in any one year and 1st April in the succeeding year, there shall be no caravans sited on the grass pitches or stored on the site other than on the four hardstanding pitches, as shown on drawing PL-005 Rev E.

**Reason:** To accord with current planning policies and in the interest of visual amenity in accordance with policy LP17 and LP26 of the Central Lincolnshire Local Plan.

12. In the period between 31st October in any one year and 1st April in the succeeding year, the bell tents hereby permitted shall be removed from the site (other than if placed in storage).

**Reason:** To accord with current planning policies and in the interest of visual amenity in accordance with policy LP17 and LP26 of the Central Lincolnshire Local Plan.

**End.**