

**WEST DORSET, WEYMOUTH & PORTLAND LOCAL PLAN EXAMINATION 2014**  
**OBJECTOR NUMBER 916 – WEST DORSET HOLIDAY PARKS ASSOCIATION**  
**STATEMENT CONCERNING**  
**MATTER 5 ISSUES 5.2 & 5.4 AND MATTER 6 ISSUES 6.1 & 6.3**  
**BY P. J ATHERTON FRICS**

1. West Dorset Holiday Parks Association have made representations in respect of the emerging West Dorset, Weymouth & Portland Local Plan Pre-Submission Draft June 2012 and the Proposed Modification Draft Local Plan June 2012.
2. The WDHPA objected to the emerging West Dorset Local Plan in 2003-2005 and were represented at the Local Plan Inquiry in 2005. As a consequence of their objections the caravan and camping tourism policies were re-written by West Dorset District Council's two planning officers who attended the Round Table discussions and the site visits. Both planning officers admitted to never having visited any of West Dorset's many caravan and camping parks prior to the accompanied site visits.
3. There are two principal policies for caravan and camping parks in the adopted West Dorset Local Plan 2006 which are the result of WDHPA's objections and suggested changes:

**POLICY ET11 THE EXTENSION IN AREA OF EXISTING CAMPING, CARAVAN AND CHALET SITES AND THE CHANGE OF USE OF EXISTING SITES FOR TENTS, TOURING CARAVANS, 'TOURING UNITS', STATIC CARAVANS OR CHALETS**

The extension in area of existing camping, caravan and chalet sites and the change of use of land within existing sites will be permitted provided the proposal:

- i) would not, either on its own or cumulatively in combination with other established or proposed sites in the vicinity, harm the landscape character or rural amenity of the countryside and resident population;
- ii) is conveniently and well located in relation to an adequate road system which can accommodate the traffic generated;
- iii) where possible has convenient access to frequent public transport services; and
- iv) would not significantly reduce the range and choice of available accommodation as a result of a loss of tent and/or touring caravan pitches.

In addition, sites within the Heritage Coast will be expected to demonstrate that the proposal forms part of a long term management, layout and landscaping plan to improve the quality and appearance of the site and reduce its visual impact on the landscape. The change of use either wholly or in part of an existing site from tents or touring caravans to 'touring units' will be permitted provided that it complies with the above criteria.

**POLICY ET12 NEW SITE FACILITIES, INTERNAL REORGANISATION AND INTENSIFICATION OF EXISTING SITES**

Proposals for the intensification (increase in pitch number within the existing permitted area), the reorganisation of uses/layout (within the existing sites) and new site facilities in connection with existing sites for tents, touring caravans, static caravans and chalets will be permitted provided the proposal:

- i) would not, either on its own or cumulatively with the remainder of the site or in combination with other established or proposed sites in the vicinity, harm the landscape character or rural amenity of the countryside and resident population.

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ii) is conveniently and well located in relation to an adequate road system which can accommodate the traffic generated;

iii) where possible has convenient access to frequent public transport services, and

iv) includes landscape improvements relevant to the development and a scheme for their maintenance.

4. The overriding principle of these two policies is to allow development unless material harm would be caused, in particular to the AONB and Heritage Coast. This is a very important principle for members of the WDHPA, many of whom wish to invest considerable sums in their parks in order to compete in the national and international tourism industry by improving site layouts with landscaping and on-site facilities; replacing unsuitable buildings and/or providing new (all-weather leisure) buildings and changing the mix of tents, touring and static caravans. For a few parks which are restricted by old and out of date planning permission to tents only areas, to be able to have **touring units** (tents, trailer tents, touring caravans and motor caravans) would make a considerable difference to turnover by being more attractive to customer needs and demands over much longer periods throughout the year.
5. West Dorset District Council (WDDC) officers have not given any explanation or justification for removing Policies ET11 and ET12, proposing to replace them with ECON7. ECON7 is a simplistic distillation of the current two policies and thus introduces unnecessary ambiguity while excluding reference to “touring units”.
6. Since adoption of the West Dorset Local Plan, several members of the WDHPA have been able secure planning permissions for development as a result of Policies ET11 and ET12. The lead in time for two proposals involving leisure buildings has been many years even though the applicants wish to invest millions and as a consequence provide additional employment. These planning permissions are:
- 6.1 **Planning Permission 11D/101000275 (Appendix 1)**

**Location of Development:**

FRESHWATER BEACH HOLIDAY PARK, BURTON BRADSTOCK, DT6 4PT

**Description of Development:**

New leisure building including indoor swimming pool, bowling, cafe & associated facilities together with enhanced landscaping.

This development was completed in 2012 and this year it won the Royal Institution of Chartered Surveyors’ South West Region Prize for development relating to Tourism and Leisure. After several years of consultations, one planning officer would only accept a building with a sedum roof, construction of which added over £500,000 to the build cost. The same planning officer originally required a shingle roof “like the one on the Bridport Golf Club”, which in fact has a concrete tile roof.

There is an undetermined planning application to site touring units on a tents only area of this “Park”. The Planning Statement, which explains the reasons for the need for touring units, is provided as **Appendix 2**.

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Freshwater beach was used as a location for the popular television crime series “Broadchurch”. An economic impact study called “The Impact of Broadchurch on Tourism Business in West Dorset April-October 2013” dated January 2014 was undertaken by the University of Exeter Business School (**Appendix 11**).

**6.2 Planning Permission 1/D/12/000410 (Appendix 3)**

**Location of Development:**

GOLDEN CAP HOLIDAY PARK, SEATOWN, BRIDPORT, DT6 6JX

**Description of Development:**

Site reorganisation comprising changes of use & operational development including removal of all 108 touring caravan pitches & siting 'lodge' style caravans & static caravans on OS 0586 & 2500. Siting static caravans, diversion of public footpath W10/14 & creation of a permissive path within OS 4417. Landscape enhancements. Changes of use of buildings B and C. Construction of a leisure building on OS 1597/2093.

This full application was approved in December 2012 with 21 conditions, some requiring submission of details for approval. This development has not yet commenced. The Location Plan and Proposed Site Layout Plan are produced as **Appendices 4 and 5**.

**6.3 Planning Permission 1/D/12/000554 (Appendix 12)**

**Location of Development:**

OLD COASTGUARD HOLIDAY PARK, COAST ROAD, BURTON BRADSTOCK, BRIDPORT, DT6 4RL

**Description of Development:**

Reorganisation of caravan site layout and related operational development, landscape improvements and diversion of Footpath 11 Burton Bradstock.

Old Coastguard Holiday Park was originally, in the early 1950's, located to the north of the Old Coastguard buildings. When granting the first permanent planning permission, Dorset County Council required the caravan site to be relocated to the south, in its current position adjacent to the cliffs. The cliffs have suffered from erosion and there is potentially ongoing cliff regression. As a consequence a planning application was submitted to redesign the existing layout utilising adjacent amenity land and moving caravan pitches away from the cliff. The additional land allowed a more spacious layout with roads, parking next to each caravan pitch and, very importantly, space to provide landscape planting which had previously been absent. In addition, the larger pitches have allowed twin unit timber faced caravans to be sited which are visually recessive. This development is currently in progress and will be completed in phases over several years. **See Appendices 11-14**. This development demonstrates that development in the Heritage Coast and on the edge of a World Heritage site can be beneficial for landscape amenity, the tourism business at Old Coastguard and the local economy. There should not be a presumption against development in the Heritage Coast.

**6.4 A planning application has been submitted for 8 pods at Highlands End Holiday Park, Eype, Bridport DT6 6AR, details of which are provided at **Appendices 15-18**. The reasons for the application are explained in **Appendix 18**.**

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7. The owners of three adjacent touring caravan and camping parks at Chickerel, near Weymouth, wish to invest in new buildings and an indoor swimming pool at Bagwell Farm Touring Park (DT3 4EA), and to be able to site touring units throughout at Sea Barn Farm Camping Park (DT3 4ED) and West Fleet Holiday Farm (DT3 4ED). Mrs Karen Kennedy, daughter of the owners, Mr and Mrs Coombe, is the manager of 'Bagwell'. She has provided explanation of the need for new buildings and the indoor swimming pool, which I produce as **Appendix 6**.
8. Mrs Kennedy refers to tourism data relating to 2009 and 2011, however more recent economic data is provided at Appendices 7 and 8 relating to the Value of Tourism in 2012 in West Dorset District and Weymouth and Portland. The extracts are from "The Economic Impact of Dorset's Visitor Economy 2012" produced on behalf of the Dorset Tourism Partnership by The South West Research Company Ltd. **The combined visitor spend in both areas in 2012 was calculated to be £508,554,000.**
9. In respect of the issue of changing planning permissions for tents only to touring units, Mrs Kennedy, demonstrates with photographs (**Appendix 9**) that there is now no material difference between tents and touring caravans in terms of size and colours. She also raises the point that there is no logical reason to prevent camper vans from using tents only sites because customers arrive in vans which are the same size, shape and make as a camper van, except that the latter is fitted out for sleeping (**Appendix 10**).
10. The economic case for national and local planning policy to support development at existing caravan and camping parks is overwhelming. In West Dorset, tourism is the most important economic activity. Policies should therefore enable development to take place subject to the test of harm. If development will not cause material harm to designated areas then it should be supported and permitted.

**PATRICK J. ATHERTON, FRICS**  
**November 2014**

# OBJ REF. 916 MATTERS 5 & 6

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Development Services Manager  
John Greenslade, Dip TP, BSc, MRTPI, MRICS, Dip Mgmt (Open)

BURTON BRADSTOCK

## APPROVAL OF PLANNING PERMISSION Town and Country Planning (General Development Procedure) Order 1995 Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

**Application No: 1/D/10/000275**

### Location of Development:

FRESHWATER BEACH HOLIDAY PARK, BURTON ROAD, BURTON BRADSTOCK, DORSET, DT6 4PT

### Description of Development:

New leisure building including indoor swimming pool, bowling, cafe & associated facilities together with enhanced landscaping

In pursuance of their powers under the above mentioned Act(s), West Dorset District Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below:

Location Plan - Dwg. No: 2548-D10-05 received on 16/02/2010  
Existing Site Plan - Dwg. No: 2548-D10-03 received on 16/02/2010  
Proposed Site Plan - Dwg. No: 2548-D10-04 received on 16/02/2010  
Proposed Ground Floor Plan - Dwg. No: 2548-D10-01 received on 16/02/2010  
Proposed First Floor Plan - Dwg. No: 2548-D10-02 received on 16/02/2010  
Proposed Elevations - Dwg. No: 2548-D20-01 received on 16/02/2010  
Proposed Elevations - Dwg. No: 2548-D20-02 received on 16/02/2010  
Section - Dwg. No: 2548-D20-03 received on 16/02/2010  
Artists Impression - Dwg. No: 2548-D50-01 received on 16/02/2010  
SNCI Plan - Dwg. No: 2548-D50-02 received on 16/02/2010  
Photographs x 3 received on 16/02/2010

## SUBJECT TO ATTACHED SCHEDULE OF ELEVEN CONDITIONS

Signed: *John Greenslade*  
Development Services Manager  
Dated: 7 May, 2010

PLEASE REFER TO NOTES ENCLOSED

Chief Executive: D M Clarke  
Directors: D Evans, A Stuart

**APPLICATION NO: 1/D/10/000275**  
**FRESHWATER BEACH HOLIDAY PARK, BURTON ROAD, BURTON BRADSTOCK,**  
**DORSET, DT6 4PT**  
**SCHEDULE OF CONDITIONS**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. No development shall commence until details and samples of all external walling and roofing materials to be used in the construction of the building hereby approved have been submitted to, and approved in writing by, the local planning authority. Thereafter the development shall be completed in accordance with the materials that have been approved.

REASON: To safeguard the character of the area in accordance with West Dorset District Local Plan policy DA7 (Detailed Design and Materials).

3. No development shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority. Such a scheme shall include details of the proposed future maintenance regime for the roof of the building hereby approved. The submitted scheme shall include (i) planting plans, (ii) written specifications and schedules of proposed plants noting species, planting sizes, proposed numbers/densities and - where appropriate - implementation timetables and (iii) a schedule of landscape maintenance proposals for a period of not less than five years from the date of completion of the scheme. Thereafter, unless otherwise approved in writing by the local planning authority, the approved landscaping scheme shall be implemented in the planting season November – March immediately following the commencement of development.

REASON: To safeguard the character of the area in accordance with West Dorset District Local Plan policy DA2 (Landscape Schemes).

4. No development shall commence until a surface water drainage scheme shall have been submitted to, and agreed in writing by, the local planning authority. Thereafter, development shall proceed in accordance with the agreed scheme.

REASON: To minimise the risk of flooding in accordance with Government guidance expressed through Planning Policy Statement 25 (PPS 25); *Development and Flood Risk*.

**APPLICATION NO: 1/D/10/000275**  
**FRESHWATER BEACH HOLIDAY PARK, BURTON ROAD, BURTON BRADSTOCK,**  
**DORSET, DT6 4PT**  
**SCHEDULE OF CONDITIONS**

5. No development shall commence until a water efficiency scheme shall have been submitted to, and agreed in writing by, the local planning authority. Thereafter, development shall proceed in accordance with the agreed scheme.

REASON: To encourage the sustainable use of water resources in accordance with Government guidance expressed through Planning Policy Statement 25 (PPS 25); *Development and Flood Risk*.

6. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007)). No development shall commence until details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To encourage the sustainable use of energy resources in accordance with Government guidance expressed through Planning Policy Statement 1 (PPS 1); *Delivering Sustainable Development*.

7. No development shall commence until further details of the proposed sustainable design initiatives listed in the submitted Design and Access Statement shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To encourage the sustainable use of energy resources in accordance with Government guidance expressed through Planning Policy Statement 1 (PPS 1); *Delivering Sustainable Development*.

**APPLICATION NO: 1/D/10/000275**  
**FRESHWATER BEACH HOLIDAY PARK, BURTON ROAD, BURTON BRADSTOCK,**  
**DORSET, DT6 4PT**  
**SCHEDULE OF CONDITIONS**

8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment Hyder Report Number 5001 WX54479 DVR 02 dated 19 January 2010 and the following mitigation measures as detailed within Section 4 of the relevant FRA:

1 Limiting the surface water run off generated by the development so that it will not exceed the Greenfield run off for the site.

2 Provision of 683m<sup>3</sup> of compensatory flood storage on or in the vicinity of the site.

3 Finished floor levels are to be set no lower than 6.63m above Ordnance Datum AOD.

4 Removal of 12 static caravans from areas liable to flooding.

REASON. To minimise the risk of flooding in accordance with Government guidance expressed through Planning Policy Statement 25 (PPS 25); *Development and Flood Risk*.

9. No development approved by this permission shall be commenced until a Construction Environmental Management Plan incorporating pollution prevention measures has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON. To prevent pollution of the water environment.

10. A scheme for foul drainage shall be submitted to and approved in writing by the local planning authority prior to any development taking place. The scheme shall be implemented as agreed.

REASON. To prevent pollution of the water environment by ensuring that a suitable foul drainage system is installed to serve the development.

11. No external lighting shall be installed as part of the development hereby permitted unless and until details of the height, positioning, design, external and candela rating of that lighting shall first have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual and residential amenity, having regard to Policy DA8 of the Adopted Local Plan.



## SUMMARY OF REASONS FOR GRANTING PERMISSION AND OF THE POLICIES AND PROPOSALS IN THE DEVELOPMENT PLAN WHICH ARE RELEVANT TO THE DECISION TO GRANT PERMISSION.

The application site is visually very sensitive. It lies within the AONB and Heritage Coast. It also occupies a prominent position, visible from some distance along the south west coastal footpath. Nevertheless, the local planning authority is satisfied that the design has cleverly mitigated any adverse landscape impact. This application is considered to comply with Local Plan Policy ET12 in particular (New Site Facilities, Internal Reorganisation And Intensification Of Existing Sites).

The highway authority concludes that there are no reasonable grounds to refuse this application in respect of road safety nor would it generate additional trips requiring any contributions as set out in the Council's Planning Obligations SPD.

Natural England has confirmed that it has no objection to the application.

The Environment Agency raise no objections subject to conditions regarding flooding.

The nearest dwellings (other than those on site who are occupied by those who operate and manage the site) are 550m distance to the east. As such noise from plant and equipment proposed to service the building is unlikely to be problematical that would be sufficient to warrant any planning condition requiring details to be submitted and approved.

Conditions have been imposed to secure an appropriate landscaping scheme and use of external materials in accordance with West Dorset District Local Plan policy DA2 and DA7; flood issues; sustainable construction issues and a scheme for external lighting.

Regard in coming to this decision has been had to the following development plan policies:

### **The Development Plan**

#### **Regional Planning Guidance for the South West (RPG 10)**

- VIS 1 Expressing the vision:- Promotes sustainable development and minimising the need to develop Greenfield sites.
- VIS 2 Principles for Future Development:- Promotes conservation and enhancement of environmental assets, good quality design and quality landscapes.
- SS20 Rural Land (including Urban Fringe) Uses:- Promotes the protection of designated environmental assets and enhancement of the countryside as a whole.
- SS21 Coastal Areas:- Promotes coastal towns as the focus for development and services.
- EN1 Landscape and Biodiversity:- Promotes the protection and enhancement of the landscape, biodiversity and landscape features that contribute towards that character, including the minimisation of light pollution.
- EN4 Quality in the Built Environment:- Promotes high quality design.
- EC1 Economic Development:- Promotes economic development whilst maintaining, enhancing and utilising the region's unique environmental assets.
- TCS1 Tourism:- Promotes sustainable tourism and improving the quality and range of attractions whilst complementing or enhancing the local environment and being of a scale appropriate to the location and setting of the area.

**The Bournemouth, Dorset and Poole Structure Plan (adopted 13 July 2000)**

Tourism Policy A	Encourages development that will extend the tourist season.
Tourism Policy D	(Recognises the sensitivity of the Heritage Coast with respect to caravan/camping sites)
Community Facilities Policy C	Supports provision of countryside recreation facilities compatible with the character of rural areas where a) they are easily accessible and b) reduce recreational and tourism pressures on the Heritage Coast.
Environment Policy G	re AONB
Environment Policy F	re conserving the quality of the landscape and encouragement of good design that will benefit the environment and landscape.
Environment Policy J	re Heritage Coast

**The West Dorset District Local Plan (adopted July 2006)**

SA1 (Area of Outstanding Natural Beauty);  
SA2 (Heritage Coast Protection);  
SA3 (Landscape Character Areas);  
SA9 (Protection of National Nature Reserves and Sites of Special Scientific Interest);  
SA10 SNCI's  
SA12 (Species Protection);  
AH14 (Road Safety);  
SS3 (Development Outside Defined Development Boundaries);  
Policy ET12 (New Site Facilities, Internal Reorganisation And Intensification Of Existing Sites)  
TRAN5 (Parking Provision);  
DA1 (Retention of Trees, Hedgerows and Other Landscape Features);  
DA2 (Landscape Schemes);  
DA5 (The Scale and Positioning of Buildings);  
DA6 (Privacy, Daylight and General Amenity);  
DA7 (Detailed Design and Materials).  
DA8 Lighting schemes  
IN1 Service infrastructure  
IN3 Access for people with disabilities  
SU1 Sustainable construction

**NOTES TO APPLICANT**

1. **INFORMATIVE**

*The applicant should be aware that any works in under over or within 8 metres of the Main River Bride or Environment Agency maintained Flood Defence assets will require prior Flood Defence Consent FDC from the Environment Agency in accordance with the Water Resources Act 1991 and Byelaws legislation This requirement would obviously apply if the proposed alterations to the surface water drainage scheme are within the vicinity 8m of the flood bank or necessitate amendments to existing outfall structures to the river Further guidance in this respect is available from our Development and Flood Risk team on 01258 483351.*

#### *INFORMATIVE*

*Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery oils chemicals and materials the use and routing of heavy plant and vehicles the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines which can be found at [www.environmentagency.gov.uk/business/topics/pollution/39083.aspx](http://www.environmentagency.gov.uk/business/topics/pollution/39083.aspx).*

#### *Sustainable Construction*

*We strongly recommend that the proposed development includes sustainable design and construction measures. In a sustainable building minimal natural resources and renewables are used during construction and the efficient use of energy is achieved during subsequent use. This reduces carbon dioxide emissions and contributes to climate change mitigation. Running costs of the development are also reduced.*

#### *Water Efficiency*

*Water efficiency measures should be incorporated into this scheme. These could include for example water butts rainwater recycling and the use of water efficient internal appliances and systems. It would assist in conserving natural water resources and offer some contingency during times of water shortage. A copy of our publication *Conserving Water in Buildings* is available upon request.*

#### *Waste Management*

*Should this proposal be granted planning permission then in accordance with the waste hierarchy we wish the applicant to consider reduction reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction.*

*If any controlled waste is to be removed off site then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the operator wishes more specific advice should look at available guidance on our website [www.environment.gov.uk/subjects/waste](http://www.environment.gov.uk/subjects/waste)*

*In England it is a legal requirement to have a site waste management plan SWMP for all new construction projects worth more than GBP300 000. The level of detail that your SWMP should contain depends on the estimated build cost excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at <http://www.netregs.swmp.co.uk>*

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. A standard application form (1APP form No. 27), fee details and extract from the relevant government Circular 04/2008 is available from our website: <http://www.dorsetforyou.com/index.jsp?articleid=363982> .



## GENERAL DEVELOPMENT PROCEDURE ORDER 1995

### PART 2, SCHEDULE 1

## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. If you want to appeal against a refusal of a Householder application you must do so within 12 weeks of the date of this notice.
- To appeal against an advertisement application, in accordance with Regulation 15 set out in the Town and Country Planning (Control of Advertisements) Regulations 1992 you have 8 weeks from the date of this notice.
- If this decision is on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you wish to appeal against this decision then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within:  

28 days of the date of service of the enforcement notice, or within six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- There are a number of planning appeal forms, Householder Appeals/ Advertisement Appeals/Listed Building Consent Appeals/Conservation Area Consent Appeals/Certificate of Lawful Use or Development Appeals etc. When requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there

are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

***Please note, only the applicant possesses the right of appeal***

## 1. **INTRODUCTION**

- 1.1 The application is for “change of use from siting tents to siting touring units with associated landscape planting”. Tents include trailer tents. “Touring units” include tents, trailer tents, touring caravans and camper vans. The landscape mitigation and enhancement proposals, shown on **drawings 425.10 and 425.11**, include on and off-site planting to supplement existing planting which is becoming established.
- 1.2 There is no planning restriction on the type, colour and size of tent erected or vehicle parked on a pitch in association with the permitted camping use, although this is at the discretion of the site operator. This can produce the ridiculous situation that a camper van (or any van) can be parked on a tented camping pitch but the occupants have to erect a tent to sleep in.
- 1.3 The application site shown edged red on **Location Plan drawing 425.12** comprises OS 0001(pt) and OS 8200(pt) – see **Figure 1** below. Planning permission 1/W/88/0407F was granted on 25<sup>th</sup> March 1992 for the erection of tents on OS 0001(pt) and OS 8200(pt) and the siting of touring units on OS 0075.



**Figure 1** – Location Plan showing OS 0001, 8200 and 0075.

- 1.4 **Drawing 425.12** demonstrates that the application site forms part of a much larger area which, from at least the 1940's, has been developed as a caravan and camping site with indoor and outdoor sports and leisure facilities. The business enterprise is a significant employer of local residents and a major contributor to the local economy. The sports and leisure facilities also benefit the local community because they are available to local residents entirely as a result of private investment.
- 1.5 A detailed **Landscape and Visual Impact Assessment** is provided with this application to demonstrate no material harm will be caused to the AONB and Heritage Coast.

**PLANNING STATEMENT**  
**FRESHWATER BEACH HOLIDAY PARK, BURTON BRADSTOCK**

**2. RELEVANT PLANNING HISTORY**

- 2.1 Planning permission 1/W/88/0407F was granted on 25<sup>th</sup> March 1992 for the erection of tents on OS 0001(pt) and OS 8200(pt); and the use of OS 0075 for touring units (ie. tents, trailer tents, touring caravans and motor caravans). The planning permission was made the subject of a section 106 Agreement dated 25<sup>th</sup> March 1992. Neither the planning permission nor the s.106 Agreement imposed a seasonal or holiday condition. Site licences were granted on 4<sup>th</sup> June 1992 and 27<sup>th</sup> July 1992 for 156 tents on OS 0001(pt) and OS 8200(pt), and 400 touring units on OS 0075. A spine road for OS 0001 was granted planning permission (ref. 1/W/1997/0667) on 21<sup>st</sup> April 1997. This was followed by planning permission 1/W/2001/0311 dated 19<sup>th</sup> June 2001 permitting the construction of service roads and stone retaining walls for 156 tent pitches on OS 0001(pt). The development has been carried out and the 1992 site licence for 156 tents on OS 0001 has been superseded by a licence dated 18<sup>th</sup> May 2007 for 156 tents.
- 2.2 The areas occupied by static caravans are the subject of planning permission 1/W/94/0689C granted on 1<sup>st</sup> February 1995. 289 static caravans are permitted, including one for residential occupation.
- 2.3 Pre-application consultations were undertaken in 2000 with Mr Jordan of West Dorset District Council (WDDC) prior to submission of planning application 1/W/2001/0311. A suggestion was made to relocate the tents from OS 0001(pt) and OS 8200(pt) (permitted by 1/W/88/0407F) to lower and level land comprised within OS 2969 and 9461(pt), east of the touring unit site located on OS 0075. However, after consultation with David Carman, the WDDC landscape architect, Mr Jordan preferred that the 156 tent pitches remain in their existing location and supported the application in 2001 for the construction of service roads and terracing the hillside with stone retaining walls on the basis the development *“will not be visually intrusive”*. At paragraph 9.2 of the report to the Development Control West Committee dated 31<sup>st</sup> May 2001, Mr Jordan stated:  
*“The site slopes steeply towards the coast. The application proposes the provision of additional planting along the northern boundary, which will provide an enhancement to the screening of the tents. I am satisfied that the access roads and tent pitch retaining walls, given the appropriate external surface treatment, will not be visually intrusive.”*
- 2.4 In addition (at paragraph 10.1) Mr Jordan concluded:  
***“The development will not be visually intrusive within the Heritage Coast and will enable the site to be utilised during wet periods thereby lengthening the holiday season in accordance with Structure Plan policy.”***
- 2.5 The Council’s EIA (Environmental Impact Assessment) screening opinion dated 14<sup>th</sup> March 2001 confirmed the proposed operational development was not considered to be EIA development, as follows:  
*“The development proposed namely the construction of service roads and stone retaining walls for 156 tent pitches (the use of land approved for tents and touring units under PA ref 1/E/88/0407), falls within the description at paragraph 12(e) of Schedule 2 to the 1999 regulations and is within an Area of Outstanding Natural Beauty which is a sensitive area defined within the [regulations]. In my opinion, having taken into account the criteria in Schedule 3 to the 1999*

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*regulations, the proposed development would not be likely to have a significant effect on the environment by virtue of factors such as its nature, size and location.*

*Accordingly, the Local Planning Authority advises that the development for which planning permission is sought is not EIA development.”*

- 2.6 Planning permission 1/D/10/000275 was granted on 7<sup>th</sup> May 2010 for, “New leisure building including indoor swimming pool, bowling, cafe & associated facilities together with enhanced landscaping”. In accordance with drawings 188.101 and 188.102, approved under condition 8, excavations have been used to create a new landscape bund between the northern boundary of the application site and Burton Road (B3157). This provides screening of the application site when viewed from Burton Road.

### **3. REASONS FOR THE APPLICATION**

- 3.1 Use of the tenting field for siting touring units will greatly assist management of the touring business which is comprised within two areas, one having planning permission for touring units with 400 pitches and one having planning permission for tents only with 156 pitches. The reasons why the change will assist management of the touring business are as follows:
- 3.1.1 Bad weather is more prevalent during the shoulder months. OS 0001 is sheltered by Wennett Hill from the prevailing south-westerly winds, but the touring unit field OS 0075 is not. However the planning permission prevents OS 0001 from being used by touring caravans and motor caravans even when OS 0001 has vacant pitches. Owners of touring caravans who request to be sited on OS 0001 in order to have a more sheltered pitch have to be refused, which causes resentment from dissatisfied customers. In addition, 0075 is more visible from public receptors on Burton Road and the Coast Path than OS 0001, so from a planning point of view restricting OS 0001 to tents is illogical and serves no planning purpose.
- 3.1.2 Customers frequently wish to make bookings for combinations of touring caravans, motor caravans and tents, either as one family or as a group of families and/or friends. This is only possible on the touring unit area, which causes problems when the touring unit area is fully booked. Customers seeking to make advance bookings by telephone or in person in real time have to be refused. This causes incredulity and resentment with potential customers and causes a considerable financial loss for the company every year.
- 3.1.3 When the touring unit field is full it is not possible to fill empty pitches in the tenting field with touring caravans and motor caravans. This causes incredulity and resentment with potential customers and causes a considerable financial loss for the company every year.
- 3.2 Camping in tents normally has a restricted popularity during May to September in good weather. Touring caravans and camper vans are much less weather volatile so they facilitate camping during the shoulder periods and during the winter. This will therefore extend the period of use of the application site which has no seasonal



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restriction. Extending the period of use will extend the period of employment for some temporary staff.

- 3.3 Allowing camping with all types of touring unit will increase turnover, help future business investment and contribute to the local economy.
- 3.4 Siting touring units on OS 0001 at any time of year is consistent with the all weather facilities completed in 2012 under 1/D/10/000275. Additional use of the leisure facilities, including the bar/restaurant, will benefit part time employees by extending their period of employment during the year, with the potential to make some part time jobs permanent full time jobs.
- 3.5 Put simply, not allowing touring units on OS 0001 causes significant harm to Freshwater Beach Holiday Park's business, West Dorset's tourism industry and the local economy, which is contrary to **NPPF paragraph 28**. Siting touring units at any time of year will provide greater operational flexibility and efficiency, with benefits for staff retention and staff careers.

#### **4. PLANNING POLICY**

- 4.1 The applicants' proposal to site touring units, instead of just tents and trailer tents, is consistent with the Council's objective of encouraging tourism throughout the year: ***"... the Council's Tourism Strategy 2003-2008, aims to maintain and increase the value of tourism in the district, ensure that a high quality of visitor experience is available for everyone, and support and promote existing tourist attractions. The Council will therefore support appropriate improvements in the quality of accommodation on offer and proposals that enable existing sites to extend the visitor season."*** (Paragraph 7.8.8 in the adopted West Dorset Local Plan 2006).
- 4.2 Policy ET11 in the adopted West Dorset Local Plan 2006 supports change of use from tents to 'touring units', subject to compliance with the four criteria set out in the policy. The policy is copied below.

***"POLICY ET11 THE EXTENSION IN AREA OF EXISTING CAMPING, CARAVAN AND CHALET SITES AND THE CHANGE OF USE OF EXISTING SITES FOR TENTS, TOURING CARAVANS, 'TOURING UNITS', STATIC CARAVANS OR CHALETS***

*The extension in area of existing camping, caravan and chalet sites and the change of use of land within existing sites will be permitted provided the proposal:*

*i) would not, either on its own or cumulatively in combination with other established or proposed sites in the vicinity, harm the landscape character or rural amenity of the countryside and resident population;*

*ii) is conveniently and well located in relation to an adequate road system which can accommodate the traffic generated;*

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- iii) where possible has convenient access to frequent public transport services; and
- iv) would not significantly reduce the range and choice of available accommodation as a result of a loss of tent and/or touring caravan pitches.

*In addition, sites within the Heritage Coast will be expected to demonstrate that the proposal forms part of a long term management, layout and landscaping plan to improve the quality and appearance of the site and reduce its visual impact on the landscape.*

***The change of use either wholly or in part of an existing site from tents or touring caravans to ‘touring units’ will be permitted provided that it complies with the above criteria.”***

- 4.3 The proposed change of use at Freshwater Beach complies with all four criteria and landscape planting details are provided on **drawings 425.10 and 425.11**, together with a Landscape Management Plan (**Appendix LVIA8**).
- 4.4 The application site is part of the existing Holiday Park. The proposed change of use is therefore within a sustainable tourist location. **“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. .... For decision-taking this means approving development proposals that accord with the development plan without delay.”** (NPPF paragraph 14).
- 4.5 The NPPF supports development which provides jobs:

## **“1. Building a strong, competitive economy**

18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;

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- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;”

### 3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”

- 4.6 NPPF paragraph 206 states: “Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.” The application site is not the subject of a seasonal condition and neither is the existing touring unit site, both having been granted planning permission in 1992 under 1/W/88/0407F. A seasonal condition should not be imposed in response to this application; such would be unnecessary, unreasonable and contrary to law by taking away existing use rights.
- 4.7 Further guidance is to be found in the National Planning Practice Guidance 2014 ID 21a for the Use of Planning Conditions.
- 4.8 “It is not sufficient that a condition is related to planning objectives: it must also be justified by the nature or impact of the development permitted. A condition cannot be imposed in order to remedy a pre-existing problem or issue not created by the proposed development.” ID 21a-004.
- 4.9 **“It is best practice for a local planning authority to agree proposed conditions with an applicant before a decision is taken, and as early in the planning application process as possible.** It is equally open to both the local planning authority and the applicant to initiate discussions about conditions. Agreeing conditions early is beneficial to all parties involved in the process.” ID 21a-019. Accordingly it is requested that the planning officer dealing with this application

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consults with Mr. Atherton in respect of proposed planning conditions, first by providing draft conditions for his consideration and comment.

September 2014

OBJECTOR REF. 916

MATTERS 5 & 6

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Development Services Division  
Development Services Manager  
John Greenslade, Dip TP, BSc, MRTPI, MRICS, Dip Mgmt (Open)

CHIDEOCK

### APPROVAL OF PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (England) Order 2010  
(DMPO)

Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

**Application No: 1/D/12/000410**

**Location of Development:**

GOLDEN CAP HOLIDAY PARK, SEATOWN, BRIDPORT, DT6 6JX

**Description of Development:**

Site reorganisation comprising changes of use & operational development including removal of all 108 touring caravan pitches & siting 'lodge' style caravans & static caravans on OS 0586 & 2500. Siting static caravans, diversion of public footpath W10/14 & creation of a permissive path within OS 4417. Landscape enhancements. Changes of use of buildings B and C. Construction of a leisure building on OS 1597/2093.

In pursuance of their powers under the above mentioned Act(s), West Dorset District Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below.

**SUBJECT TO ATTACHED  
SCHEDULE OF TWENTY ONE CONDITIONS**

**PLEASE REFER TO NOTES ENCLOSED**

**Signed:** *John Greenslade*  
Development Services Manager  
Dated: 21 December, 2012

**APPLICATION NO: 1/D/12/000410**  
**GOLDEN CAP HOLIDAY PARK, SEATOWN, BRIDPORT, DT6 6JX**  
**SCHEDULE OF CONDITIONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plan - drawing no. 2713-10-02 received on 15/03/2012  
Proposed Site Plan (restaurant/cafe & pool) - drawing no. 2713-10-03 received on 15/03/2012  
Proposed Ground Floor and Basement Plans - drawing no. 2713-10-04 received on 15/03/2012  
Proposed First Floor Plan - drawing no. 2713-10-05 received on 15/03/2012  
Proposed Roof Plan - drawing no. 2713-10-06 received on 15/03/2012  
Proposed alterations to Laundry building to provide cycle Hire - drawing no. 2713-10-07 received on 15/03/2012  
Proposed Section - drawing no. 2713-20-01 received on 15/03/2012  
Proposed South Elevation - drawing no. 2713-20-02 received on 15/03/2012  
Proposed West and East Elevations - drawing no. 2713-20-03 received on 15/03/2012  
Proposed North Elevation - drawing no. 2713-20-04 received on 15/03/2012  
Proposed Site Sections - drawing no. 2713-20-05 received on 15/03/2012  
Site Photographs of Existing Site - drawing no. 2713-50-01 received on 15/03/2012  
Photomontages from viewpoint 5 - drawing no. 2713-50-02 received on 15/03/2012  
Photomontages from viewpoint 10 - drawing no. 2713-50-03 received on 15/03/2012  
Photomontage view from east coastal path - drawing no. 2713-50-04 received on 15/03/2012  
Topographical Survey - drawing no. 3774-0806/1A received on 15/03/2012  
Topographical Survey - drawing no. 3774-0806/2A received on 15/03/2012  
Topographical Survey - drawing no. 3774-0806/3A received on 15/03/2012  
Proposed Layout - drawing no. 274.100 (amended) received on 09/11/2012  
Proposed Layout South - drawing no. 274.101 (amended) received on 09/11/2012  
Proposed Layout Central - drawing no. 274.102 (amended) received on 09/11/2012  
Proposed Layout north - drawing no. 274.103 (amended) received on 09/11/2012  
Planting Plan 1 of 9 - drawing no. 274.104 (amended) received on 09/11/2012  
Planting Plan 2 of 9 - drawing no. 274.105 (amended) received on 09/11/2012  
Planting Plan 3 of 9 - drawing no. 274.106 (amended) received on 09/11/2012  
Planting Plan 4 of 9 - drawing no. 274.107 (amended) received on 09/11/2012  
Planting Plan 5 of 9 - drawing no. 274.108 (amended) received on 09/11/2012  
Planting Plan 6 of 9 - drawing no. 274.109 (amended) received on 09/11/2012

Planting Plan 7 of 9 - drawing no. 274.110 (amended) received on 09/11/2012  
Planting Plan 8 of 9 - drawing no. 274.111 (amended) received on 09/11/2012  
Planting Plan 9 of 9 - drawing no. 274.112 (amended) received on 09/11/2012  
Part of Area 8 - drawing no. 274.113 (amended) received on 09/11/2012  
Sections through Area 1 - drawing no. 274.119 (additional) received on 09/11/2012  
Landscape details around new leisure building drawing no. 274.114 (additional) received on 09/11/2012  
Proposed public footpath diversion and permissive path - drawing no. 274.115 (Additional plan) received on 09/11/2012  
Existing trees, shrubs and wildlife and principal wildlife corridors - drawing no. 274.117 (Additional plan) received on 09/11/2012  
Site Location and Access (amended) received on 09/11/2012  
Existing trees, shrubs and hedges - wildlife corridors - drawing no. 274.116 (Amended plan) received on 22/11/2012

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

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. Prior to the commencement of development of the leisure building hereby approved, a Schedule of Materials including a specification of materials, external wall finishes, boundary treatment, joinery and balustrade details shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with the approved details and retained as such thereafter.

REASON: In order to protect the landscape qualities of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1, SA2, DA5 and DA7 of the West Dorset Local Plan (2006).

4. Prior to the commencement of development of the leisure building hereby approved, a specification and management plan for the wild flower and local grass roof on the leisure building shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with the approved details and retained as such thereafter.

REASON: In order to protect the landscape qualities of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1, SA2 and DA7 of the West Dorset Local Plan (2006).

5.

The leisure building hereby approved shall only be open between 16th February and 9th January the following year and shall not be open to visitors before 07.00 and after 23.30 Monday to Thursday and Sundays and before 07.00 and after 24.00 on Fridays and Saturdays. Deliveries to the leisure building shall not take place before 07.00 and after 21.00 Monday to Thursday and Sundays and before 07.00 and after 22.00 on Fridays and Saturdays.

REASON: In order to protect the residential amenities of occupiers of the neighbouring dwellings in accordance with policies AH8a and DA6 of the West Dorset Local Plan (2006).

6.

The leisure building and associated leisure facilities shall only be used by resident guests of Golden Cap Holiday Park and if required to do so the applicant must be able to prove to the satisfaction of the Local Planning Authority that any user of the facility is a resident guest.

REASON: The transport assessment has been based on the above and to safeguard traffic movements on the local highway network in accordance with policy AH14 of the West Dorset Local Plan (2006) and paragraph 32 of the NPPF (2012).

7.

Notwithstanding the submitted plans, the doors on the north elevation of the plant room as shown on plan 2713-20-04 shall be acoustic type louvre doors and be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to protect the residential amenities of occupiers of the neighbouring dwellings in accordance with policies AH8a and DA6 of the West Dorset Local Plan (2006).

8.

Prior to the erection of the leisure building or the siting of any caravans on areas 1, 4, and 9 an external lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include positions and design of lighting, lighting levels, shielding and hours of operation. Development shall proceed in strict accordance with the approved details and shall thereafter be retained.

REASON: In order to protect the landscape qualities and tranquillity of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1 and SA2 of the West Dorset Local Plan (2006).

9.

Prior to the siting of any caravan within the areas 1, 4 and 9 outlined in red on plan appendix DS1 stamped received 12<sup>th</sup> November 2012, a palette of colours for the caravans shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the caravans shall be sited on areas 1, 4 and 9 in accordance with the approved palette of colours unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to protect the landscape qualities of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1, SA2 and DA7 of the West Dorset Local Plan (2006)



10. The siting of the caravans hereby approved shall be carried out in accordance with the layout and accommodation types as shown on approved plan number 274.100 'proposed layout' and shall be sited and retained as such thereafter. Any material change to the layout or type requires full planning permission from the Local Planning Authority.

REASON: In order to protect the landscape qualities and tranquillity of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1 and SA2 of the West Dorset Local Plan (2006).

11. On commencement of the development hereby approved, the maximum number of caravan pitches on Areas 1 to 9 shall not exceed 345.

REASON: To safeguard traffic movements on the local highway network and to protect the landscape character in accordance with policies AH14, SA1, SA2 and SA3 of the West Dorset Local Plan (2006) and paragraph 32 of the NPPF (2012).

12. Prior to the commencement of any development a timetable for the programme and phasing of the siting of caravans and change of use to reduce the total number of caravans to 302 shall have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved timetable. Any variation shall be agreed in writing by the Local Planning Authority.

REASON: To safeguard traffic movements on the local highway network and to protect the landscape character in accordance with policies AH14, SA1, SA2 and SA3 of the West Dorset Local Plan (2006) and paragraph 32 of the NPPF (2012).

13. In respect of the caravans on areas 1, 2, 4 and 9 and as shown on appendix plan DS1 stamped received 12th November 2012 the following shall apply;

- 1) the caravans shall only be occupied for holiday purposes between 16<sup>th</sup> February and 9<sup>th</sup> January the following year.
- 2) the caravans hereby permitted shall only be for holiday purposes; the caravans shall not be occupied as a person's sole, or main place of residence; the owners/operators shall maintain an up-to date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

REASON: The site is outside the Defined Development Boundary and in a location where permanent residential use is not supported and Local Planning Authority seeks to maintain control over the use of the caravans in accordance with policies SS3 of the West Dorset District Local Plan (2006).

14. No approved development on any part of the site shall be commenced until details of a scheme for the provision of surface water run-off attenuation incorporating sustainable drainage principles and a timetable to carry out the scheme has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details and timetable and shall thereafter be retained.

REASON: In the interests of reducing flood risk in accordance with West Dorset Local Plan (2006).

15. Prior to the commencement of development a Construction Traffic Management Plan ("CTMP") relating to the works approved for the development ("the Works") shall have been submitted to and approved in writing by the Local Planning Authority.

The CTMP shall include the following:-

(1) Details of construction vehicles (number, size, type and frequency of movement), vehicular routes and delivery hours.

(2) Provision for the inspection of the public highways serving the site (Duck Street, Sea Hill Lane and Mill Lane). Inspections shall be carried out jointly between the developer (or their contractor) and Dorset County Council Highways prior to commencement of the works and thereafter at regular agreed intervals during the period that the works are carried out so that any damage to the edges of carriageways and verges can be identified and suitable remedial works are agreed. The agreed remedial works will be completed by or on behalf of Dorset County Council Highways, with the previously agreed cost to be paid for by the developer or their contractor.

(3) A scheme of signing of the heavy vehicle route to the site with advice/warning signs at appropriate points, which shall be implemented in accordance with the approved scheme.

The approved Construction Traffic Management Plan shall be carried out strictly in accordance with its terms.

REASON: In the interests of highway and public safety and general amenity in accordance with policies AH14, AH8a and DA6 of the West Dorset District Local Plan (2006).

16. Development in areas 1, 3, 4 and 9 shown edged red on appendix plan DS1 stamped received 12<sup>th</sup> November 2012, or any part thereof, shall not take place until all existing trees, shrubs and other natural features in the vicinity of that part of the development have been fully safeguarded and fenced in accordance with a scheme to be first approved in writing by the Local Planning Authority and in accordance with BS5837:2012. Such fencing shall be maintained during the period of the works in the area or part of the area. No unauthorised access or placement of goods, fuels and chemicals, soil or other materials shall take place inside this fenced area. The soil levels within the fenced area shall not be raised or lowered and no trenching or excavation shall take place. In the event that trees (or their roots) become damaged, are lost or become otherwise defective in any way during such period of the works, the Local Planning Authority shall be notified immediately and a programme of remedial action as directed by the Local Planning Authority shall be carried out within a timescale to be specified by the Local Planning Authority.

REASON: In order to protect the existing soft landscaping on site which contributes to the character of the site in accordance with policy DA1 of the West Dorset District Local Plan (2006)

17. Prior to the commencement of development within areas 1, 4 and 9, full details of the hard landscaping proposals shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include means of enclosure and hard surfacing materials. The development shall be carried out in accordance with the approved details and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to protect the landscape qualities and tranquillity of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1, SA2 and DA2 of the West Dorset Local Plan (2006)

18. With the exception of area 3, the strategic planting as shown on approved plan 274.116 and planting plans 274.105, 274.106 and 274.107 shall be undertaken during the first full planting season (1 November to 31 March) following the grant of planning permission. The landscaping shall be carried out in accordance with the associated documents 'Specification for planting and grass seeding' DS4 and 'Landscape Management Plan and its addendum' DS5 unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants which, within a period of 10 years from the completion of the strategic planting, 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. The landscaping shall thereafter be retained.

REASON: In order to protect the landscape qualities and tranquillity of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1, SA2 and DA2 of the West Dorset Local Plan (2006).

19. Prior to the commencement of development of the leisure building, a timetable for the planting in area 3 as shown on approved plans 274.116 and 274.106 shall be submitted to and agreed in writing by the Local Planning Authority. The landscaping shall be carried out in accordance with the approved timetable and the associated documents 'Specification for planting and grass seeding' DS4 and 'Landscape Management Plan and its addendum' DS5 unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants which, within a period of 10 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. The landscaping shall thereafter be retained.

REASON: In order to protect the landscape qualities and tranquillity of the AONB and Heritage Coast and the residential amenity of the occupiers of neighbouring dwellings with policies SA1 and SA2 of the West Dorset Local Plan (2006).

20. With the exception of area 3, following commencement of development within each area, or part of an area as defined on appendix DS1 by the red and blue lines, the landscaping scheme in respect of each area, or part of an area as shown on the approved planting plans shall be carried out in the next full planting season. The landscaping shall be carried out in accordance with the associated documents 'Specification for planting and grass seeding' DS4 and 'Landscape Management Plan and addendum' DS5 unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 10 years from the completion of the development in each area, 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. The landscaping shall thereafter be retained.

REASON: In order to protect the landscape qualities and tranquillity of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1, SA2 and DA2 of the West Dorset Local Plan (2006)

21. The landscaping controlled by conditions 18, 19 and 20 shall be carried out in accordance with the approved details. Any variation to the approved planting details for areas 1-9 shown on appendix DS1 stamped received 12<sup>th</sup> November 2012 should be submitted to and agreed in writing by the Local Planning Authority.

REASON: In order to protect the landscape qualities and tranquillity of the AONB and Heritage Coast and the appearance of the new building in accordance with policies SA1 and SA2 of the West Dorset Local Plan (2006)

#### SUMMARY OF REASONS FOR GRANTING PERMISSION AND OF THE POLICIES AND PROPOSALS IN THE DEVELOPMENT PLAN WHICH ARE RELEVANT TO THE DECISION TO GRANT PERMISSION.

- The development is not considered to have an adverse impact on the landscape qualities of the Area of Outstanding Natural Beauty or the Heritage Coast. The proposed soft landscaping scheme would mitigate against the existing development on the holiday park and the proposed leisure building and the additional caravans.
- The design, scale and siting of the leisure building is considered to be acceptable and is appropriate within the holiday park and would not have a detrimental impact on the visual amenities of the locality.
- The change of use on Area 1 would have less than substantial harm on the character and appearance of the Conservation Area and the benefits to the economy and landscaping proposals outweigh this. The setting of the neighbouring listed buildings would not be harmed by the development.
- It is considered that the leisure building and extended season would not have a significant adverse effect on the amenity of the occupiers of neighbouring residential properties.
- The development would bring about economic and tourism benefits for the wider district.
- The impact on the local highway network and public rights of way have been carefully considered and it was concluded that the impacts of the development on the highways and public rights of way are not severe and the improvements resulting from the loss of touring units goes some way to outweighing the additional traffic out of season.
- Protected species would not be harmed by the leisure building.
- The change of use and the development is not considered to result in creased flood risk on the site or in the surrounding area.

Therefore, the development is considered to be in accordance with the National Planning Policy Framework (2012) sections 1, 3, 4, 7, 10, 11 and 12 and policies Tourism A, Tourism D, Environment D, Environment E, Environment F, Environment G, Environment J, Environment K, Environment Q, Implementation A, Implementation C, Implementation D of the Bournemouth, Dorset and Poole Structure Plan (2000) and policies SA1, SA2, SA3, SA12, SA20, SA21, AH8a, AH14, SS3, ET11, ET12, TRAN2, TRAN5, TRAN8, TRAN13, IN1, IN5, DA1, DA2, DA5, DA6, DA7 and SU1 of the West Dorset Local Plan (2006).

## NOTES TO APPLICANT

1. Diversion of Footpath 14 – The footpath must be diverted by legal order and that order must be confirmed before any works obstructing the path area are commenced.
2. Badgers are protected under the Badgers Act 1992 and a licence from Natural England is required if it is necessary to interfere with a badger sett in the course of development.
3. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
  - offering a pre-application advice service, and
  - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

The applicant was provided with pre-application advice and the applicant/agent was updated of any issues after the initial site visit. The applicant was provided with a number of opportunities to address issues identified by the case officer and permission was granted.

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. A standard application form (1APP form No. 27), fee details and extract from the relevant government Circular 04/2008 is available from our website: <http://www.dorsetforyou.com/index.jsp?articleid=363982> .



## DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2010

### PART 5, ARTICLE 33

#### TOWN AND COUNTRY PLANNING ACT 1990

##### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. If you want to appeal against a refusal of a Householder application you must do so within 12 weeks of the date of this notice.**
- To appeal against an advertisement application, in accordance with Regulation 15 set out in the Town and Country Planning (Control of Advertisements) Regulations 1992 you have 8 weeks from the date of this notice.
- If this decision is on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you wish to appeal against this decision then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within:
  - 28 days of the date of service of the enforcement notice, or within six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- There are a number of planning appeal forms, Householder Appeals/ Advertisement Appeals/Listed Building Consent Appeals/Conservation Area Consent Appeals/Certificate of Lawful Use or Development Appeals etc. When requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there

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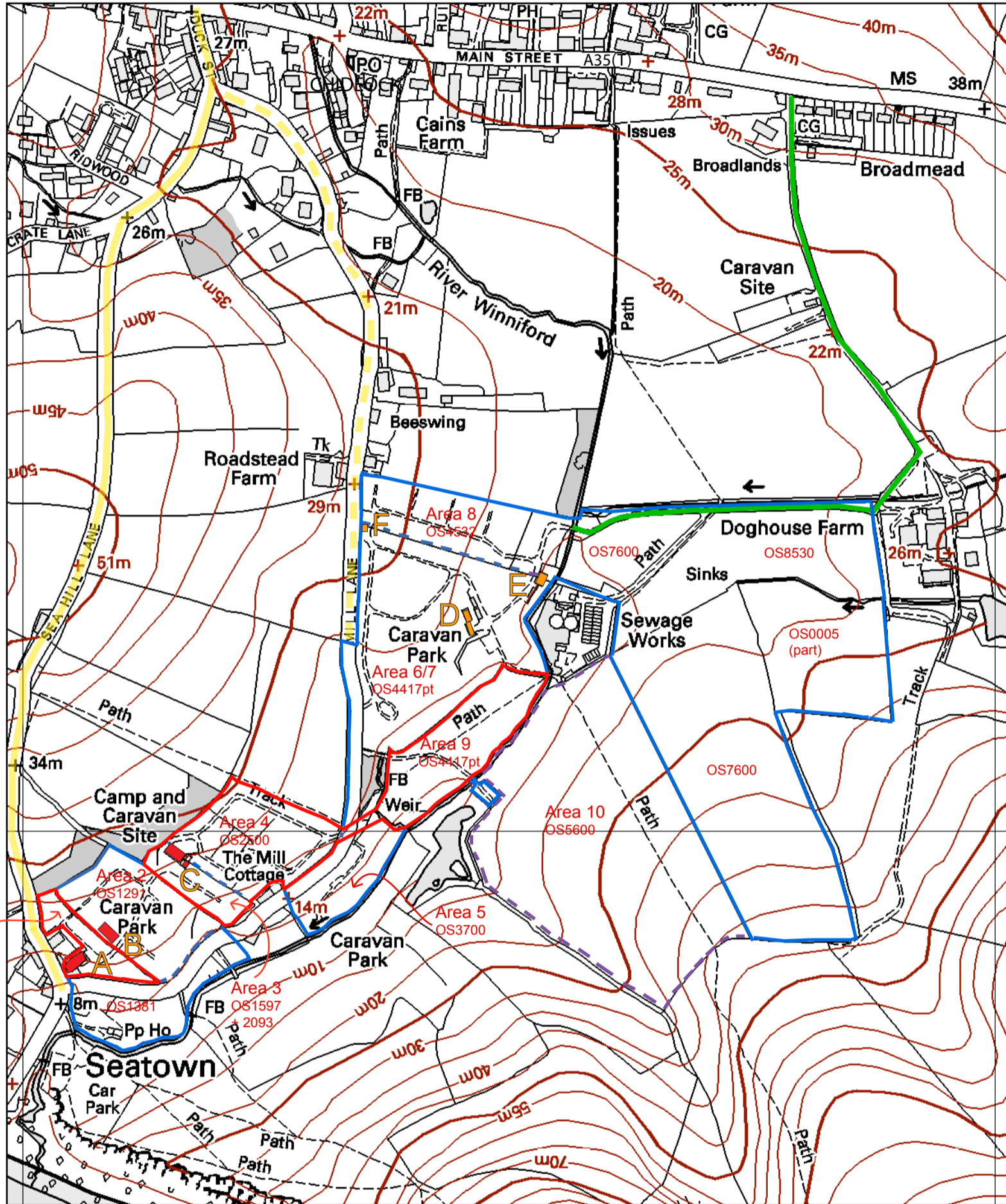
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## Golden Cap Holiday Park SITE LOCATION AND ACCESS

### APPENDIX DS1

#### Key

- Application boundaries
- Site area boundaries
- Land owned by Applicant
- Leased land for seasonal camping
- A Site buildings included in application
- E Other site buildings
- Vehicular access for customers
- Alternative vehicular access
- Delivery route for statics/lodges/construction