

Application No: 16/00512/FULL Full Application

Site: Red Shoot Camping Park, Linwood, Ringwood, BH24 3QT

Proposal: Permanent siting of a mobile home.

Applicant: Mrs J Oldfield, Red Shoot Camping Park Ltd

Case Officer: Carly Cochrane

Parish: ELLINGHAM HARBRIDGE AND IBSLEY

1. REASON FOR COMMITTEE CONSIDERATION

The proposal is contrary to core strategy policies but is recommended for approval.

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
DP10 Replacement Dwellings
CP12 New Residential Development
DP13 Agricultural, Forestry & Other Occupational Dwellings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ellingham, Harbridge & Ibsley Parish Council: Recommend permission but would accept the decision reached by officers under delegated powers. The following comments were made:

- Parish Council believe the need for a mobile home on site to ensure

security and safety of visitors has been proven with the series of temporary permissions granted

- Recommend ten year temporary permission to allow continued monitoring by the NPA and to grant the application peace of mind. The Parish Council request that the mobile home be conditioned to the applicant only for as long as the campsite remains a viable business, and the footprint and structure to remain the same as it is currently.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

- 10.1 Application to vary Condition 1 of Planning Permission 90754 for continued siting of a Mobile Home for extended period of time (09/94398) - granted Temporary Permission on 22 October 2009
- 10.2 Retrospective application for relief of condition 1 of Planning Permission 72074 to allow continued siting of mobile home (06/90754) - granted permission on 13 November 2006
- 10.3 Renewal of temporary permission for siting of a mobile home (PP52622C) (01/72074) - granted Temporary Permission on 11 July 2001
- 10.4 Continued siting of a caravan - renew pp 48062 (NFDC/CARA/96/59622) - granted permission on 10 September 1996
- 10.5 Continued siting of a caravan - renewal of 32790 (NFDC/CARA/91/48062) - granted permission on 5 September 1991
- 10.6 Relocatable dwelling to replace existing mobile home (NFDC/90/44578) - refused on 18 April 1990
- 10.7 Continued siting of a caravan (NFDC/86/32790) - granted permission on 30 September 1986
- 10.8 Temporary siting of residential caravan (NFDC/77/08018) - granted permission on 1 August 1977
- 10.9 Use of land as holiday caravan site (RFR/CARA/XX/00021) - granted permission on 20 March 1961

11. ASSESSMENT

- 11.1 The wider application site of Red Shoot Campsite is located to the rear of the Red Shoot Inn, and comprises an area of land measuring 2.16 hectares. The site consists of a reception area, shower block, and manager's accommodation in the form of a mobile home, located to the rear of the reception block and public house. The campsite is accessed through the Red Shoot Inn car park. One residential property, 'Toms Farm' adjoins the north western site boundary; the land to the front and rear of the site is agricultural, and the land to the south east comprises Deers Leap Holiday Park.
- 11.2 This application seeks planning permission for the permanent siting of the mobile home (manager's accommodation). This application follows a series of temporary permissions, dating back to 1977. The most recent permission was in 2009 (09/94398) and prior to the adoption of the Core Strategy (2010). The previous permissions have been conditioned so as to limit the use of the mobile home to the person who is employed at the campsite and for the purposes of wardening it. The mobile home has been clad in timber, and a residential curtilage has been created through enclosing an area of land immediately to the north east of the mobile home.
- 11.3 The mobile home unit, whilst sited on a higher ground level than that of the reception building, is of a low key appearance, and benefits from extensive boundary screening. The nearest residential property is located to the north western boundary of the campsite; as such, the mobile unit in itself would not result in any adverse impact upon neighbouring amenity. The unit is situated in the vicinity of the Red Shoot Inn and its ancillary outbuildings, as well as the buildings which form part of the campsite. As such, it is not considered that the unit would appear incongruous or be significantly harmful to the surrounding landscape.
- 11.4 Policies CP14, CP16 and DP17 of the Core Strategy seek to support small scale employment development, including tourism development, outside the Defined Villages where there would be opportunity for the understanding and enjoyment of the National Park in a way that either enhances, or does not detract from, its special qualities. The proposal would be contained within the existing site boundary, and would not materially increase the level of activity on site; contrarily, the proposal would ensure the retention of the campsite by providing on site accommodation for the site manager, which in turn allows the continuation of a business which helps to contribute to the understanding and enjoyment of the National Park's Special Qualities and contributes to the sustainability of local communities.

- 11.5 As this application is for the permanent siting of a mobile home, as with any new dwelling within 400 metres of the New Forest Special Protection Area (SPA), the applicant is required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects on the ecological integrity of the SPA. As per the Development Standards Supplementary Planning Document (2012), the applicant has entered into a Unilateral Undertaking in order to make a contribution to ensure the delivery of mitigation measures and ensure that the proposal complies with the European Directive and the Habitats and Species Regulations.
- 11.6 It is noted that a similar application, albeit for a variation of condition (11/96378/VAR), was granted permission at Deers Leap Caravan Park, which is located to the immediate south east of the application site. This application sought to vary a condition to allow the permanent siting of the wardens caravan within the holiday park. It was considered that there was a recognised need for a warden to be on site in association with the use of the land, it was therefore considered reasonable to grant consent for the retention of the building for as long as the holiday use of the land continued.
- 11.7 This proposal is not one for a replacement dwelling, nor for an occupational workers dwelling. Although the structure in itself is of a temporary nature, it would be contrary to policy to allow the permanent siting of a mobile home in this location. However, it is also the case that the continued granting of temporary permissions, which, in this instance, have not always overlapped, does not represent good planning practice. Having regard to these considerations, along with the recognised and established need to accommodate a warden/manager on site in association with the use of the land as a holiday park, it is therefore considered that it would be reasonable to allow the permanent siting of the mobile home, subject to the condition that should the use of the land as a campsite cease or the mobile home unit be used by anyone other than a warden/manager, then so would the permission.
- 11.8 It is therefore recommended that the application is granted permission, subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The caravan hereby approved shall only be occupied by a person employed as a warden in connection with Red Shoot Camping Park.

Reason: Policy CP12 of the New Forest National Park Core Strategy presumes against the grant of planning permission for

permanent residential accommodation in the form of mobile homes at holiday parks. However, the Authority recognises that there remains a need to continue the long standing siting of a caravan for warden's accommodation on this site and has had regard to the earlier successive planning permissions granted by both the New Forest National Park Authority and the predecessor authority.

- 2 The mobile home shall be removed from the site on the cessation of the use of the site as a holiday park, and the land restored to a condition which has first been agreed in writing by the New Forest National Park Authority.

Reason: The caravan is justified on the basis that it is necessary for the continuation of the camping and caravanning business and the permanent retention of a caravan in this location would be contrary to the requirements of Policy CP12 of the adopted New Forest National Park Core Strategy.



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