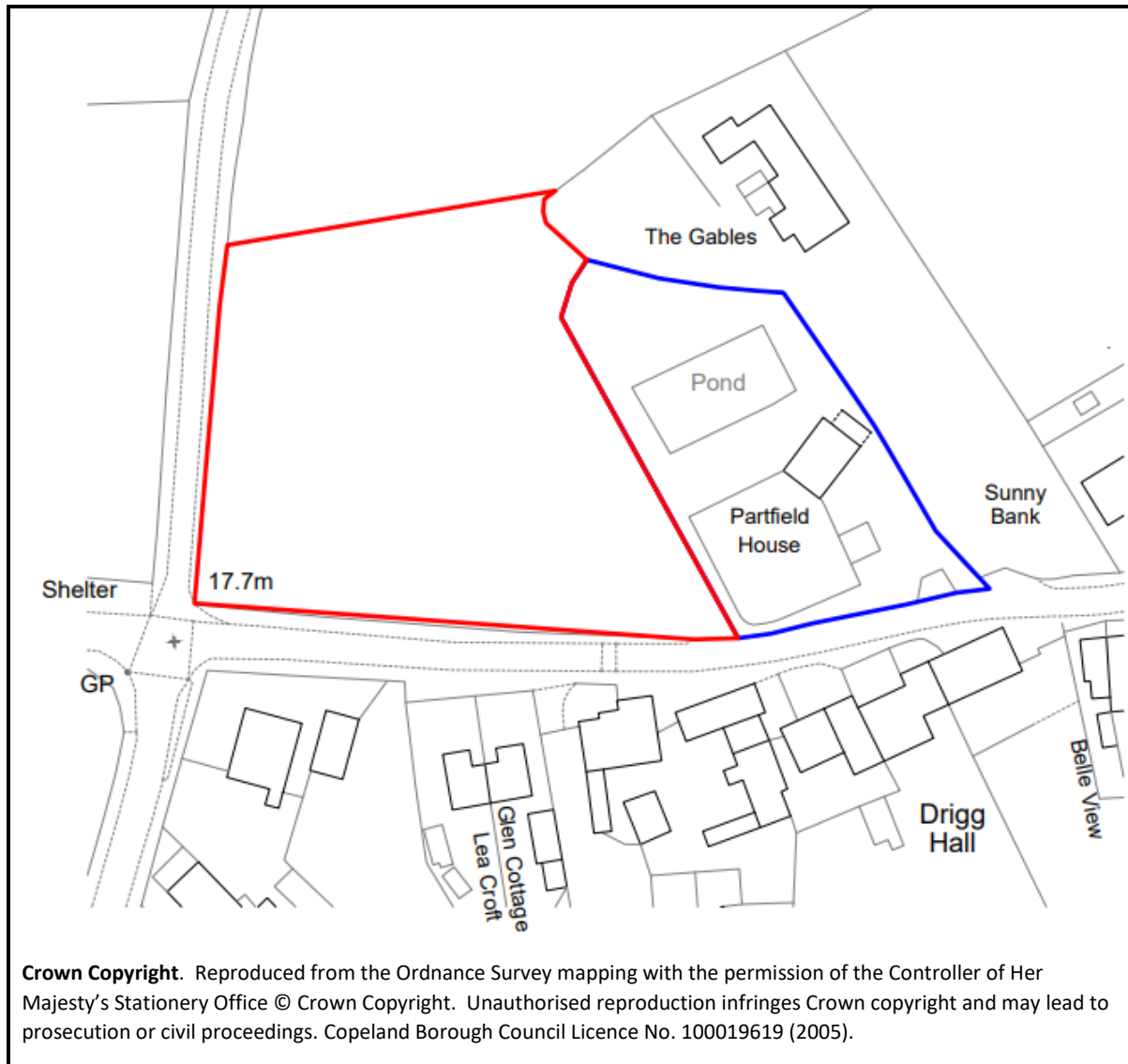


To: PLANNING PANEL

Development Management Section

Date of Meeting: 15/12/2021

Application Number:	4/21/2411/0F1
Application Type:	Full : CBC
Applicant:	Mr C Usher
Application Address:	LAND ADJACENT TO PARTFIELD HOUSE, DRIGG
Proposal	CHANGE OF USE OF LAND FROM WOODLAND FOR SITE TO PROVIDE EIGHT MOTORHOME BAYS, EIGHT SELF CONTAINED TIMBER BUILT HOLIDAY CABINS, SITE SHOP/OFFICE BUILDING, SHOWER/TOILET BLOCK, BIN STORE WITH INTERNAL ACCESS ROAD (RESUBMISSION OF WITHDRAWN APPLICATION 4/21/2252/0F1)
Parish:	Drigg and Carleton
Recommendation Summary:	Site Visit



Reason for Determination by the Planning Panel

This application is brought for consideration by Members of the Planning Panel due to the level of interest raised by the local community. The Parish Council have also requested a site visit.

The Site

This application relates to land adjacent to Partfield House which is located within the centre of Drigg. This woodland site is located to the west of the residential curtilage associated with Partfield House, and is accessed from the B5344 to the south of the site. The site is bounded to the north by open countryside and is flanked on its western boundary by an existing bridleway.

Relevant Planning History

4/21/2252/OF1 – Change of use of land from woodland for site to provide eight motorhome bays, eight self-contained timber built holiday cabins, site shop/office building, shower/toilet block & bin store with access track through site – Withdrawn

Proposal

This application seeks planning permission to change the use of this site from woodland to provide a tourism related development comprising eight motorhome bays, eight self-contained timber built holiday cabins, a site shop/office building, a shower/toilet block, and a bin store. These different elements are to be linked by an internal access road. This is a resubmission of the withdrawn application 4/21/2252/OF1 and includes alterations to the proposed access arrangements following concerns raised by the Council.

The proposed site will be served by a single entrance off the B5344, utilising an existing access which is to be altered and enlarged. This access will serve as both the entrance and exit point for the development, and provides a visibility splay of 40m to the west and 45m to the east. A number of existing trees will need to be removed and part of the hedgerow cut back to secure these splays.

The development will have a single access road providing access to the motorhome bays and parking spaces. This road will be made up of a gravel surface to provide a permeable hardstanding, however the entrance area to the site between the highway and the gravel road will be coated in tarmac. Within the site there will be eight parking spaces which are to be allocated to the proposed timber cabins, with one disabled space provided. There will also be a further two visitor spaces, one to disabled standards, for use by patrons of the shop from outside the site. A new footpath is also proposed which will connect the shop to the existing footway on the B5344.

The proposed motorhome bays are to be located on the western side of the site around the single access road. The bays will be constructed from a permeable hardstanding formed by a ground reinforced grid system, and amenity space is to be provided to each bay for use by awnings and as outside seating areas. The site will accommodate six bays for two berth motorhomes and two bays for four berth motorhomes.

The proposal also includes the provision of eight timber built holiday cabins which are to be located on the eastern portion of the site. These will be accessed from the main access road by pedestrians via a gantry which will be raised 600 mm above ground level. The proposed gantry system has been designed in order to reduce the impact on the roots of the retained trees. There are two types of cabins proposed: type 1 providing 2 bedrooms, a bathroom, and a kitchen/dining room, and type 2 providing a single bedroom, bathroom and a kitchen/diner. Each cabin will be of a timber finish with UPVC windows and will be provided with their own power supply and drainage facilities which will discharge into an effluent tank located nearby.

The application also seek permission for the construction of a shop and shower block which are to be located adjacent to the entrance into this site. The proposed shop building will measure 11.4m x 6.8m and will provide a shop, store, office, and a staff room and toilet, and will be accessed via a ramp. The shop is mainly to serve patrons of the site, however it will also be open to the general public selling essential supplies and food items. Attached to the proposed shop is a shower block measuring 5.35m x 4.4m, which will provide a toilet, shower, and ambulant shower/toilet. The proposed shower block is primarily intended for use by the occupants of the motorhomes as the cabins will have their own internal facilities.

The application site is not connected to the mains drainage for either surface or foul water. It is proposed to deal with surface water via soakaways within the site boundary, and foul water will be drained to three separate effluent treatment tanks. Two of these proposed tanks will serve the proposed timber cabins and the third will serve the proposed shop and shower facility.

Consultations

This application is currently out for consultation with both technical and statutory consultees. Neighbouring residential properties have also been consulted as part of this process.

Assessment

Based on a request from the Parish Council, and also due to the level of interest in this proposal from the local community is it considered appropriate for Members to undertake a site visit to understand the site and its context, in order to fully appraise all of the material planning considerations prior to the determination of this application.

Recommendation:-

Site Visit