

## DELEGATED REPORT

<b>Application No:</b>	20/P/1189/FUL	<b>Target date:</b>	13.11.2020
<b>Case officer:</b>	Mike Cole	<b>Extended date:</b>	10.12.2020
<b>Proposal:</b>	Stationing of four holiday lodges.		
<b>Site address:</b>	Land Adjacent, Racing Club, Accommodation Road, Bleadon		

### SUMMARY OF MAIN ISSUES AND RECOMMENDATION

#### Planning History/Background – most recent applications

Reference	Proposal	Decision
18/P/4956/FUL	Erection of 5 Industrial units	Refused
18/P/3165/FUL	Erection of 5 holiday lodges	Approved
99/0208	Extension of racing track, erection of fence around site	Approved

#### Monitoring Details (if applicable)

#### Policy Framework

The site is affected by the following constraints:

- Outside settlement boundaries
- Flood zone 3A
- NS and Mendip Bats Consultation Greater Horseshoe Bat Zone C

#### The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS1	<a href="#">Addressing climate change and carbon reduction</a>
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment

CS12	Achieving high quality design and place making
CS20	Supporting a successful economy
CS22	Tourism Strategy
CS27	Sport, recreation and community facilities
CS34	Infrastructure delivery and Development Contributions

The Sites and Policies Plan Part 1: Development Management Policies (adopted July 2016)

The following policies are particularly relevant to this proposal:

<b>Policy</b>	<b>Policy heading</b>
DM1	Flooding and drainage
DM2	Renewable and low carbon energy
DM8	Nature Conservation
DM10	Landscape
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM28	Parking standards
DM32	High quality design and place making
DM33	Inclusive access into non-residential buildings and spaces
DM57	Conversion and re-use and new build for visitor accommodation in the countryside
DM58	Camping and caravan sites
DM68	Protection of sporting, cultural and community facilities
DM69	Location of sporting, cultural and community facilities
DM71	Development contributions, Community Infrastructure Levy and viability

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

None of the policies in this Plan are particularly relevant to this proposal:

**Other material policy guidance**

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

<b>Section No</b>	<b>Section heading</b>
1	Introduction
2	Achieving Sustainable Development
4	Decision-taking
6	Building a strong, competitive economy
11	Making effective use of land
12	Achieving well designed places
14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment

## Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted September 2018)
- Biodiversity and Trees SPD (adopted December 2005)
- Development contributions SPD (adopted January 2016)
- North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)

### **Consultation summary**

Copies of representations received can be viewed on the council's website. This report contains summaries only.

#### D & E Highways & Transport

No highway objections. Site would not generate significant levels of additional traffic on to the local network. The access to the site has good levels of visibility. Whilst only one parking space per unit is proposed it is likely that guests staying at the units would arrive in a single vehicle. Condition required for the provision of 2 cycle spaces per unit.

#### Environment Agency

Provided the Local Planning Authority (LPA) is satisfied the requirements of the Sequential Test under the National Planning Policy Framework (NPPF) are met, the Environment Agency would have no objections, in principle, to the proposed development, subject to the inclusion of conditions and advice notes within the Decision Notice:

#### Axe Brue IDB

No comments

#### Bleadon Parish Council

The Council supported the application although there was some concern in as much that they not wish to see the demise of the Racing Club with possible further Lodge development.

#### Neighbours' views

No comments received

## **Conclusions**

### **The principle of development**

Policy CS22 of the adopted Core Strategy supports the provision of new visitor and tourist facilities across the District provided they are of an appropriate scale, they maximise any opportunities for access by means other than the private car, the scheme supports conservation and economic development objectives and they have no adverse environmental impact on local amenity and the character of the area.

Policy DM58 of the Sites and Policies Plan Part 1 specifies that planning permission will be granted for new or extended touring and static caravan sites and camping sites provided that the scheme does not harm the character of the area, there is a safe access, neighbours living conditions are not adversely affected and visual impact is minimised. The site is part of a larger area that has a well established use as model racing car circuit.

The site attracts national and international events and participants often camp in the grounds when attending these. An application for the erection of 5No static holiday units has been previously approved on this site on land adjoining the eastern boundary under planning reference 18/P/3165/FUL. The 4 additional static holiday units now being applied for will extend the accommodation offering further for users of the site during events and for other tourists in the area at other times. As such it is considered that the proposal would meet the objectives for enhanced tourist provision in the District as set out in the policies quoted above.

### **EIA Screening**

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

### **Setting of Listed Building**

The proposal does not affect the setting of any listed buildings.

### **Character and appearance**

The proposal would not unacceptably harm the characteristics of the existing site or the character of its surroundings. A condition is proposed to secure the retention of the trees and hedge on the Accommodation Road frontage. In this respect, the proposal complies with policy CS12 of the Core Strategy, policies DM32 and of the Sites and Policies Plan (Part 1).

### **Drainage**

In order to minimise flooding, a condition is recommended to secure details of surface water drainage. In this respect, the proposal is in accordance with policy DM1 of the Sites and Policies Plan (Part 1) and section 14 of the NPPF. Foul drainage is dealt with under the Building Regulations.

### **Flood Risk**

The site is within a flood zone. The application is accompanied by a flood risk assessment incorporating sequential and exceptions tests. The conclusions of this are accepted.

A condition is recommended securing the recommendations in this Assessment and an advice note is recommended setting out the Environment Agency's advice regarding flood proofing measures. In this respect, the proposal is in accordance with policy CS3 of the North Somerset Core Strategy, policy DM1 of the Sites and Policies Plan (Part 1) and section 14 of the NPPF

#### Impact on Neighbours

There are no nearby neighbours that would be adversely affected by the proposed development. In this respect, the proposal complies with policy DM38 of the Sites and Policies Plan (Part 1).

#### Parking and Highway Safety

Although on-site parking provision will fall below the standards set out in the North Somerset Parking Standards SPD, the nature of the proposed use of the units as holiday lets means that there will be no adverse impact on highway safety as a result of approving this proposal. A condition is proposed to secure cycle provision for the units. The proposal therefore complies with policy DM28 of the Sites and Policies Plan (Part 1).

#### Protected Species (Bats)

The site is not likely to be used by bats, however as a precaution, an advice note is recommended warning the applicant of the requirements should bats be encountered during the development works. In this respect, regard has been paid to the requirements of the Conservation of Habitats and Species Regulations 2017 and the Natural Environment and Rural Communities Act 2006, and to policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) and the council's Biodiversity and Trees SPD.

#### Parish Council's Concerns

The concerns of the Parish Council have been carefully considered. These additional lodge units are located on a part of the site that has been used for camping and vehicle parking on race days in the past. The agent has stated that his client wishes to offer a better standard of overnight accommodation for race goers on event days as well as catering for the general holiday market. It is therefore unlikely that the approval of this development would lead to the race course closing in the future.

#### **Recommendations**

**APPROVE** subject to conditions (see draft decision for conditions).

#### **Reason for Overriding Parish Council comments (if appropriate)**

See report.

In recommending this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the:

- Natural Environment and Rural Communities (NERC) Act 2006
- Crime and Disorder Act 1998

- Human Rights Act 1998
- Public Sector Equality Duty, Equality Act 2010

Signed: Mike Cole