

**Application No:** 10/1711M

**Location:** HOLLANDS NURSERY, CONGLETON ROAD, GAWSWORTH, SK11 9JB

**Proposal:** DEVELOPMENT OF HOLLANDS NURSERY TO LODGE PARK (20 NO. TIMBER LODGES)- RESUBMISSION OF 10/0076M

**For** MR T HOLLAND, METIER PROPERTY HOLDINGS

**Registered** 06-May-2010

**Policy Item** Yes

**Grid Reference** 387705 367487

**Date Report Prepared:** 16 July 2010

#### **SUMMARY RECOMMENDATION**

Approve

#### **MAIN ISSUES**

- Have the reasons for refusal of application 10/0076M been addressed? Namely, is the layout and design of sufficient quality to give sufficient amenity and parking space within the site, and has sufficient information relating to drainage and foul sewage been submitted in order to assess adequately the impact of the proposed development.
- Impact upon the character and appearance of the area, including the landscape
- Traffic generation and sustainability
- Impact upon nature conservation interests

#### **REASON FOR REPORT**

The application is before the Northern Planning Committee due to the site area being in excess of 1 000m<sup>2</sup>.

## **DESCRIPTION OF SITE AND CONTEXT**

The site known as Hollands Nurseries, lies on the A536 (Congleton Road), approximately 6km south of Macclesfield. The application site area is approximately 1.3 hectares. There is a proliferation of buildings throughout the site, which have been used for a variety of purposes (some without planning consent), however, the main use of the site is that of a nursery. The site is broadly square. The site has access to the A536 to the front (west) and is surrounded by fields to the north and east. Maleypole Farm is adjacent to the site, to the south.

An application was refused planning consent by the Northern Planning Committee on 07.04.10 due to strong concerns about the design and layout, and drainage. This application has been submitted in attempt to address these issues.

## **DETAILS OF PROPOSAL**

The proposal comprises the demolition of the existing glass houses, poly tunnels and all other structures currently on the site (including steel containers, a mobile home and a caravan) and redevelopment of the whole site with a lodge park comprising 20 timber lodges, associated landscaping and an internal access road. It is noted that when originally submitted this application was for 23 lodges. The 3 lodges in the middle of the site have been removed in order to allow for a larger recreation area.

All the caravans would be generally positioned around the perimeter of the site, with a central island recreational area at the heart of the site, a recreation area adjacent to Maleypole Farm and a recreational area to the north of the site. A landscape buffer would also surround the site.

The caravans will be single storey in height, with a pitched roof (clay slate), clad in red timber. Each caravan will measure a maximum of 6.1 metres in width, 12.3m in length. The eaves height would be 2.53m and the ridge height would be 3.4m. Each van would have a decked area to the rear and an adjoining storage unit, clad in timber to match the lodges.

The static caravans fall within the statutory definition of a caravan under the Caravan Sites Act 1968, as amended by the Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of a Caravan) (Amendment) (England) Order 2006. The layout would also appear to satisfy the Model Standards 2008 for Caravan Sites in England.

There is no reception lodge or office facility proposed, or visitor car parking. An internal road (constructed from gravel) would be provided within the site to give vehicular access to each unit – which would have two parking spaces per lodge. The scheme also includes 3 visitor spaces adjacent to the central recreational area.

A public consultation event was held in November 2009, prior to the submission of application 10/0076M, which was attended by approximately 70 residents. The proposals were subsequently revised in order to address some of the issues raised, which resulted in the scheme which was refused in April 2010.

### **RELEVANT HISTORY**

10/0076M - redevelopment of hollands nursery to a lodge park (23 timber lodges) – refused 07.04.10

07/3022P - Resiting of agricultural/horticultural polytunnel - approved with conditions 22.01.08

07/3003P - Change of use of part of Holland's nursery site to garden centre-retrospective - Withdrawn 14.01.08

07/2924P - Advertisement Consent - 2no. free-standing signs and 1no hanging sign - approved with conditions 16.01.08

03/1871P - Erection of new greenhouse and relocation of existing greenhouse within the nursery boundary. demolition of existing extension to office - approved with conditions 02.09.03

03/1870P - Relocation of existing poly tunnels within the nursery boundary - approved with conditions 02.09.03

03/1246P - Retention of agricultural building for use in accordance with permission 01/1175P - refused 13.08.03

01/1176P - Retention of tea room - approved with conditions 14.11.01

01/1175P - Retention of agricultural building - approved with conditions 14.11.01

96/1796P - Retention of glasshouse (no.2) - approved with conditions

96/1764P - Retention of glasshouse - approved with conditions

97/1556P - Determination (Agricultural/Forestry) - 3 bay polytunnel - Determination – approval not required (stage 1) – 05.09.97

### **POLICIES**

#### **Local Plan Policy**

RT13 - New Tourist Attractions

GC5 - Countryside Beyond the Green Belt

#### **Other material considerations**

- Good Practice Guide for Tourism

- PPS7 (Sustainable Development in Rural Areas)
- PPG13 (Transport)
- Tourism Matters – A report on Tourism in Macclesfield Borough (2002)
- A Vision and Strategy for tourism to 2015 - Cheshire and Warrington Tourism Board (2004)
- PPS4 (Planning for Sustainable Economic Growth)

## **CONSULTATION RESPONSES**

Environment Agency raise no objection in principle to the proposed development but requests that any approval includes a planning condition which requires for a scheme to limit the surface water run-off generated by the proposed development to be submitted to and approved in writing by the local planning authority. This would be to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. An informative is also suggested which would highlight that a Sustainable Drainage System should be used wherever practicable.

Environmental Health raise no objection. The following comments from the previous application are still made. If planning permission were granted a site licence would be required under the Caravan Sites and Control of Development Act 1960. The Environmental Health technical officer has commented on roads, gateways and footpaths, drainage sanitation and washing facilities, hard-standing, recreational space and space/separation distances, and associated issues, which will be considered when a site licence application is submitted.

Since the last application/comments they have increased the recreation & parking areas and reduced the number of caravan to help with spacing. The only other comments made relate to separation and drainage. Every caravan must not be less than 6 metres from any other caravan in separate occupation for fire safety purposes. In relation to drainage, there must be adequate provision of a foul drainage system made. The application includes a package plant system, which needs to be approved by Building Control. In addition, the Environment Agency may need to be consulted with regards to whether a discharge consent is required and whether the means of drainage is suitable.

The Contaminated Land Officer has no objection to the application with regard to contaminated land. The application area has a varied history of potentially contaminative usages on site mainly concerned with fuel storage, a pig pen, a garage and an area of fly tipping and therefore will require targeted sampling in these areas to quantify the risks to any future users on the site, adjacent sites and the environment. In addition, the presence of made ground across the site should be investigated to assess any risks to any users, present and future, on the site from ingestion, inhalation and dermal contact with the made ground. Off site peat deposits and on site made ground has the potential to produce significant volumes of ground gas that may affect any current and future buildings on site. A full gas survey should be undertaken as recommended in the Phase 1 Desk Study to identify the gas regime on site so

any proposed buildings on site can be designed so they are adequately protected against gas ingress as necessary. It is requested that a condition is attached to any permission granted which requires a Phase II investigation to be carried out, and the results submitted to the LPA, and any remediation required carried out.

Strategic Highways Manager – No objections subject to conditions which relate to the closure of the access to the north, and the set back of the main gate (by 20m) to allow vehicles to clear the highway safely.

The University of Manchester (Jodrell Bank Observatory), comments that they have been conducting tests on various materials as part of electromagnetic screening measures, which if they were to be incorporated in the design of the buildings would help to reduce electromagnetic interference from such items such as computers, microwave ovens and general electrical products. The University of Manchester would like the incorporation of such materials made a requirement in this development in which case it would not oppose this application.

Visitor Economy Development Manager (Cheshire East) – Comments are awaited.

## **VIEWS OF THE PARISH / TOWN COUNCIL**

Gawsworth Parish Council recommends that this application is refused as it views the proposals as being a speculative development with no local community benefit on a site having poor drainage.

## **OTHER REPRESENTATIONS**

A letter has been received from the neighbour who owns Maley Pole Farm. The writer raises no objections to the principle of the use of the site, but objects to the close proximity of the lodges on the adjoining boundary, the orientation of these units and their external decking areas, and the drainage of the proposed development site. The writer is concerned that with the previous use of the site as a Nursery and Coffee shop, the site closed after 6pm every evening, whereas the proposed development would operate 24 hours a day - 7 days a week. The development would create noise, smells and fumes, especially in the evenings when the holiday makers make full use of the decking areas. The positioning of the buildings directly on the adjoining boundary currently offer Maley Pole Farm a high degree of privacy and noise protection. Whilst not particularly pleasing on the eye, the writers plan was to screen these buildings with conifers. The writer accepts that there would be an immediate visual improvement from a buildings perspective, however the additional aspects that the resubmitted development would bring, in the writers view, would significantly injure the amenities of the writers property. The writer is disappointed that the frontage on to Congleton Road does not incorporate more substantial screening. The proposed fence adjoining the writers boundary is stated as being 1.8m high. The height of the raised decking and the close proximity to the fence clearly significantly reduces any

impact on screening. The writer is also concerned about the loss of Unit 21, which would have been to the north of the writers house and its replacement with a children's recreation area. The main concern about this lodge was with regard to the location of a septic tank, and access to it, as it is sited within the proposed development site, however, it serves Maley Pole Farm. The proposed redirection of the drainage system to the east of the proposed site, south eastwards across an adjacent field owned by a third party, does not detract from the writers concerns that the overflow drainage will still feed into a pond from the stream that forms the southern boundary of Maley Pole Farm. The writer has considerable concerns that the increase in volume of drainage and the potential impact that this would have on the pond and surrounding area. The owners of Maley Pole Farm would like reassurance that the septic tank which serves Maley Pole Farm will remain and be accessible at all times. The writer concludes that the objections can be managed through incorporating less density on the proposed site, either by removing the remaining three units, or removing one of these units which would allow a change of orientation of the remaining units (decking area to face west instead of south). This reduction in density would also allow enhanced screening to match the high levels of screening found on the other development site boundaries.

## **APPLICANT'S SUPPORTING INFORMATION**

The following documents have been submitted on behalf of the applicant:

- Planning, Design and Access Statement
- A Phase 1 Desk Study (Contamination Survey)
- A Preliminary Ecological Assessment
- A Flood Risk Assessment
- A Landscape and Visual Assessment and Tree Survey

Each of these documents can be viewed in full on the application file.

## **OFFICER APPRAISAL**

### **Principle of Development**

The Council has recent experience of both applications and appeals in relation to timber clad caravans on sites in Countryside Beyond the Green Belt. The main issues for consideration are the impact on policies designed to promote sustainable development, the impact on the local environment (including its landscaped setting) and the impact on the highway. Consideration also needs to be given to rural issues and tourism matters.

When application 10/0076M was considered by the Northern Planning Committee in April, there was no objection in principle to the development. However, Members raised strong concerns in relation to the layout and design, which they thought was cramped and lacked amenity space and parking space. In addition, Members considered that there was insufficient information submitted to assess the impact on drainage in the area and foul sewage.

## **National Planning Policy**

National Planning Policy guidance in respect of tourism development is contained within the Good Practice Guide on Planning for Tourism, PPS4, PPS7 and PPG13.

The Good Practice Guide on Tourism was published in May 2006, and supersedes PPG21 - Tourism. The guidance contains specific advice in relation to holiday, touring caravan and chalet parks. It advises that holiday parks are the largest provider of rural tourism bed spaces and that planners should carefully weigh the objective of providing adequate facilities and sites with the need to protect landscape and environmentally sensitive sites.

The guide advises that sites close to settlements will generally be more sustainable but recognises that there will be some occasions where development for tourism is sought in a location where it will be difficult to meet the objective of access by sustainable modes of transport and that the choice of location may have been determined by a functional need.

As noted above, PPS4 has been published since the submission of the application. This PPS supersedes / cancels significant parts of other policy and guidance, notably in this case paragraphs 34 to 40 of PPS7, which relate specifically to tourism and leisure.

The guidance contained within policy *EC7: Planning for Tourism in Rural Areas* of the new PPS4 is very much a repetition of that previously contained within paragraphs 34 to 40 of PPS7. The text within policy EC7.1, 1a, 1b, 1c, 1d and 1e of PPS4 can be compared directly with the text previously contained in paragraphs 34(i), 35(i), 36, 38, 39(i and iii) and 34(ii) of PPS7 respectively. These paragraphs indicate that although contained within an alternative policy document, the national policy relating to tourism in rural areas remains virtually unchanged from when the application was previously considered in August 2009. No significant new policy issues are therefore raised by the recent publication of this planning policy statement. The only specific reference to development of this type in PPS4 is found in paragraph EC7.1(d) which states that Local Planning Authorities should, through their LDFs, “ensure that new or expanded holiday and touring caravan sites and chalet developments are not prominent in the landscape and that any visual intrusion is minimised by effective, high quality screening”. As outlined below, this aspect is considered to have been adequately addressed by the applicants in the proposed landscaping.

PPG13 – Transport gives advice in respect to tourism and leisure development which generate large amounts of traffic. At the appeal on a site in North Rode, which was determined in December 2007, the Planning Inspector considered that 32 timber clad caravans were a low traffic generator.

## **Local Planning Policy**

The Macclesfield Borough Local Plan (2004) has no saved policies in respect of the provision of static caravans. Policy RT13 encourages the provision of new tourist attractions. Policy RT16 allows the development of new touring caravan sites in the open countryside so long as there is no harm to the character of the area, the road network is appropriate and infrastructure is made available.

As with the previously refused scheme (10/0076M), in the context of the above policies, it is considered that as the site constitutes a previously developed site, which is very well built upon and in part is very untidy, it is considered that although the proposal is different in character to the existing use as a nursery, there will be further harm to the character of the area. With a suitable landscaping scheme, it is thought that the development will result in an enhancement to the area.

Members are reminded that the Planning Inspector for the site in North Rode concluded that that site was appropriate for tourism purposes. Given the relatively close proximity of that site to the proposed site and opportunities for tourism in the wider area, it is considered that a similar view in relation to tourism should be reached for this application site.

In addition, in relation to the most recent of appeals for the site at North Rode, the Inspector considered that the proposals would not harm the character and appearance of the surrounding area. The Inspector also considered the issue of flooding. In that case the Inspector considered all the information put before him, however, he noted that the Environment Agency had not lodged and objection to the proposals or submitted evidence at the Hearing with regard to this. The Inspector agreed with officers on matters relating to the flooding of neighbouring land that that this was a private matter between the appellants and adjoining landowners. The Inspector considered it appropriate to impose a condition which required the prior approval of the drainage arrangements for the proposed developments.

## **CONSIDERATION OF THE PROPOSALS**

### **Impact on the character and appearance of the area**

The proposal involves the demolition of approximately 3250m<sup>2</sup> of built form on the site. The footprint of the proposed lodges is approximately 1920m<sup>2</sup>. The removal of the existing buildings and subsequent introduction of the lodges will represent a significant reduction in the scale, quantity and massing of the built form on a site which is located within an attractive, high quality landscape. The reduction in built form and landscape enhancements are considered to improve the visual amenities of the site.

The site is generally flat, however a raised mound currently exists to the east of the site. The slightly elevated area within the north east corner is to be lowered by approximately 1-1.5m, in order to lower this area to a level which is similar to that of the rest of the site.



A landscape assessment has been submitted with the application, which states that the scheme has been designed to ensure that the resulting proposals are sympathetic to the nature of the site and character of the surrounding landscape. The proposals have not been designed to completely screen the development, however, the implementation of the landscape proposals will result in a vast improvement to the screening of the site, and improve the visual integration of the site into its surroundings.

The landscape proposals for the west boundary (with the A536) include the retention of the existing hedgerow and trees and implementation of a wide landscape buffer which incorporates a mix of selected standard trees and bare root trees and shrubs.

The bund to the north east corner of the site is currently lacking in vegetation. The landscape proposals include similar native species mix of trees and shrubs, but with a higher proportion of larger stock selected standard and feathered trees.

The southern boundary of the site is to be planted with a native hedgerow. On the previously refused application this hedge was to be positioned on the south side of a 1.8m high close boarded fence. This fence is not now shown on the submitted landscape plans, therefore, the applicants agent has been requested to confirm that it is still proposed to erect this fence to protect the neighbours amenity.

Within the site itself, the lodges would be separated by native hedgerows and areas of native tree and shrub planting. A significant quantity of semi-mature trees would be introduced from the outset, which will be visually prominent from the day they are planted.

The Council's Landscape Officer has appraised the submission and considers that this application has taken into account the comments made on the previous application.

#### Density

The concerns raised previously related to the density of the development, which has now been reduced and the advice to keep the central area open for recreation has also been taken.

#### Planting

The native planting concept and mixes proposed are appropriate for this location.

#### Site layout

The outer boundaries of the scheme have been considered and the structure planting offers screening for the site. The views of The Cloud will be exceptional.

#### Implementation of the scheme

The timber buildings may not be constructed together. Therefore, a phased approach to planting should be adopted. It would be recommended that the peripheral and structure planting is planted prior to completion of the development in the appropriate planting season.

#### Visual Impact Assessment

The residents of Malypole Farm, as identified will have 'clear views of the site buildings'. It was noted in the previous application that the new development may provide a better neighbour solution than the current arrangement of buildings on site. This proposal goes even further, in that the lodge which was previously proposed adjacent to Malypole has been removed from the scheme.

#### Number of car spaces

The previous scheme only provided for one car space per lodge and it was questioned whether this would be sufficient, for visitors. This proposal now provides for two cars per lodge which is viewed as a significant improvement, and will allow for a far more organised approach to where cars park on site.

The landscape officer raises no objections subject to detailed conditions which will ensure successful implementation of the landscaping proposals and the appropriate use of bound gravel in the parking areas, and in addition, details of the entrance gates and piers will also be required.

#### **Trees**

It is noted that approximately 22 out of the 70 young trees which are positioned on the lower section of banking, along the eastern boundary of the site, will be lost. All the other trees would be retained. It is considered that the loss of these trees will be mitigated by the implementation of a significant landscape scheme and as such, no objections are raised by the Arboricultural Officer.

#### **Highways**

The existing site has two entrances/exits onto Congleton Road and the existing car park comprises of approximately 49 spaces. The site is located on a straight stretch of carriageway, which is flanked by wide grass verges, and therefore, the visibility is considered to be good. The Strategic Highways Engineer raises no objections to the proposal. The access to the north would be closed off and verge/hedge reinstated.

#### **Design**

The units would be designed around a one way circular access road, and each lodge would have two parking spaces. The lodges would be constructed from timber and have clay roof tiles, which would have the appearance of natural slate. The use of large areas of glazing would create light and open spaces linking the outside to the inside. It is considered that the design of the lodges would be acceptable. The removal of the 3 lodges from the centre of the site and lodge to the southwestern corner, improves the whole scheme by providing a much improved recreation space. The improvements to the layout

are now considered of a high enough standard for good tourism accommodation in the area.

### **Waste**

Each lodge would have its own bin storage area with timber screening. Appropriate measures would be taken to remove this waste from the site on a regular basis.

### **Amenity**

Maleypole Farm is the only property which has an immediate boundary with the application site. It is suggested in the agents Planning, Design and Access Statement, that discussions have been held between the owner of Maleypole Farm and the applicant to address concerns they may have. The neighbour clearly objects to the proposal on the grounds of the relationship between the lodges closest to her property, boundary screening, landscaping to the front of the development, access to the septic tank which serves their neighbours property and drainage.

The existing use of the site generates substantial activity from both staff and customers, who visit the nursery, shop and coffee shop. The existing built form of the farm shop and coffee shop abuts the physical boundary between Hollands Nurseries and Maley Pole Farm. The removal of the existing structure along the length of this boundary, would improve the visual relationship with Maley Pole Farm. The distance between the side elevation of Maley Pole Farm and the nearest lodge would be approximately 16m. This relationship has been improved as the lodge which was proposed directly to the north of Maleypole Farm has been removed from the scheme. It is considered that there will be an improvement to the outlook from Maley Pole Farm and the proposed boundary screening will be an enhancement to the existing situation from a visual perspective.

The comments from the neighbour in relation to noise, smells and fumes are noted. However, it is considered that given the relationship between the proposed lodges closest to the boundary of Maley Pole Farm, orientation of the lodges and proposed landscaping features, it is considered that the potential impact of the lodges would not be sufficient enough to harm the residential amenity of the residents at Maley Pole Farm sufficiently to justify a refusal of planning permission. It is considered that it is prudent to attach a levels condition (should permission be granted) which would ensure that any lodge users would not be able to see over the boundary fence. It should also be noted that the relationship between the three lodges adjacent to Maley Pole Farm was judged to be acceptable by the Council when the previous application (10/0076M) was considered.

The lodges would be occupied for 10 months and would be closed in January and February.

It is considered that the impact on the neighbouring property will be acceptable. It is considered that the proposal complies with policy DC3 of the local Plan.

## **Ecology**

The Nature Conservation Officer considers that the proposal will not result in any significant adverse ecological impacts. The application is supported by an acceptable ecological assessment. No significant protected species issues have been identified and no habitats of substantial importance were recorded during the survey. The embankments to the east of the site have some limited ecological value and these appear to be retained as part of the development.

A small area of plantation woodland was recorded during the survey that includes Black Poplar (a local BAP species and hence a material consideration). The plantation appears to be retained as part of the development.

It is noted that native species planting is proposed as part of the development. This is supported and will contribute towards enhancing the sites nature conservation value.

A condition is recommended to prevent any disturbance of birds during the breeding season

## **Sustainability**

There is a bus stop immediately outside the site, which provides access to Congleton and Macclesfield. Gawsworth and Eaton lie approximately 2.5kms away from the site. Access to the site could therefore be by public transport, cycling and walking.

It is also noted that the Good Practice Guide on Tourism indicates that there may be occasions where tourism developments are sought in locations difficult to access by sustainable modes of transport and that where these were small scale and the traffic generated likely to be fairly limited, then additional traffic movements are unlikely to be a reason for refusal for otherwise suitable tourism developments.

## **Other considerations**

Three other issues are thought relevant of note which relate to matters of lack of need for such tourist accommodation, flood risk and drainage.

## **Need/Prematurity**

Officers are mindful of the approved scheme(s) which allow for a total of 55 chalets, which have been allowed on appeal in North Rode, and the questions surrounding need for caravan lodge accommodation which were raised during a more recent application to extend that facility.

Members are reminded of the following: - that relevant tourism documents applicable to this area all serve to promote tourism within the Borough. 'Tourism Matters' produced by Macclesfield Borough Council in 2002 identifies the demographic of older ABC1s of 45 years plus, relatively well educated and with interests in walking, historic properties and gardens as one

of the principal market sectors in the Borough. This grouping has a high propensity to take short breaks, and the applicant has indicated that it is this demographic that is showing interest in the site. Similarly, 'Growing our Visitor Economy – A refreshed framework for Cheshire and Warrington to 2015' (March 2008) highlights the "lazy outdoors countryside experience, perfect for recharging the batteries after a busy week at work". The proposed development serves to increase the choice available to visitors and the severe constraints of Green Belt policy are likely to prevent a saturation of such sites, particularly across the northern half of the Borough.

Neither local nor national policy requires applicants to demonstrate a need for tourist accommodation as part of their submission. In the absence of other identified harm to matters of public interest, little weight can therefore be afforded to this issue. The Inspector who dealt with the appeal in North Rode adopted a similar position with regard to the "need" issue. In such a policy vacuum he took the view of letting the market determine.

#### **Flood risk**

A flood risk assessment has been submitted. It concludes that the lodges would be located within flood zone 1 and therefore can be constructed without the risk of flooding, and the proposed development would not contribute to any additional flooding as the existing and proposed drainage heads southwards. A sewage treatment plant is proposed within the site. Surface water runoff would be through a system of flow control and attenuation to minimise the impact of the development on the local land drainage and open water course systems. The applicant will use SUD's principles in the design of the drainage system. The Environment Agency has raised no objections to the proposal and considers that conditions can suitably address the issue of surface water run-off.

#### **Drainage**

The drainage system would be directed from the east of the proposed site (the new location of the treatment plant), south eastwards across an adjacent agricultural field. Indicative plans have been submitted with the application to show this. It is considered that any potential drainage/flooding issues which would relate to neighbouring land would be a private matter between the applicants and the adjoining landowners. However, as with the North Rode appeal(s), a condition which requires the prior approval of the drainage arrangements for the proposed developments is considered to be the appropriate approach to address this issue.

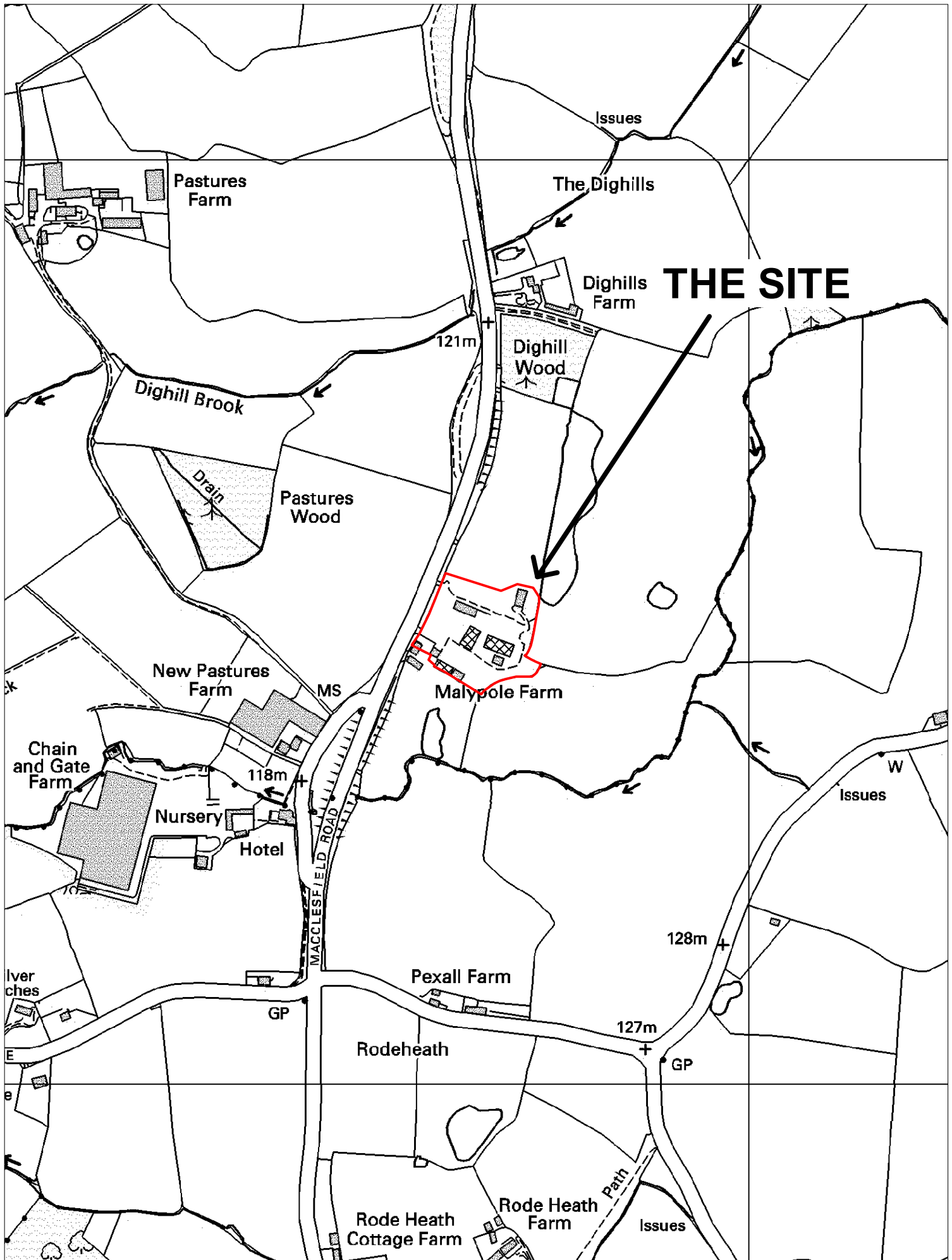
### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

It is considered that the proposed development will have an impact on the visual amenity of the area; however, this would not be an unduly harmful impact and will not harm the character of the area, due to the extent of proposed landscaping / mitigation scheme, which will minimise the visual impact of the development.

The comments from the neighbour from Maley Pole Farm in relation to amenity have been addressed in the above report. The neighbour is also concerned about the visual impact of the scheme from the highway. It is considered that the landscape proposals are acceptable. The loss of Unit 21 and access to the septic tank which serves Maley Pole farm is a private matter between the developer and occupier of Maley Pole Farm. In addition, the details submitted with regard to drainage are considered to be acceptable as it should not lead to flooding in the area. Any potential overflow into the pond of the neighbouring property is also a private matter outside the remit of the Local Planning Authority.

It is considered that the improvements to the layout by decreasing the number of lodges from 25 (to eventually 23, which were actually refused) to 20 for this proposal, and resultant increase in the recreational area in the centre of the site improve the quality of the site. In addition, the increase of parking spaces from one per lodge to two, and provision of 3 visitor parking spaces, should minimise the possibility of visitors' cars being parked in an ad hoc fashion throughout the development. The drainage issues have also been addressed, as reasonably possible at the planning stage by condition.

It is considered that the proposed development will not harm the visual amenity of the area, as a substantial number of buildings will be removed, to be replaced with low level lodges, and the site will be comprehensively landscaped. The revised proposals are considered to overcome the previous reasons for refusal and the proposal now complies with the relevant policies of the Development Plan.



10/1711M - HOLLANDS NURSERY, CONGLETON ROAD, GAWSWORTH  
 N.G.R. - 387,710 - 367 500

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A01LS - Landscaping - submission of details
4. A01TR - Tree retention
5. A02TR - Tree protection
6. A06TR - Levels survey
7. A08MC - Lighting details to be approved
8. A02NC - Implementation of ecological report
9. A06NC - Protection for breeding birds
10. A01HP - Provision of car parking
11. A12HA - Closure of access
12. A08HA - Gates set back from footway/carriageway
13. The caravans shall be occupied for holiday purposes only/not be a main place of residence
14. The owners/operators shall maintain an up to date register of names of all occupiers of the caravans
15. No caravan on the site shall be occupied between 1st January and 1 March in any year
16. Submission and approval of surfacing materials
17. Submission and approval of a refuse / recycling scheme
18. Submission and approval of full Gas Survey (as recommended by the Phase 1 study)
19. Submission of a scheme to limit the surface water run-off generated by the proposed development
20. Details of foul and surface water drainage to be submitted.
21. Phase II contaminated land investigation to be carried out.