

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2012/0310/DM
FULL APPLICATION DESCRIPTION:	Change of use of field to provide 20no. pitches for touring caravans and camping and formation of access track
NAME OF APPLICANT:	Mr Paul Stabler The Countryman Public House Dunwell Lane Bolam
ADDRESS:	Darlington County Durham DL2 2UP
ELECTORAL DIVISION:	Barnard Castle East ED Paul Martinson
CASE OFFICER:	paul.martinson@durham.gov.uk 03000 260823

DESCRIPTION OF THE SITE AND PROPOSALS

The site

1. The application site is an enclosed field located to the rear of the Countryman Public House, Bolam. The land is currently laid to grass with the boundaries to the north, south and east defined by a hedgerow interspersed with several mature trees. The pub and associated beer garden are located to the west of the application site with the edge of the beer garden being delineated by a 2m high close boarded fence. Open agricultural land borders the site to the north, south and east. The closest residential properties are located to the south west of the site.
2. The application site abuts the boundary of the Bolam Conservation Area, and the whole site is located within the Area of High Landscape Value. The Countryman Public House is set back from the main road through the village, with a large car park located to the front. There are two public footpaths to the south of the site, one of which provides access to Leggs Cross, a Scheduled Ancient Monument and Grade II* Listed structure, which is located north east of the application site adjacent to the crossroads junction with the B6275.

The proposal

3. This application is a revised scheme following refusal of 6/2011/0301, which was for 30 touring pitches and a portacabin amenity block. This revised scheme has reduced the number of proposed touring pitches to 20 and does not include an

amenity block. An access road would be created through the centre of the field and the perimeter hedges would be reinforced with further planting.

4. The application is reported to Committee at the request of Councillor Rowlandson in order for the committee to consider the affect on the visual amenity and topography of the area.

PLANNING HISTORY

5. As already mentioned, this is a revised scheme to 6/2011/0301, which was refused at Committee 12 months ago. That application was refused for its impact on the Area of Landscape Value and nearby heritage features, as well as a potential impact on Great Crested Newts.
6. There is a Camping and Caravanning Club 5 caravan exemption licence already in operation on the site.
7. The pub has previously received planning permission for two single storey extensions and in 2010 planning permission was granted for the erection of a bedroom block in the existing beer garden to the rear. The bedroom block would be physically detached from the public house. This permission has yet to be implemented and expires in February 2013.

PLANNING POLICY

NATIONAL POLICY:

10. On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). This supersedes all previous PPS and PPG documents. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.
11. The NPPF states that local authorities should 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.
12. It also states that local planning authorities should seek to protect and enhance valued landscapes, geological conservation interests and take account of the desirability of new development making a positive contribution to local character and distinctiveness and that when considering applications that may affect heritage assets, that any possible harm is weighed against potential public benefits.

13. In addition, the Dept for Communities and Local Government published a Good Practice Guide on Planning for Tourism, which replaced PPG21 and is not one of the documents cancelled by the NPPF. It therefore remains a material consideration. This publication recognises the value of tourism as a vital component in the national economy. It specifically notes that tourism can be a key element in farm diversification, helping to revitalize towns and villages and supporting rural services and facilities.

REGIONAL PLANNING POLICY

17. *The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008*, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021.
18. In July 2010 the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when Orders have been made under section 109 of the Localism Act 2011, and weight can now be attached to this intention. The following policies remain relevant until they are revoked;
19. *Policy 16 – Culture and Tourism:* Promotes culture and tourism and supports the development of a vibrant rural economy that makes a positive contribution to regional prosperity.
20. *Policy 32 – Historic Environment:*
Planning proposals should seek to conserve and enhance the historic environment.
21. *Policy 33 – Biodiversity and Geodiversity:*
Proposals should ensure that the Region's ecological and geological resources are protected and enhanced to return key biodiversity resources to viable levels.

LOCAL PLAN POLICY: (Teesdale District Local Plan 2002)

22. The following saved policies of the Teesdale District Local Plan are considered relevant:
23. *Policy GD1 (General Development Criteria):*
All new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.
24. *Policy BENV3 (Development Affecting Listed Buildings)*
Development which would adversely affect the character or the setting of a Listed building will not be permitted.
25. *Policy BENV4 (Development Within or Adjacent to Conservation Areas):*
Requires new development to respect the quality and character of conservation areas. Proposals which would adversely affect the setting of a conservation area or the views into or out of the area will not be permitted.

26. *Policy BENV11 (Archaeological Interest Sites):*
Before the determination of an application for development that may affect a known or potential site of archaeological interest, prospective developers will be required to undertake a field evaluation and provide the results to the planning Authority. Development which would unacceptably harm the setting or physical remains of archaeological sites of national importance, whether scheduled or not, will not be approved.
27. *Policy ENV1 (Protection of the Countryside):*
Within the countryside development will be permitted for the purposes of agriculture, forestry and other appropriate uses. To be acceptable proposals will need to show that they do not unreasonably harm the landscape and wildlife resources of the area.
28. *Policy ENV3 (Areas of High Landscape Value):*
The Proposals Map defines an area where the distinctive qualities of the countryside are worthy of special recognition. Development will be permitted where it does not detract from the area's special character.
29. *Policy ENV8 (Protected Species)*
Development which would significantly harm any animal or plant species afforded special protection by law, or its habitat, either directly or indirectly, will not be permitted.
30. *Policy TR3 (Camping, Caravans and Chalet Development):*
Within the countryside permission will be granted for camping, and/or caravan sites and chalet development where, the proposal does not harm the character of the area; is adequately screened; scale design and materials are appropriate to locality; services designed to suit the location; is served by adequate infrastructure; does not adversely affect residential amenity; and the proposal is not at risk of flooding.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at:
<http://www.durham.gov.uk/pages/Service.aspx?ServiceId=6619>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

31. *The Highway Authority* offers no objections to the proposal subject to the submission of further details relating to the circulatory movements of vehicles to and from the site. It is requested that separate accesses for vehicles leaving and entering the site are adopted.
32. *Bolam Parish Council* have not commented on the proposal.
33. *The Campaign for the Protection of Rural England (CPRE)* does not object to the proposal provided the site is properly screened and notes that it may encourage tourists to the area. They do identify concerns over the narrowness of the roads in the area and suggest that a condition be imposed restricting caravan access to the public highway to the east of Bolam.

INTERNAL CONSULTEE RESPONSES:

34. The *Landscape* section objects to the proposal as the whole of the application site lies within an Area of High Landscape Value and within the setting of the Conservation Area and is not sufficiently well screened to avoid detracting from the landscape quality of the area. This is an historic landscape that forms part of the setting of the Leggs Cross Scheduled Ancient Monument and that is sensitive to inappropriate development. Touring caravans are usually white in colour and therefore highly visible. The caravans would be visible through and above the existing boundary hedge when viewed from Leggs Cross and from the highway and public footpaths to the north and south. However it is noted that if the application is to be approved, then firstly, the existing leylandii planting to the northern boundary needs be removed before it damages the existing field hedge and the planting mixes would need to be amended. It is recommended that a condition is imposed requiring no additional use of the site for five years from the completion of planting in order to allow the screening to establish. A further condition stating that the site should not be used between 31st October and 15th April in any year is suggested, as this is the period when the hedge will not be in leaf to screen the caravans. Finally it is recommended that a height limit is imposed on touring caravans and mobile homes using the site as there is visibility from the north over an existing hedge that is outside the applicant's control.
35. The *Design and Conservation* section consider that the submitted heritage statement is insufficient, principally as it refers to PPS5 which was rescinded prior to the submission of the application in favour of the National Planning Policy Framework, specifically Section 12. It is nevertheless acknowledged in the heritage statement that negative impact will occur in relation to the setting of the conservation area and associated views. Overall this is considered to be a finely balanced proposal. If adequate mitigation can be implemented then there is an argument that because the use would not be a permanent alteration to the landscape the impact may be outweighed by wider public benefits such as securing local services and increasing tourist numbers and spend in the immediate area. It is therefore recommended that the impact on the setting of the Conservation Area and other designated heritage assets be balanced with all other planning considerations. If sufficiently stringent conditions with regard to landscaping and the length of the active season for caravan occupation cannot be imposed to mitigate the visual impact, then the application should be refused.
36. The *County Ecologist* is satisfied with the Great Crested Newt Reasoned Risk Assessment Report and requests that the mitigation is secured by means of a planning condition.
37. The *County Archaeologist* objects to the proposal on the grounds of the impact on the significance of designated heritage assets. The site lies within a historic landscape with evidence of rig and furrow in the surrounding fields and within the setting of the Scheduled Ancient Monument and Grade II* Listed structure of Leggs Cross. The proposal would cut Leggs Cross off from the traditional and historic context of the fields and cultivation terraces of Bolam village.

PUBLIC RESPONSES:

38. Occupiers of the neighbouring properties were notified in writing, a site notice was posted at the site and the application was advertised in the local press. We received 19 letters of objection and 1 letter of support.
39. The main points of objection are summarised as follows:
- i.) The proposal would harm the character of this unspoilt village with its historic rural and peaceful setting and will ruin the views from the rear of properties looking onto the site.
 - ii.) The caravan site would be visible from footpaths and could not be adequately screened.
 - iii.) The proposal would result in a significant increase in the amount of traffic within the village, which is likely to be particularly problematic with a large number of vehicles using the cross roads which are notoriously dangerous with a blind summit which limits visibility.
 - iv.) There are likely to be further problems with the proposed access and egress of the car park which does not provide sufficient visibility at present and could lead to further harm to highway safety due to parked vehicles narrowing the carriageway width.
 - v.) The proposal would lead to additional problems with parking in the village with no additional parking area proposed.
 - vi.) The proposal would lead to additional noise and disturbance to the neighbouring properties and livestock, which is already a problem following a number of rallies that do not have permission.
 - vii.) Bolam is an inappropriate location for a new caravan park as it has no other services apart from the pub and this would mean any tourists would have to access facilities outside of the village, increasing the number of car journeys.
 - viii.) Holidaymakers are still allowing dogs to roam free around the caravan site and could potentially trespass on neighbouring land worrying livestock.
 - ix.) The site is unmanned outside of the opening times of the pub and there are occasions when vehicles have been stuck and unable to raise a response from Mr Stabler who does not live in the village.
 - x.) The caravan park is too large for the village, doubling its population which at present is around 60. This is not taking into account the proposed bedroom block at the rear of the Countryman which was recently approved.
40. The letter of support can be summarised as follows:
- i.) There have been a number of rallies with up to 20 caravans using the site and we have not heard any complaints from the village regarding disturbance or traffic.
 - ii.) The Countryman is a good base for visiting County Durham and the surrounding areas.
 - iii.) The proposal would help keep local people in employment.

APPLICANTS STATEMENT:

The Countryman is proposing to increase its certified 5 caravan site to a 20 caravan site. My 5 van site is situated on 3 acres of land to the rear of the pub. The site is very popular and attracts many tourists from all areas of the country,

many of whom return to the site on more than one occasion throughout the year. In March of this year I held a well organised rally, one of my largest to date. There were 20 vans on my site over a period of 2 days. The caravans arrived and departed separately. I did not have a situation where as 20 vans arrived together on the same day and same time. There was no disruption to the village nor was there any extra volume of traffic for their arrival and departure. Last year I accommodated the Morris Minor car club on my site, again there were no problems with volume of traffic through the village or noise disturbance. Whilst visiting the area, a few people did go to local museums and landmarks. Again they were tourists much needed to our area. I spoke to a couple of local residents who advised that they had not experienced any disturbance of any kind whilst the caravans were on the site or when the caravans arrived and departed. As outlined in the letters of support, tourism is very important to the area. Many local businesses have seen a decline in trade due to the current climate. Therefore attracting new business is essential to myself and my business. I hope to encourage tourism by providing a site near to local amenities and tourist attractions such as Bowes Museum and the Railway Museum at Shildon. My current site and the proposed 20 van site has restrictions in place. All rallies are marshalled and organised by the club itself. Myself and staff are on site to deal with any issues that may arise. (Club rules attached to application). These rules are strict and have always been adhered to. As I am a rural country pub, my aim is to support and keep my business running.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://teesdale.planning-register.co.uk>. Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATIONS AND ASSESSMENT

41. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the economic benefits; landscape impact; affect on designated heritage assets; residential amenity; conservation of protected species and highway safety.

Economic Benefit

42. There has been a change in the national planning policy context since the previous refusal with the replacement of PPS/Gs with The National Planning Policy Framework (NPPF). The NPPF now places a greater emphasis on adopting a positive approach to new sustainable development, particularly where it would support economic growth in rural areas and create jobs and prosperity. Significant weight should therefore be given to proposals which encourage rural tourism and leisure developments that benefit businesses and communities in rural areas.
43. The application would generally support tourism that would benefit the wider area. In addition, the proposal would help to directly support the employment at and continued maintenance of an existing community facility, the Countryman pub. The Countryman is specifically acknowledged in the Bolam Conservation

Area Character Appraisal as one of the two last remaining services in the village and is cherished by the community (the other being the church). The retention of this facility is therefore an important element to the vitality of Bolam and the surrounding area. The proposal therefore has strong support in principle from the aims of the NPPF, however this must be balanced with other competing interests, which in this case are landscape impact, impact on heritage assets, impact on protected species, impact on residential amenity.

Landscape Impact

44. The application lies wholly within the Area of High Landscape Value (ALV). Policy GD1 of the Teesdale Local Plan sets general criteria and expects among other things, development to be in keeping with the character and appearance of the area. Policy ENV3 of the Teesdale Local Plan states that development will be permitted where it does not detract from the area's special character, and pays particular attention to the landscape qualities of the area in siting and design of buildings. Policy TR3 of the Teesdale Local Plan requires proposed caravan sites to be screened by local topography and existing tree cover.
45. The site is in a relatively exposed location and as the adjacent highway (Brownside Lane) is located at a slightly higher level than the field itself, the existing topography actually increases the prominence of the site. The site would also be visible from two public footpaths to the north, one to the south and a further footpath to the east, which links Bolam with Leggs Cross, a Scheduled Ancient Monument and Grade II* Listed Structure. The impact on the landscape was one of reasons why the previous application was refused.
46. The revised application now proposes 10 fewer caravan pitches and has removed the previously proposed portacabin amenity block from the scheme. The applicant has also submitted further details of proposed landscaping, including photomontages to better assess the landscape impact over time once the additional planting becomes established.
47. The Council's Landscape Officer continues to object to the proposal on landscape impact grounds, noting that caravans are still likely to be visible above the perimeter hedges and the introduction of caravans would be contrary to the Council's Landscape Strategy for the area, which is to conserve and restore. The proposal has however been reduced in scale by a third, which is a significant reduction in the number of caravans and that fact that the use of the site would be for touring caravans only, means the impact would be more of a temporary nature and most likely seasonal. While it is unlikely that the touring caravans would ever be completely screened by perimeter planting in this time and would therefore still have some adverse impact on the ALV, this would be very different to a permanent static site, which would not be acceptable in this location. The submitted information demonstrates that after a period of about 5 years there would be a reasonable amount of screening during the summer months when the planting is in leaf, however amendments would be required to the species list to ensure it was more appropriate. This could be secured by a condition.
48. The reduced impact of the scheme, when balanced against the economic benefits, is now not considered to be sufficient to justify refusal on landscape impact grounds, however this is only on the basis that the use of the site is limited to the number of pitches proposed (20 in total) and only to the time of the

year when the perimeter planting would be in leaf (15th April to 31st October). The removal of permitted development rights under Part 5 Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 will be necessary to ensure the number of caravans on site cannot be increased to 25 under an exemption licence. It is also essential that the existing leylandii planting along the northern boundary is removed before it damages the field hedge, and changes to tree species are required to substitute the Ash (which is susceptible to disease) with Oak, and Sycamore (which is not native) with Field Maple, Silver Birch and Oak. Subject to conditions in this respect, it is considered that the economic benefits of the scheme outweigh the landscape harm in this case.

49. The Council's Landscape Officer had suggested a condition to prevent use of the site for 5 years to first allow the landscaping to mature. While this is open to consideration, it is felt that it may be considered a disproportionate requirement for the scale and seasonal nature of the proposed development.

Impact on Designated Heritage Assets

50. The application site lies within the setting of the Bolam Conservation Area and within the setting of the Leggs Cross Scheduled Ancient Monument and Grade II* Listed Structure. There is also evidence of rig and furrow earthworks in the surrounding fields which contributes to the application site's and Bolam's historic landscape setting. Under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority, in considering whether to grant planning permission for a development which affects a listed building or its setting, must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
51. It is acknowledged that the landscape and fields surrounding Bolam provide an important rural setting to the Conservation Area. The importance of the landscape setting is highlighted in the Bolam Conservation Area Appraisal. The historic field patterns and cultivation terraces add to the historic character of the village setting, as well as the setting of the adjacent Grade II* Listed and Scheduled Ancient Monument Leggs Cross. The monument is located at a higher level than the application site and caravans and tents would be visible at distance from this important public vantage point, although this would be predominantly through the tallest hedge on the site. The impact on heritage assets was part of the reasons for refusal of the previous application.
52. Again, the revised application has reduced the numbers of caravan pitches from 30 to 20 and removed the portakabin amenity block from the scheme, while also improving the perimeter planting.
53. It is now accepted that the screening proposed (subject to further amendments detailed in the landscape section) could achieve reasonable mitigation of the views into the site after 5 years. After this time the impact on the setting and significance of the Bolam Conservation Area and the views from Leggs Cross would be substantially reduced, although not completely removed. The Tourism Good Practice Guide acknowledges that harmful development may sometimes be justified, notwithstanding the loss of the significance caused, providing that the harm is minimised. Therefore, providing the use of the site is limited to the

period between April and October and numbers of caravans are limited to 20, together with implementation of the perimeter landscaping, it can be argued that the harm to these heritage assets would be minimised. When this is balanced with the economic benefits of the proposal and positive contribution to the vitality of the village, although still finely balanced, the impact on those heritage assets is no longer considered to be sufficient to justify refusal.

54. The objection from the County Archaeologist on the grounds of cutting Leggs Cross off from the traditional and historic context of the fields and cultivation terraces of Bolam village, and on possible rig and furrow is also acknowledged. However, for the same reasons above this is no longer considered to be sufficient reason to justify refusal, particularly in respect of views from Leggs Cross. In relation to rig and furrow, apart from the formation of a short section of access track, which would not involve intrusive digging, the proposal would not result in extensive ground works or permanent development and therefore the potential archaeological interest of the site should remain sufficiently in tact. A programme of archaeological work and the submission of a written scheme of investigation could also be conditioned to further ensure the archaeological potential of the site is sensitively handled.

Impact on Residential Amenity

55. The application site is located to the rear of the public house and approximately 50m from the rear of the closest dwellings, Church Farm to the north and Township Farm to the south. The application site shares a boundary with the curtilage of both of these properties. The existing public house also shares a boundary with Church Farm and is located approximately 25m away from the next closest neighbour; West View. Concerns have been expressed by the occupiers of neighbouring properties that the proposal would result in them experiencing additional noise and disturbance.
56. Properties close to public houses can be expected to experience higher than normal level of comings and goings and the Countryman is a long established local facility. The boundary of the caravan site is located further away than that of the public house and in reality the closest caravan would be located even further away. There may be noise arising from the activities on the caravan site from time to time, but given the distances to neighbouring properties and the intention to limit the numbers of pitches and period of use of the site, it is considered that the impact on residential amenity from noise is unlikely to be so severe to justify refusal. There are also other controls outside of planning to control noise.
57. The access to the caravan site is adjacent to Church Farm, however no windows are located in the facing elevation of that property and the edge of the curtilage is defined by a high leylandii hedge. It is unlikely that the access will be used intensively in late night hours and therefore it is considered the impact of the access would not cause unacceptable harm to the residential amenity of that property.
58. Consequently, it is considered that the proposal would not create a level of noise or disturbance that would be harmful to the residential amenity of neighbouring

properties and the proposal therefore accords with Teesdale Local Plan Policy GD1 in this respect.

59. There have also been concerns that the proposal would be harmful to the views from the rear of the neighbouring properties. The impact on views is not a material planning consideration and the proposed landscaping would ensure there would be no loss of privacy to surrounding properties.

Conservation of Protected Species

60. The presence of protected species is a material consideration. The requirements of the Habitats Directive were brought into effect by the Conservation (Natural Habitats etc) Regulations 1994 and now the Conservation of Habitats and Species Regulations 2010. These regulations established a regime for dealing with derogations, which involved the setting up of licensing regime administered by Natural England. Under the requirements of the Regulations it is criminal offence to kill, injure or disturb the nesting or breeding places of protected species unless it is carried out with the benefit of a license from Natural England.
61. The previous application was refused because there was insufficient information to properly assess the potential impact on Great Crested Newts, a protected species.
62. The revised application is now accompanied by a Great Crested Newt Reasoned Risk Assessment. The report acknowledges the presence of two ponds close by, one of which has the potential for amphibian use. The report concludes that the only pond with amphibian potential is furthest away from the site (300m) and across the road, and while it is possible that newts could still forage across the application site, it is considered unlikely for significant numbers of the species and therefore the potential impact on the population of the species is not significant. These findings have been accepted by the County Ecologist.
63. It is therefore considered that there would be no significant harm to Great Crested Newts as a result of the proposal and a Natural England license will not be required in this case. However mitigation measures have been included in the report and it is recommended that these are secured by means of a planning condition in the event of an approval. The LPA is therefore able to discharge its duty under the Conservation of Habitats and Species Regulations 2010 and the proposal would comply with policy ENV8 of the Teesdale Local Plan and the requirements of the NPPF.

Impact on Highway Safety

64. The applicant intends to utilise the existing parking area to the front of the public house for the parking of vehicles associated with the caravan park, but there would also be space next to the caravans if the car park was ever full. The existing car park is extensive and already has more than sufficient capacity to serve the public house and in the current times the car park is rarely filled to capacity. It is considered that the number of vehicles associated with the proposal could be adequately accommodated on the site without creating additional demand for parking elsewhere within the village

65. Concerns have been expressed in the letters of objection that the existing road network that serves Bolam is inappropriate for this form of development and the proposed caravan site, if approved would exacerbate existing highway safety issues at the Leggs Cross crossroads and the bend on Brownside Lane adjacent to St. Andrews church on the approach into the village. The Highways Authority is satisfied that the proposal would not be detrimental to highway safety on the road network around the site and it is unlikely to create congestion given that all caravans are unlikely to be accessing/leaving the site at the same time. The Highway Authority has however recommended that measures to limit vehicles entering and leaving the site to specific accesses in order to ensure sufficient visibility at the site access. Subject to this restriction, which can be secured by condition, the proposal would comply with policy GD1 of the Teesdale Local Plan.

Other Issues

66. Bolam is a small village, but the scale of the proposal and the nature of touring caravan use is not likely to result in the village being swamped by users of the site.
67. The Tourism Good Practice Guide considers that some tourism uses such as caravan parks are inherently car dependent and for small-scale schemes, the traffic generated is likely to be fairly limited and additional traffic movements are therefore unlikely to be a reason for refusal for otherwise suitable tourism developments. As such, given that the site is adjacent to a public house and Bolam is on a bus route, it is not considered that the proposal would be significantly detrimental to sustainability principles.
68. The control of dogs is a matter for the site operator and dog owners, but it is unlikely that dogs would be roaming free outside the site. However if there are concerns in relation to security, trespass or effect on livestock this could be a matter for the local police.

CONCLUSION

69. The revised proposal has significantly reduced the number of caravan pitches, removed the portacabin amenity block, and improved details of landscaping so that there would be reasonable screening of the site from the major public vantage points within 5 years. In addition, it has now been demonstrated that the proposal would not have a detrimental impact on Great Crested Newts, a protected species.
70. Although it is acknowledged that the caravans would still have an impact on the landscape of the ALV and setting of the Bolam Conservation Area, particularly in the period while the planting establishes and to some extent afterwards, the use of the site could be restricted to the time of year when the screening is in leaf to minimise the impact. Subject to this restriction, it is considered that when the potential visual harm is weighed against the economic benefits of the proposal, the economic benefits of supporting the retention of a community facility and encouraging tourism would outweigh the relatively short term visual harm that would result.

71. In addition, the proposal would not result in significant harm to the residential amenity of the neighbouring properties and subject to the submission of further details relating to the circulatory movements of vehicles to and from the site and the installation of separate accesses for vehicles leaving and entering the site, it is not considered that the proposal would have a detrimental impact on highway safety.
72. Therefore, despite the proposal in parts being in conflict with Teesdale Local Plan policies GD1, BENV4, ENV3 and TR3, the proposal is still on balance, when taking account of the economic benefits and acceptability of the scheme in all other respects, considered to be acceptable.

RECOMMENDATION

Recommendation that the application is:

APPROVED subject to the following conditions

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans:-

Plan Reference Number	Date received
Site Location Plan	19/10/2012
1003.04	19/10/2012

To define the permission and ensure that a satisfactory form of development is obtained.

3. Notwithstanding the provisions of Class A and B of Part 5 Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) the number of caravans or motorhomes on the site shall not exceed 20 at any one time.

In the interests of visual amenity and to prevent harm to the setting of heritage assets. To comply with policies GD1, ENV1, ENV3, BENV3, BENV4 and TR3 of the Teesdale Local Plan.

4. Notwithstanding the provisions of Class A and B of Part 5 Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no caravans or motorhomes shall be permitted on the site from 1st November in any one year to 14th April in the succeeding year.

In the interests of visual amenity to ensure that the site is adequately screened when in use. This would also ensure that the caravans on the site are occupied for holiday purposes only. In order to comply with policies GD1, ENV1, ENV3, BENV3, BENV4 and TR3 of the Teesdale Local Plan.

5. No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the local planning authority. These details shall include the proposed surfacing and means of construction of the access road, refuse or other storage units, signs, lighting, and proposed and existing functional services above and below ground. The details shall be implemented and retained as approved.

In the interests of visual amenity. To comply with policies GD1, ENV1, ENV3, and TR3 of the Teesdale Local Plan.

6. No development shall take place until full details of soft landscaping has been submitted to and approved in writing by the local planning authority. The scheme of landscaping shall include schedules of plants (noting species, plant sizes, location and proposed numbers/densities where appropriate); and an implementation and maintenance programme, as well as indications of all existing trees and hedgerows on the land and details of any to be retained or removed. For clarification, the existing *Ilex* planting along the northern boundary must be removed.

To achieve a satisfactory form of development and in the interests of visual amenity. In accordance with policies GD1, ENV1, ENV3, BENV3, BENV4 and TR3 of the Teesdale Local Plan.

7. There shall be no more than 5 caravans, tents or motorhomes on the site until the approved details of soft landscaping have been fully carried out and approved in writing following inspection by the local planning authority. Any trees or plants which within a period of 10 years of the subsequent written approval of the local planning authority die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

8. The approved touring caravan and camping site shall not be brought into use until a scheme of signs and car park surface markings in order to effect an entrance only arrangement at the existing northern vehicular access with the C45 highway has been submitted to and approved in writing by the local planning authority. Such signs and markings shall be installed and maintained throughout the period of operation of the approved site.

In the interests of highway safety. In accordance with policy GD1 of the Teesdale Local Plan.

9. The approved touring caravan and camping site shall not be brought into use until details of widening of the northern car park junction with the C45 highway have been submitted to and approved in writing by the local planning authority. Such signs and markings shall be installed and maintained throughout the period of operation of the approved site.

In the interests of highway safety. In accordance with policy GD1 of the Teesdale Local Plan.

10. No development of the site, including works to install the proposed access, shall take place until a programme of archaeological work, as defined in a specification prepared by the County Durham Archaeology Team, has been submitted to and approved in writing by the local planning authority. It will require a written scheme of investigation (WSI) setting out:
 - i., Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.
 - ii., Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
 - iii., Post-fieldwork methodologies for assessment and analyses, including final analysis and publication proposals in an updated project design where necessary.
 - iv., Report content and arrangements for dissemination.
 - v., Archive preparation and deposition with recognised repositories.
 - vi., A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
 - vii., Monitoring arrangements, including the notification in writing to the County Durham Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.
 - viii., A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The written scheme of investigation shall be carried out in accordance with the approved details and timings.

To comply with Policy BENV11 of the Teesdale Local Plan and para. 135 and 141 of the NPPF.

11. Prior to the first use of the development hereby approved, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record.

To comply with para. 141 of NPPF to ensure that the developer records and advances understanding of the significance of the heritage asset to be lost (wholly or in part) in a manner proportionate to its importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

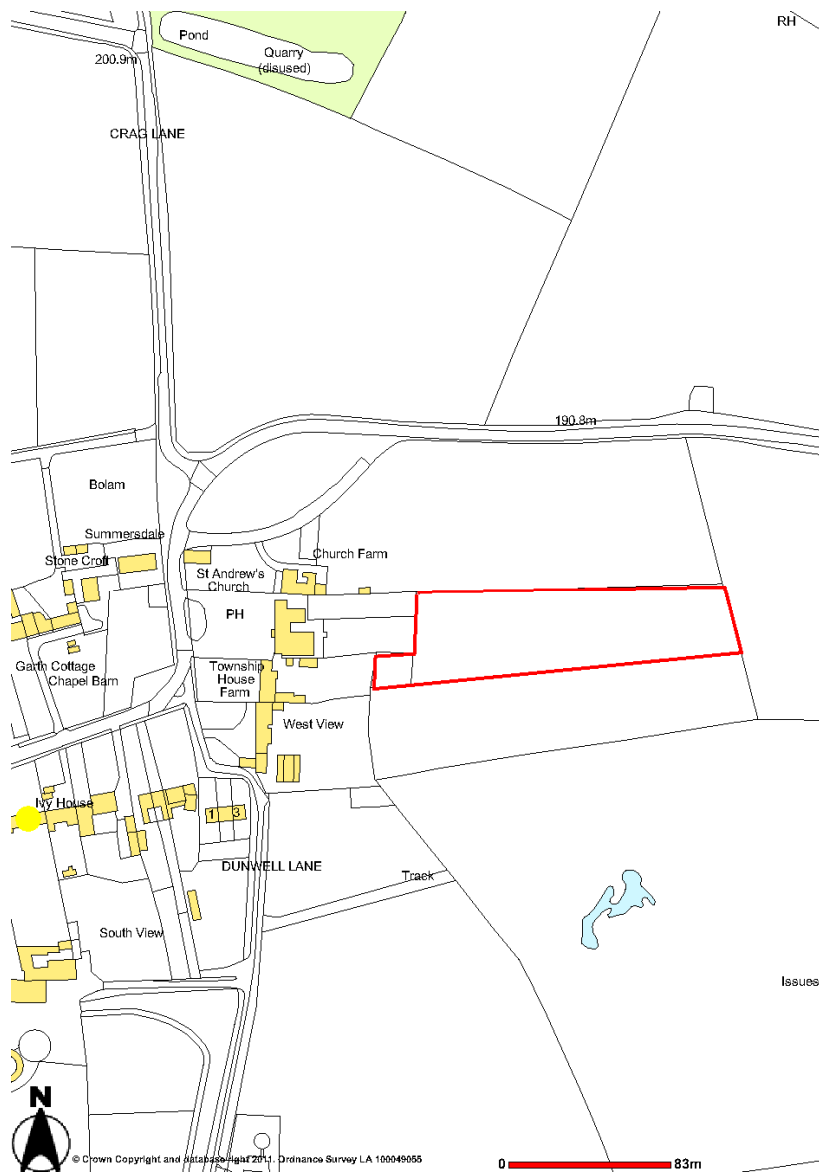
12. No development shall take place unless in accordance with the mitigation detailed within the protected species report `Great Crested Newt Reasoned Risk Assessment Report: Proposed Caravan Park, The Countryman Public house, Bolam, Co. Durham` by Barret Environmental Limited received 19/10/2012 including, but not restricted to adherence to timing and spatial restrictions;

provision of mitigation in advance; undertaking confirming surveys as stated; and adherence to precautionary working methods.

To conserve protected species and their habitat in accordance with Policy ENV8 of the Teesdale Local Plan and the NPPF.

BACKGROUND PAPERS

- Submitted Application Forms and Plans
- Design and Access Statement
- Heritage Statement
- Landscape Impact Assessment
- Teesdale Local Plan Saved and Expired Policies
- National Planning Policy Framework (NPPF)
- Tourism Good Practice Guide
- Consultation Responses
- Public Consultation Responses



Planning

Services

Change of use of field to provide 20no. pitches for touring caravans and camping and formation of access track at The Countryman Public House, Dunwell Lane, Bolam, 6/2012/0310/DM

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Comments

Date 04 December 2012

Scale 1:2500