
APPLICATION NO.	P11/W2177/RET & P12/S0423
APPLICATION TYPE	RETROSPECTIVE PLANNING and LISTED BUILDING CONSENT
REGISTERED PARISH	1.2.2012 CROWMARSH GIFFORD
WARD MEMBER(S)	Ms Kristina Crabbe
APPLICANT	Groome Properties Ltd
SITE	Newnham Manor The Street Crowmarsh Gifford, OX10 8EH
PROPOSAL	Planning application: Siting of 8 touring caravans and hook up points (part retrospective) (As amended by drawings 08-60-02 A and letter dated 1 March 2012 from Groomes Properties Limited accompanying e-mail from agent received 6 March 2012 and amplified by drawing 08-60-03A accompanying e-mail from agent received 22 May 2012). Listed building application: Alterations to existing railings and passing strip. (As amended by drawing 08-60-03A accompanying e-mail from agent received 22 May 2012). Drawings 08-60-02 A and 08-60-03A 461951/189048
AMENDMENTS	
GRID REFERENCE	
OFFICER	Mr P Bowers

1.0 **INTRODUCTION**

- 1.1 The application is before the Planning Committee as the recommendation of the Crowmarsh Parish Council differs from the recommendation.
- 1.2 The application site comprises a rectangular shaped piece of land to the south of the main Nuneham Manor Caravan Park. The site lies in the Chilterns Area of Outstanding Natural Beauty (AONB). A plan identifying the site can be found at **Appendix 1.**
- 1.3 The northern part of the site area includes an area which is a Caravan Club Certified Location. This allows for the stationing of up to 5 caravans at any one time without the need for planning permission from the Council.
- 1.4 An application for planning permission was made under reference P08/W1184 to site 8 touring caravans instead of the 5 covered by the exemption on the northern half of the site. The application was refused by the Council in 2008 for the following reasons ;

That, the creation of eight pitches on this site and the associated landscaping and fencing would extend the built-up limit of the village into the surrounding open countryside. This is contrary to Policy G4 of the adopted South Oxfordshire Local Plan 2011 and advice set out in Planning Policy Statement 7.

That, the increase in the number of caravans and the proposed landscaping and fencing would have an unacceptable impact and be an unsightly intrusion in the

Chilterns Area of Outstanding Natural Beauty, contrary to Policies C2 and TSM6 of the adopted South Oxfordshire Local Plan 2011.

1.5 The application was subsequently taken to appeal and the appeal was allowed. A copy of the appeal decision can be found at **Appendix 2.**

2.0 PROPOSAL

2.1 The application seeks planning permission for the siting of a further 8 touring caravans on the lower half of the application site. The retrospective aspect of the application relates to the erection of electrical hook up points.

2.2 The scheme has been amended to address the concerns of the Highways Authority by altering the access on to The Street which has involved the widening of the access and re-alignment of the existing railings at the entrance to the site. The wall which the railings are attached to is listed and therefore this amendment created the need for a listed building application to under take the alteration.

2.3 Relevant plans are attached at Appendix 3. The full application details and individual consultation responses are available to view on the Councils website www.southoxon.gov.uk .

2.4 This report relates to both the planning application for the siting of the caravans and hook up points and the listed building consent application which is purely for the alterations to the railings.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Crowmarsh Parish Council** – Recommend Refusal of Planning Permission.

Concern about the number of vehicle movements.

Neighbour Responses – No responses received.

Conservation Officer – No objection to the proposed alterations to the railings.

Forestry Officer – Concern about the impact to protected trees from works which have taken place on site and following the amendment to the access concern about the passing bay in the root protection area of a protected tree. Following the second amendment removing the passing bay there is no objection subject to a tree protection condition.

Environmental Health – Raised concerns about the issue of a site licence which is not a material planning consideration that can be taken into account as part of these two applications.

Highways Liaison Officer - No objection to the amended scheme and widened access.

County Archaeological Services - No objection subject to an informative being added concerning possible archeological finds.

4.0 RELEVANT PLANNING HISTORY

4.1 [P08/W1184](#) - Refused (06/01/2009) - Appeal Allowed on 14 May 2009
Siting of 8 no. touring caravans with associated landscaping.

[P08/W0067/RET](#) - Approved (19/03/2008)

Vehicle access barrier, hook up points and track in connection with Certified caravan site.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Local Plan 2011 policies;**

C2 - Harm to the AONB

C9 - Loss of landscape features

CON3 – Alterations and extensions to a listed building

T1 - Safe, convenient and adequate highway network for all users

TSM6 - Touring caravan and camping sites

South Oxfordshire Design Guide 2008

National Planning Policy Framework (NPPF)

6.0 **PLANNING CONSIDERATIONS**

6.1 The issues to consider in connection with the planning application are as follows;

- **Impact on the special landscape of the Chilterns Area of Outstanding Natural Beauty.**
- **Impact on the safety and convenience of the users of the public highway.**
- **Impact on the special architectural and historic interest of the listed building.**
- **Impact on trees.**
- **Other considerations.**

The only issue to consider in respect of the listed building application is the impact on the special architectural and historic interest of the wall as a curtilage listed structure

6.2 **Impact on the special landscape of the Chilterns Area of Outstanding Natural Beauty.**

Policy C2 of the South Oxfordshire Local Plan 2011 (SOLP) seeks to protect the Area of Outstanding Natural Beauty (AONB). It states that the policy's primary aim is to conserve and enhance the natural beauty, special landscape quality and distinctiveness of the area. Development that would harm the beauty or distinctiveness should not be permitted and to be acceptable it must be of a scale and type appropriate to the area and sympathetic in terms of its siting, design and materials.

The 2008 application included the siting of a total of 8 touring caravans and was separated from the wider field by a post and rail fence. The Inspector concluded that because of the level of screening from the wider countryside and that the site was already used for stationing of 5 touring caravans, in addition to proposed screening the impact on the AONB was acceptable.

The circumstances of the site have changed since the appeal. A 1.8 metre close boarded fence now runs along the southern boundary with a hedge planted directly behind it. In addition a further exempted site by the Caravan Club has been created to the south for a further 5 caravans in effect enclosing the site for the proposed 8 additional caravans.

Given this level of screening and the fact that the application site already includes 8 touring caravans along the northern boundary the additional visual impact will be extremely limited and there will be no demonstrable harm to the wider AONB in

accordance with Policy C2 of SOLP.

6.3 Impact on the safety and convenience of the users of the public highway.

As originally submitted the Local Highways Authority objected to the proposal on the basis that there would be additional vehicles using the existing access.

Through negotiation with the Highways Authority the scheme has been amended securing improvements to the access involving widening of the bell mouth and increasing the width of the entrance by the re-alignment of the existing iron railings.

The Highways Authority has recommended a condition that requires this work to be carried out before the site is used by the additional 8 caravans. In conjunction with this condition the increase in the number of caravans using the entrance will not result in a materially harmful impact to the safety and convenience of users of the public highway.

6.4 Impact on the special architectural and historic interest of the listed building.

The wall running along the boundary with The Street is curtilage listed. The re-alignment of the railings does not result in the loss of any historic fabric. The railings are retained albeit in swept back position rather than running in line with the wall. This does not detract from or diminish its special architectural and historic interest and is therefore acceptable.

6.5 Impact on trees.

The site is covered by a Tree Preservation Order (TPO). The proposed siting of 8 additional caravans and the hook up points do not directly impact on any of the trees the subject of the order. The Council's Forestry Officer has a number of concerns about works unrelated to this specific development. There are insufficient reasons to justify resisting the proposal on tree grounds.

The introduction of the passing bays at the site entrance involved works within the root protection area of a nearby Yew Tree which is covered by the TPO. The scheme has been amended removing the passing bay on the north west side overcoming this issue. In conjunction with a condition requiring that the trees are protected during works the proposal will not have an adverse impact on the trees protected by the TPO.

6.6 Other considerations.

Since the application was registered the National Planning Policy Framework (NPPF) has been adopted replacing the former advice contained within the Planning Policy Guidance Notes (PPG's) and Planning Policy Statements (PPS's). In relation to the primary considerations for this proposal the advice has not fundamentally changed the way in which the proposal is assessed and it accords with the advice in the NPPF.

7.0 CONCLUSION

7.1 The proposed siting of the caravans and the hook up points are well screened and do not result in an intrusive or harmful impact to the Chilterns Area of Outstanding Natural Beauty. The improvement proposed to the access will ensure that the additional vehicle movements will not result in a harmful impact to the safety of the users of the public highway. The re-alignment of the railings will not harm the listed building and in conjunction with the conditions will the protected trees will not be harmed and the development will accord with the development plan policies.

7.2 The re-alignment of the railings will not result in the loss of the listed walls historic fabric or harm its special interest. In conjunction with the attached conditions the proposal accord with the development plan policies.

8.0 **RECOMMENDATION**

8.1 **Planning Permission is granted subject to the following conditions;**

- 8.2
1. **Commencement 3 yrs - Full Planning Permission**
 2. **planning condition listing the approved drawings**
 3. **New vehicular access**
 4. **Tree Protection**

8.3 **Listed Building Consent is granted subject to the following conditions;**

- 8.4
1. **Commencement 3 yrs – Listed Building consent**
 2. **planning condition listing the approved drawings**

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