



Committee Report

Planning Committee North - 18 May 2021

Application no DC/21/0980/FUL

Location

Peakhill Farm
Honeypot Lane
Kelsale Cum Carlton
Suffolk
IP16 4TG

Expiry date 4 May 2021

Application type Full Application

Applicant Mr Robert White

Parish Kelsale Cum Carlton

Proposal 'small touring campsite for up to 10 touring caravans or campervans'

Case Officer Michaelle Coupe
07887 412295
michaelle.coupe@eastsoffolk.gov.uk

1. Summary

- 1.1 Planning permission is sought for a small touring caravan site for up to 10 caravans/campervans.

Reason for Committee

- 1.2 The application is before Planning Committee because the applicant is a close relative of a member of staff.

Case for the Development

- 1.3 The proposal is for a small-scale tourist facility that will help to support the local economy without harming the environment or landscape character of the area. There will be no adverse ecological impacts and it will not be harmful to residential amenity, or highway safety. The proposal is considered to accord with the Development Plan and is therefore recommended for approval.

2. Site description

- 2.1 Peakhill Farm lies in the countryside between the villages of Theberton and Kelsale. The farm is served by Honey Pot Lane, a private road off Hawthorn Road. There is an existing Caravan Club campsite (for up to 5 caravans) on the farm as well as a farm shop. A public footpath runs through the farm. The site is outside the Suffolk Coast and Heaths AONB and is not a designated habitat. It is not within a Flood Zone.

3. Proposal

- 3.1 It is proposed to provide a touring caravan site for up to 10 caravans/campervans within part of a field alongside the farm buildings and close to the farm shop. It will be separate to the existing Caravan Club site, which has been in operation for 10 years. The site will be fenced off from the larger field and comprise electric hook up facilities. It is directly accessed by an existing concrete finished farm drive. No additional access routes are required. The proposed site is well drained, so no hard standings are proposed, thus there is no additional run-off to consider.
- 3.2 The campsite would be open from Easter to end of October. Portable toilets and showers will be provided. If the campsite does well this season the applicant confirms more permanent toilet facilities will be provided in the future. If campers use their own in-caravan facilities, there is a waste disposal facility connected to a septic tank on the existing Caravan Club site. The septic tank will be emptied regularly by Binders based on usage. The applicants confirm they have COVID compliant cleaning and monitoring protocols in place for their existing visitors in line with Caravan Club and ESC guidance and would apply the same procedures at the proposed campsite.
- 3.3 The applicants also confirm that their existing Caravan Club site is really popular with visitors wanting to stay in the area, being on the western edge of the Suffolk Coast and Heaths AONB, with many of the guests wanting to visit coastal sites like Minsmere, Aldeburgh, Thorpeness and market towns like Woodbridge, Framlingham and Saxmundham and Leiston. They state:-
"We signpost these locations and local pubs, cafes and farm shops to support local businesses and producers. we also have feedback that our customers are patrons of their shops cafes and pubs which is evidence that our campers do spend locally. The current site is always fully booked and we'd like to expand and diversify our farming business to accommodate more campers and contribute further to the local visitor economy. We'd employ a P/T post to help run the site/bookings. We are a family-run wildlife friendly farm - we promote an environmentally-friendly approach. We have beautiful dark skies and peace and quiet which a lot of our existing campers and appreciate."

4. Consultations/comments

- 4.1 No third party representations have been received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Kelsale-cum-Carlton Parish Council	16 March 2021	1 April 2021
Summary of comments: Support this application.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council Highways Authority	16 March 2021	6 April 2021
Summary of comments: Honeypot Lane is a private road KELSEA CUM CARLTON FOOTPATH 031 runs concurrently with it for part of the vehicular access route to the site. It is recommended that the County Council's Public Rights of Way Planning Team be consulted.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights of Way	7 April 2021	No response
Summary of comments: No response to date.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	16 March 2021	29 March 2021
Summary of comments: No objection.		

Consultee	Date consulted	Date reply received
Economic Development (Internal)	16 March 2021	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
Ecology (Internal)	16 March 2021	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	16 March 2021	No response
Summary of comments: No response.		

6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 29 March 2021

Expiry date: 19 April 2021

7. Planning policy

National Planning Policy Framework 2019

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.7 - Farm Diversification (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

8. Planning considerations

- 8.1 Under Section 38(6) of the Planning and Compulsory Purchase Act (2004), all applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 8.2 The Development Plan supports tourism accommodation initiatives that enhance and broaden the choice of accommodation, and is generally supportive of opportunities that come forward subject to compliance with other Local Plan policies, recognising that tourists that visit the area have a positive impact on the viability of local shops and services and support the vitality of local and rural economies. Policy SCLP6.5: Tourist Accommodation indicates proposals for new tourist accommodation will be acceptable where:
- a) The demand or need for tourist accommodation is clearly demonstrated;
 - b) They are of a high standard of design;
 - c) They are of a scale appropriate to the nature of the site and its setting;
 - d) They do not have a material adverse impact on the AONB or its setting, Heritage Coast or estuaries;
 - e) Covered cycle storage, proportionate to the size of the site is provided on site;
 - f) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety;
 - g) Ancillary facilities to support the tourist uses are provided on the site where required; and
 - h) Flood adaptation and mitigation measures are included where required.
- 8.3 The need for the accommodation is evidenced by the demand for the existing site, the applicants confirming it is always fully booked. Having regard to the size of the proposed site it is considered to be of a scale appropriate to its countryside location. The volume of traffic generated by both the existing and proposed site would not be significant and there would be no other highway safety issues. The site has good access to the public footpath network in the area. There are existing facilities such as shops and public houses in the nearby villages of Theberton and Kelsale, which are within cycling distance. There is also a farm shop on site.
- 8.4 The field within which the caravans will be sited is surrounded by trees and hedgerows such that the caravans will not be prominent in the wider landscape. As the use is seasonal, they will not be present on site during the winter when trees offer less screening. The site will be visible from the public footpath that runs through the farm but given the caravans will be seen against the backdrop of the existing farm buildings their visual intrusion is not significant. Taking all these factors into account, and the lack of impact on any of the Districts sensitive landscape designations, the proposals are considered to comply with Local Plan policies SCLP6.5 and SCLP10.4: Landscape Character.
- 8.5 The proposal will also have benefits in diversifying the farm's economy, as the existing site has done for the last 10 years as encouraged by Local Plan policy SCLP4.7: Farm Diversification. It is not considered the proposals will have an adverse impact on protected species or habitats. The site is currently partly grassland used for grazing cattle and part of the site is mowed grass used by the applicant for their own family outdoor camping and activities. Mitigation under the Suffolk (Coast) RAMS is not sought for camping and touring caravan sites. The proposals would not be contrary to policy SCLP10.1: Biodiversity and Geodiversity.
- 8.6 The site is some distance from the nearest residential properties such that their amenity would not be harmed by reason of noise from the proposed use itself. Also, given the limit to ten caravans, it would not cause significant volumes of traffic that would adversely impact on their living conditions. The proposals would thus not be contrary to Local Plan policy SCLP11.2: Residential Amenity.

9. Conclusion

- 9.1 The proposal is for a small-scale tourist facility that will help to support the local economy without harming the environment or landscape character of the area. There will be no adverse ecological impacts and it will not be harmful to residential amenity, or highway safety. The proposal is thus considered to accord with the Development Plan.

10. Recommendation

- 10.1 Approve subject to the following conditions.

11. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with plans and information submitted with the application received 01.03.21 and 11.03.21, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The site shall only be used for a touring caravan site for up to 10 caravans/campervans between Easter and the end of October. No caravans/campervans or associated equipment/facilities shall be stored on the site during the closed season (between November and Easter).

Reason: In the interests of visual and rural amenity.

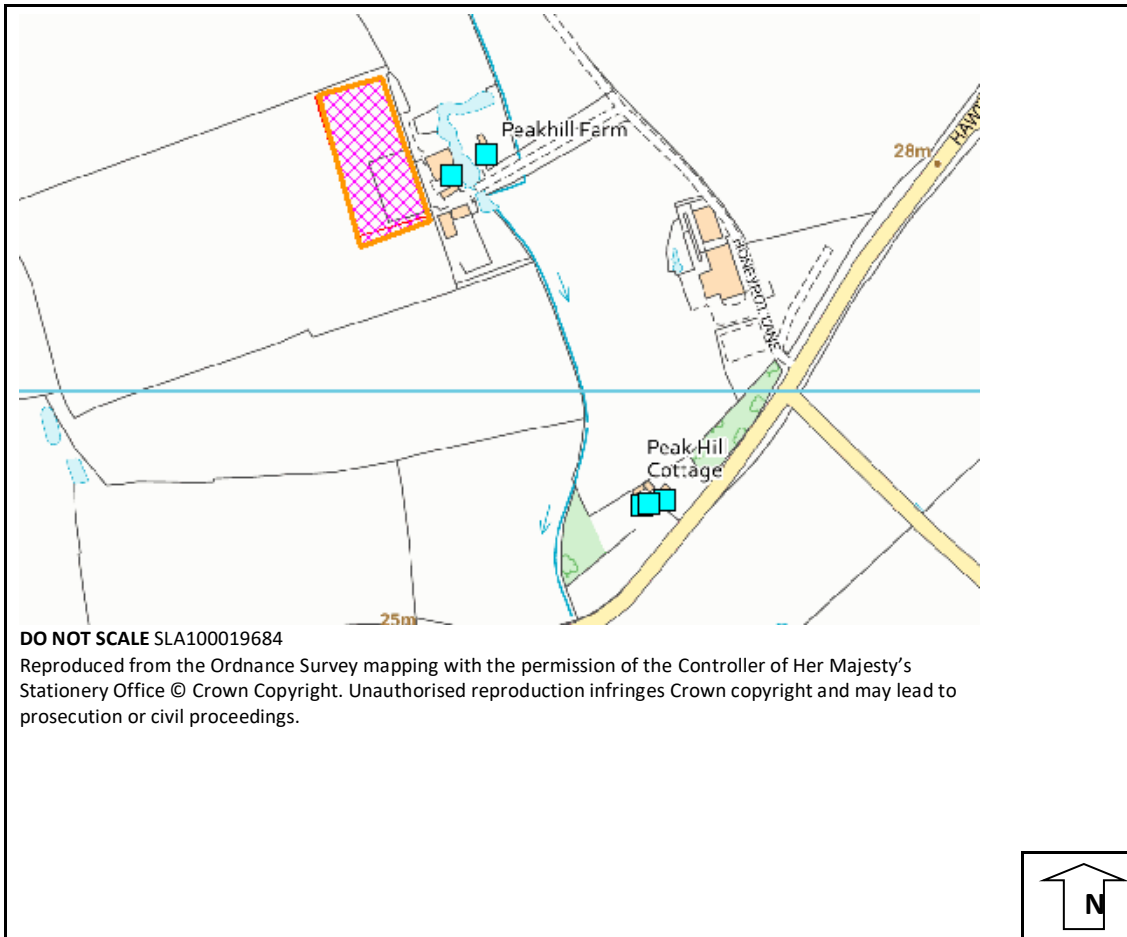
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

See application reference DC/21/0980/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support