

DC/18/0813/COU

AGENT

Mr Ian Butter BSc FRICS MRTPI
Rural & Urban Planning Consultancy
121 Abbey Road
South Shore
Blackpool
FY4 2PY

APPLICANT

Park Holidays UK Ltd
Glovers House
Glovers End
Bexhill On Sea
TN39 5ES

REFUSAL OF PLANNING PERMISSION

Town And Country Planning Act 1990

**The Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Date Valid 23rd February 2018
Site Broadland Sands Holiday Park , Coast Road, Corton
Parish Corton
Proposal Change of use of land for the stationing of static holiday caravans,
construction of footway/cycleway, church parking area and associated
works

WAVENEY DISTRICT COUNCIL as Local Planning Authority hereby **REFUSE TO PERMIT** the development proposed in your application and plan(s) attached thereto.

The reason for the decision to refuse permission is:

1. The site is within the setting of the Church of St Bartholomew's a Grade II* listed building. The proposed development would result in the partial loss of the rural setting of the church and have a negative impact on the setting of the church contrary to paragraphs 189, 190, 193, 194 and 195 of the National Planning Policy Framework and Policy CS17 and Policy DM30 of the adopted Waveney Local Plan. In this instance the benefits of creating additional tourism accommodation identified are not considered to outweigh the harm that would be caused as required under the Listed Building and Conservation Area Act 1990.

Planning and Coastal Management

Waveney District Council, Riverside, 4 Canning Road, Lowestoft, Suffolk, NR33 0EQ
Telephone: (01502) 562111, E-mail: pbc@eastsoffolk.gov.uk
DX: 41220 Lowestoft
Website: www.eastsoffolk.gov.uk

2. The proposed addition of 347 caravans to the existing site represents overdevelopment and significant intensification of the existing use. This in turn would have implications on the local highway network, particularly Stirrups Lane, Longfullans Lane and Coast Road which are narrow, unlit rural roads. The application has not been supported by sufficient evidence to demonstrate to the local planning authorities' acceptability that this harm can be mitigated i.e. through road improvements, signage strategy and appropriate crossing points of the roads. The proposal is therefore contrary to paragraph 109 of the National Planning Policy Framework which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact and the residual cumulative impacts on the road network. In this particular instance the local planning authority is of the opinion that the potential impact on the surrounding network has not been sufficiently considered.

3. The proposed change of use of land noted as site 2 within the application would intrude into the open countryside and associated strategic gap and would impact on the current open character of the site contrary to policy DM28 - Strategic Gaps and Open Breaks which states that in order to prevent coalescence of settlements, development will not be permitted where it would prejudice the aims of maintaining the open character of the Strategic Gaps and Open Breaks, between Corton to the south and Hopton to the north, as identified on the adopted Waveney Local Plan Proposals Map.

Notes

1. The local planning authority has identified matters of concern with the proposal and the report clearly sets out why the development fails to comply with the adopted development plan. The report also explains why the proposal is contrary to the objectives of the National Planning Policy Framework and local plan to deliver sustainable development.



Philip Ridley BSc (Hons) MRTPI
Head of Planning & Coastal Management
Suffolk Coastal and Waveney District Councils

Date: 21st December 2018

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PLEASE READ NOTES BELOW

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
Planning applications: Sections 78 and 79 Town & Country Planning Act 1990

Listed Building applications: Section 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1990.

Advertisement applications: Section 220 and 221, Town and Country Planning Act 1990
Regulation 15 Town & Country Planning (Control of Advertisements) Regulations 1989.
- If an enforcement notice has been/is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed,

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having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice

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