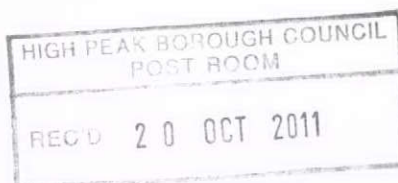


14 October 2011

High Peak Borough Council
Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

LOGGED



FAO Ms A. Jordan

Dear Ms Jordan

PLANNING APPLICATION FOR AN EXTENSION TO THE EXISTING AMENITY BLOCK AT THE HAYFIELD CAMPING AND CARAVANNING CLUB, KINDER ROAD, HAYFIELD

Further to the successful determination of Planning Application HPK/2010/0479, Colliers International, on behalf of the Camping and Caravanning Club would like to submit a further application for a revised design of the extension to the amenity block.

Accordingly, in association with the application, please find attached:

- Four copies of the completed application forms and relevant Ownership Certificates;
- Four copies of a supporting Planning and Design Access Statement (including Location Plan);
- Four copies of an Existing Site Plan, Drawing No. HAY/010/CED
- Four copies of an Existing Amenity Block Plan and Elevations, Drawing No. HAY/022/CED;
- Four copies of a Proposed Amenity Block Plan and Elevations, Drawing No. HAY/023/CED/Rev D;
- An application fee cheque made payable to High Peak Borough Council, in the sum of £170.

SITE AND LOCALITY

The Hayfield site is an existing camping and caravanning site located at Kinder Road, Hayfield, High Peak, Derbyshire. The site has a predominance of tents and in 2009 a backpacker facility was installed to provide amenity facilities for visitors to change and dry wet clothes. In May 2010 planning permission was granted for a slabbed patio area and a new stone cooking area, a timber pergola and 3 picnic benches / tables for use by tented camping visitors. In January 2011, planning permission was granted for additional facilities including 19 hardstandings, 10 camping pods plus a bark chip access path, a refurbishment of the internal access road, a Motor Home

Service Point, a new Reception Block, an extension to the amenity block, a children's play area and an opening season for the site of between 1 March and 31 October in any calendar year.

The Hayfield site is located on the south side of Kinder Road, to the south east of the settlement of Hayfield. The site covers 2.263ha and is currently in use by the Club as a camping and caravanning site. In addition to the provision for camping there are also amenity facilities in place on the site including an existing amenity block and a backpackers 'shed' facility.

The site is located outside of the settlement boundary for Hayfield, and outside of the Peak District National Park but within the Green Belt. Immediately surrounding the site land is primarily open countryside, with a handful of houses on the north side of Kinder Road.

The site contains established vegetative buffers to its northern boundary with Kinder Road and to the south west boundary, which screen the site from views external to the site. The remainder of the southern boundary has some vegetation but is not completely screened.

Planning Permission HPK/2010/0479

Planning Permission (Ref: HPK/2010/0479) was granted on 17 January 2011 for site upgrades and improvements, including 19 hardstandings, 10 camping pods and bark chips with refurbishment of the internal access road, motor home service point, new reception block, extension to existing amenity block, children's play area and extension to opening season at the Hayfield Camping and Caravanning Club, Kinder Road, Hayfield.

The Proposal

The application submission is for an extension to the amenity block at Hayfield Camping and Caravanning Club Site.

The proposed refurbishment and extension of the amenity block is shown on Drawing HAY/023/CED: Proposed Amenity Block Plan and Elevations. The existing amenity block is a single storey, timber building currently measuring approximately 140 sq.m. It contains the reception, a warden's office and male and female toilets and showers as shown on Drawing HAY/22/CED: Existing Amenity Block Plan and Elevations. The proposal would extend the existing amenity block by 32 sq.m. The amenity block would provide a number of facilities including an office / store, male and female toilets and showers, a disabled toilet, cleaners store and plant room, family room and laundry and wash-up rooms and have a total area of 172 sq.m.

The extension would have a part timber and part render cladding, with one door on the west elevation. The north west elevation would have a part open side to provide easy access to the wash up area. There would also be a second enclosed wash up area.

Planning Policy

Planning Policy Guidance Note 2 (PPG2): Green Belts (Revised 1995) has a fundamental objective, to prevent urban sprawl by keeping land permanently open. There are five purposes for including land in Green Belts, these are:

- To check unrestricted urban sprawl;

- To prevent neighbouring towns from merging;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration by encouraging the development of previously developed sites.

PPG2 also identifies that Green Belts have a role to play in terms of providing access to the open countryside for the urban population; sport and recreation; the retention of attractive landscapes and areas of nature conservation interests; improving damaged and derelict land and; retaining land in agricultural or forestry use. There is a presumption against inappropriate development within the Green Belt, however, PPG2 paragraph 3.4 provides for new buildings and development if it is for a range of purposes, including, inter alia, essential facilities for outdoor sport and recreation (such as camping and caravanning) and/or other uses of land which would preserve the openness of the Green Belt;

PPG2, para 3.5 indicates that 'essential facilities' should generally be required for uses of land which preserve or enhance the openness of the Green Belt and do not conflict with the purposes of including land in it. Para 3.15 states that the visual amenities of the Green Belt should not be injured by proposals for development which might be visually detrimental by reason of siting, materials or design.

The application proposal is for an extension to the existing amenity block to improve an existing camping and caravanning site. The principal of the use of the site for the purposes of camping and caravanning has been established and it is a use which is considered appropriate in the Green Belt. The proposed improvements to the site would not adversely impact on any attractive landscapes or areas of nature conservation interest and are well integrated into the site's fabric and character.

The High Peak Local Plan will, in accordance with the provisions of the Planning and Compulsory Purchase Act 2004, be replaced by the High Peak Local Development Framework, once adopted. It is the relevant saved Local Plan policies that are material to the consideration of the planning application proposal for an extension to the amenity block on the Hayfield camping and caravanning site.

On the Proposals Map of the Local Plan the site is identified within the Green Belt, and a Special Landscape Area. Open Environment Policies OC1, OC2 and OC3 and Leisure and Tourism Policy LT13 are relevant to this planning application.

Local Plan Policy OC2: Green Belt Development states that planning permission will not normally be granted for development in the Green Belt unless it is for one of a number of purposes, which includes essential facilities for sport and outdoor recreation.

Local Plan Policy OC3: Special Landscape Area Development states that within the defined Special Landscape Area development should not detract from the special qualities and character of the area and should have regard to the landscape quality in relation to siting, design and landscaping.

Local Plan Policy OC1: Countryside Development states that planning permission will only be granted for developments in the countryside which can only be carried out in the countryside, and where, inter alia, it would not detract from the open character of the countryside.

Local Plan Policy T13: Touring Caravan and Camp Sites allows for planning permission to be granted for such sites, including extensions and site developments, provided that, inter alia, the development would not be visually obtrusive in the landscape and there is substantial screening of proposals and would have a negative impact of the local road network.

The proposal the subject of this planning application, for an extension to the amenity block at the Hayfield Camping and Caravanning site is considered to be in accordance with the relevant Local Plan policies. Camping and caravanning is an accepted, established outdoor recreational activity and the proposed development, in association with the use of the site for camping would therefore be appropriate development in the Green Belt. The proposed development the subject of this application would be in accordance with the overall use of the site for camping purposes and would be well screened from external views by existing mature vegetation. The proposed development would not detract from the open character of the countryside and would be in accordance with the Local Plan. The proposals are to upgrade an existing tourist facility within the area; the use would not be intensified or result in additional pitches on the site but provide an enhanced service to visitors, therefore there would be no additional traffic on the local road network. It is considered that the proposed facilities would be in accordance with relevant Local Plan policies and the application proposal is therefore acceptable. This view is considered to be supported by the Council as the principle of an extension to the existing amenity block has previously been approved within planning permission ref: HPK/2010/04790, which allowed for a 43sqm extension to the existing amenity block along with 19 hardstandings, 10 camping pods and bark chips with refurbishment of the internal access road, motor home service point, new reception block, children's play area on the site.

Design and Access Statement

The existing use of the site is as a touring caravan and tented camping site. The use of the site will remain the same, this application proposes only to upgrade and improve the facilities on the site, to improve the standard of facility provided.

The amenity block is a single storey timber structure located in the north of the site, to the west of the site entrance. The proposed extension of the amenity block would measure 32 sq.m, providing a total floorspace of 172 sq.m. The proposed extension would include two wash-up areas as shown on Drawing HAY/023/CED: Proposed Amenity Block Plan and Elevations. The extension would have a part timber and part render cladding, with one door on the west elevation. The north west elevation would have a part open side to provide easy access to the wash up area. There would also be a second enclosed wash up area.

All existing landscaping and trees on the site would be retained and unaffected and it is not proposed to provide any additional planting as a result of the proposed development.

There would be no change to the existing access arrangements to the site. The site is accessed off Kinder Road and the existing internal access road within the site would continue to provide access to the camping and caravanning pitches.

Conclusion

The proposal, the subject of this planning application, at the Hayfield Camping and Caravanning Site provides for an extension to the amenity block. The proposal complies with development plan policy. The extension would provide an improvement to an existing facility and improve the Club site in accordance with policy contained in the High Peak Local Plan. The proposal would not have any adverse impact on landscaping or the surrounding area and not result in any increase in the size of the site or number of total pitches provided. The improved facilities would secure the long term viability of the site, with associated continued support to the local economy.

The application is therefore submitted for approval, subject to reasonable and relevant conditions. I look forward to receiving confirmation of registration of the application, a receipt for the application fee paid and a likely timescale for the determination of the application.

Yours sincerely

A handwritten signature in dark ink, appearing to read "D. Adams".

**DAWN ADAMS BA (HONS) MA
PLANNING
COLLIERS INTERNATIONAL**

Encs