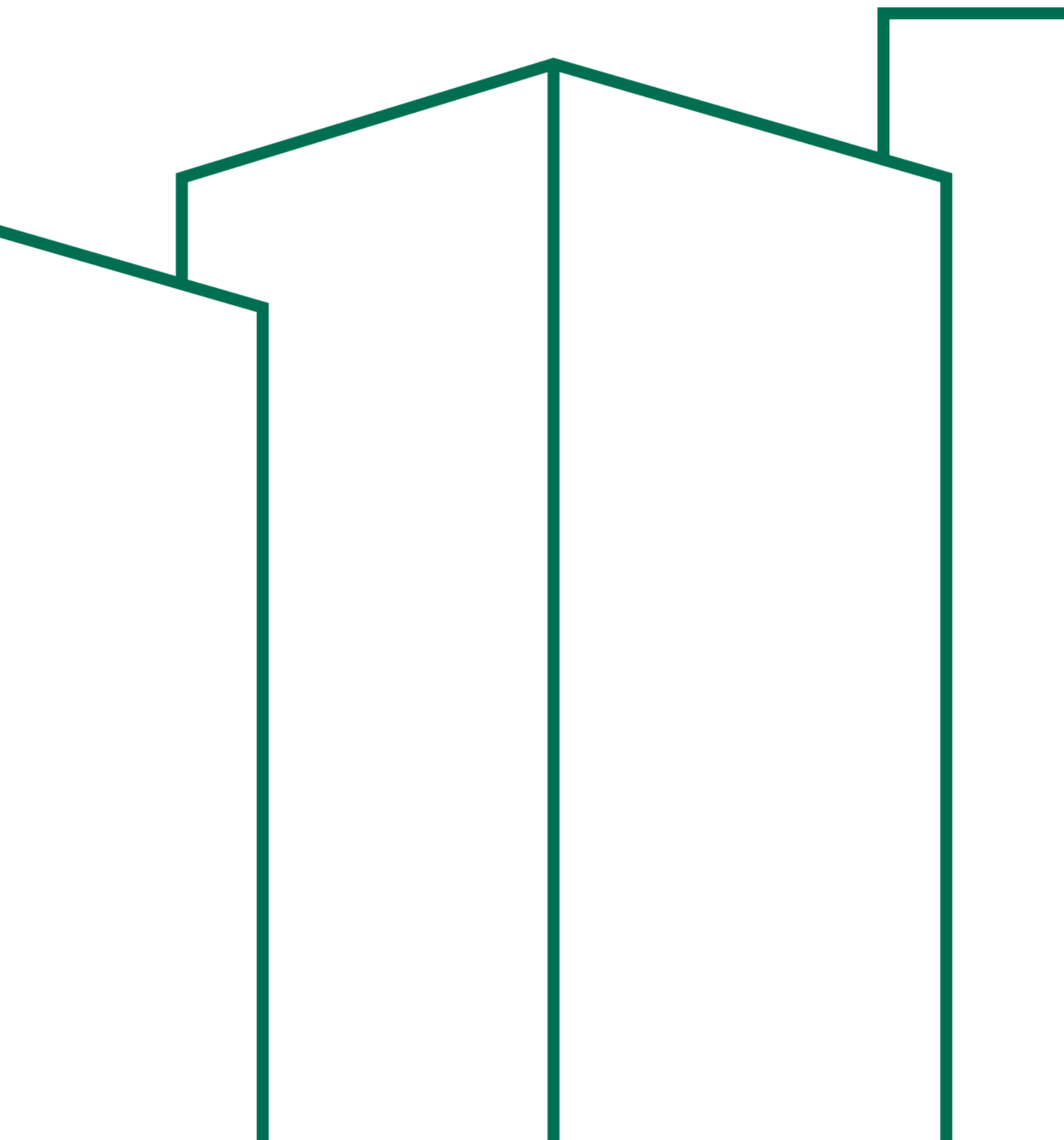


PLANNING STATEMENT

Jo Goode
Lime Tree Park
Dukes Drive
Buxton
SK17 9RP



1.0 INTRODUCTION

1.1 This planning statement has been prepared to accompany an application submitted to High Peak District Council on behalf of Jo Goode. The application seeks consent for the change of use of land to extend the existing caravan and camping site and the erection of toilet block facilities with associated works at Lime Tree Park, Dukes Drive, Buxton. This application will supersede the previously approved application for the proposed toilet block (reference HPK/2021/0497).

Planning History

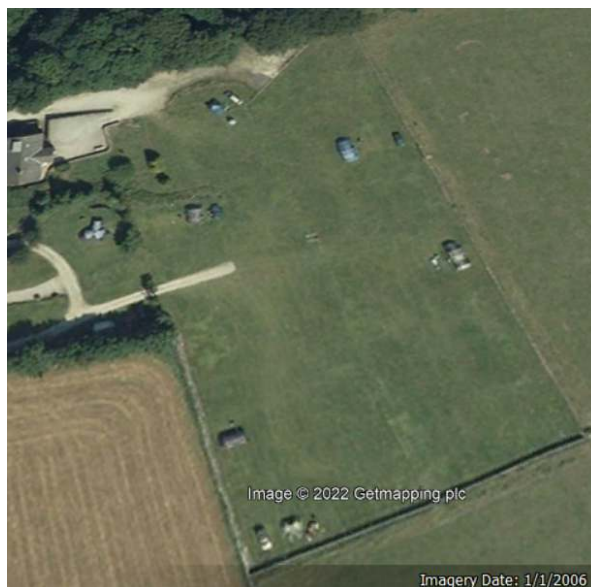
1.2

Application No.	Description of Development	Decision	Date
HPK/0002/7203	Extension to caravan site to provide 7 residential units, 36 static units, 65 touring pitches.	Approved	12.01.1989
HPK/0003/4914	Increase touring site from 30 to 64; erection of one new toilet block and implement store, extend season to eleven months	Refused	07.11.1995
HPK/2002/0771	Change of use of land to permit siting of static caravans for holiday use	Refused	06.11.2002
HPK/2002/0772	Change of use of land for siting of timber chalets for residential use	Refused	05.11.2002

HPK/2017/0367	Change of use of land for extension to existing camp site	Approved	31.10.2017
HPK/2018/0501	Proposed change of use of land for extension to existing camp site to include the siting of 21 static caravans	Approved	15.01.2019
HPK/2019/0450	Variation of Conditions 2 and 8 relating to HPK/2018/0501	Approved	03.01.2020
DOC/2019/0092	Discharge of conditions 7,9,11 and 12 relating to HPK/2018/0501	Approved	Unknown
HPK/2020/0174	Retention of 4no. camping pods	Approved	15.07.2020
HPK/2021/0497	Erection of toilet block facilities	Approved	08.11.2021

Site Description

- 1.3 The application site is a roughly rectangular parcel of land immediately to the east of the 4no. camping pods and to the west of the caravan and camping area forming part of Lime Tree Holiday Park. To the south of the site are further recti-linear fields of pasture similar to the application site. Although the lawful use of this parcel of land is agricultural as no formal change of use application has been submitted previously, this section of the site has been in a continuous use associated with Lime Tree Park for camping purposes as demonstrated by the arial photographs below.





Application Proposals

- 1.4 Planning permission is sought for the change of use of land from its lawful use as agricultural land to a camping and caravan site as an extension to the existing caravan and camping site known as Lime Tree Park. The application also seeks permission for the relocation of the previously approved toilet block facilities (reference HPK/2021/0497) to be sited to the east within the application site. The erection of proposed toilet block facilities are to serve the application site, together with the existing 4no. camping pods to the west and camping and caravan site to the east. The existing access will be utilised and is unaltered. This application will supersede the previously approved application for the proposed toilet block (reference HPK/2021/0497). The proposed toilet block facilities relating to this application will be of the same dimensions as the previously approved scheme, with the only difference being siting and the addition of solar panels to each roof slope.

2.0 PLANNING POLICY

Development Plan

- 2.1 The High Peak Local Plan, adopted in April 2016, comprises a Schedule of Saved Local Plan Policies (2008) to be superseded by the new Local Plan Strategy (2015).
- 2.2 All development control policies of the 1998 Local Plan have been replaced by the new Local Plan Strategy. There are no other saved policies that are considered relevant to this planning application.
- 2.3 With regard to the Local Plan Strategy, the following policies are considered relevant to the determination of this current planning application: -
- Policy E6 – Promoting Peak District Tourism and Culture
 - Policy E7 – Chalet Accommodation, Caravan and Camp Site Developments
 - Policy EQ2 – Landscape Character
 - Policy EQ3 – Rural Development
 - Policy EQ6 – Design and Place Making
 - Policy S1 – Sustainable Development Principles
 - Policy S1A – Presumption in favour of Sustainable Development
 - Policy S4 – Maintaining and enhancing an Economic Base
 - Policy S7 – Buxton Sub-area Strategy

National Planning Policy Framework (the Framework)

- 2.4 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.
- 2.5 Paragraph 81 of the NPPF states that “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”.
- 2.6 Paragraph 84 of the NPPF states that planning should support the sustainable growth and expansion of all types of business and enterprise in rural areas.
- 2.7 It goes on to say that planning decisions should enable:
- The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
 - The development and diversification of agricultural and other land-based rural businesses.
 - Sustainable rural tourism and leisure developments which respect the character of the countryside.
- 2.8 Paragraph 85 makes it clear that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be

found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

3.0 PLANNING CONSIDERATIONS

Principle of Development

- 3.1 The application site lies within the open countryside outside the Development Boundary of Buxton. Local Plan Policy EQ3 supports the provision and expansion of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities. Local Plan Policy E6 seeks to assist in supporting tourism provision and the initiative for visitors in the countryside that includes enhancing existing tourist facilities and delivering countryside based activities. Local Plan Policy E7 permits development proposals involving caravan and campsites subject to the development having no adverse impact on the landscape and subject to the proposal being well screened.
- 3.2 Lime Tree Park is a well-established camping and caravan site. It offers facilities for static caravans, touring caravans, and tents. Planning permission is sought for the change of use of land to extend the existing caravan and camping site and the erection of toilet block facilities to provide additional facilities within the existing camping and caravan site.
- 3.3 It is submitted that the proposed development is entirely consistent with Local Plan Policies EQ3, E6 and E7 insofar as the proposed development would support an existing rural business, support tourism in the area and increase spending in the local economy from the visitors that would be attracted. Although the application site is located in the open countryside, the site is well contained within the existing caravan and camping site. The development would support Peak District tourism in accordance with Policy E6.

- 3.4 It is submitted that the proposed development is also consistent with the advice contained in paragraph 84 of the Framework 2018 which is part of an over-arching policy of supporting a prosperous rural economy, the Government encourages planning policies and decisions to enable sustainable rural tourism and leisure development which respect the character of the countryside.

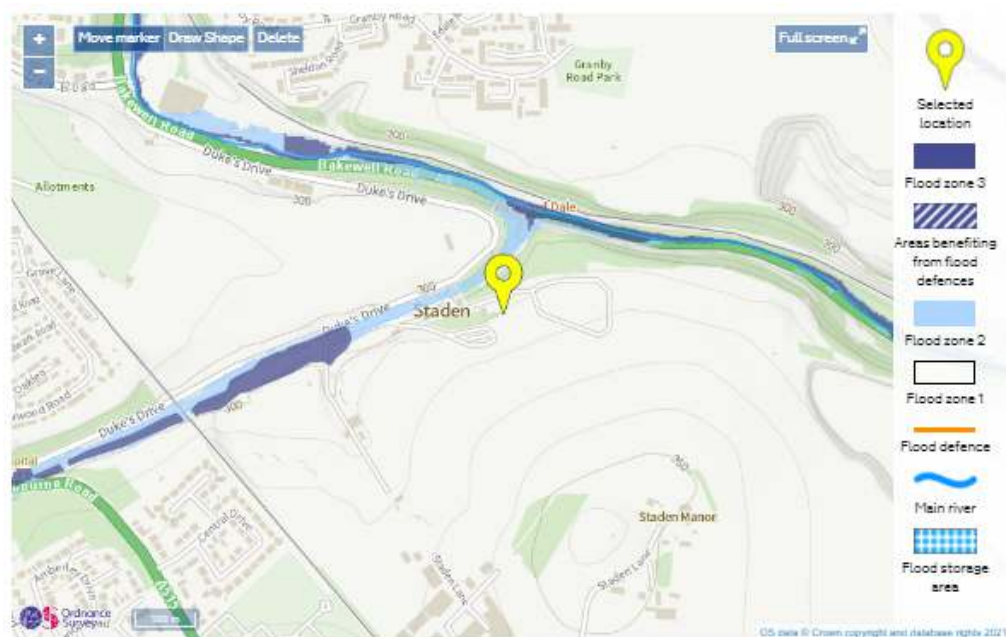
Landscape Impact

- 3.5 The proposed building will be single storey, with a shallow pitched roof. The proposed building will be constructed with stonework to the external walls and will be contained to the north, east and west by existing woodland, access drive, caravans, and camping areas, so will not be isolated. The existing planting acts to visually contain the proposed development.
- 3.6 By virtue of the design, materials and siting within the existing caravan and camping site, the proposed building will not materially impact upon the character and appearance of the surrounding landscape. The proposed change of use will effectively regularise this parcel of land for caravan and camping usage which has been within this use continuously for at least the previous 10 years. Given the application site is located centrally within the existing established Lime Tree Park, the parcel of land is not suitable for agricultural purposes and has been used to extend the existing caravan and camping park.
- 3.7 In these circumstances the proposed development would not be unduly prominent and will not have an adverse impact upon the character and appearance of the surrounding area. It is therefore considered that the impact

of the development upon the character and appearance of the area will be acceptable.

Flood Risk

- 3.8 As is evident from the Environment Agency's flood risk map below, the application site lies within Flood Zone 1 so has less than 1 in 1,000 annual probability of river or sea flooding. It is not therefore vulnerable to flooding.



Highways

- 3.9 The proposed development will utilise the existing vehicular access to Lime Tree Park from Dukes Drive. This planning application is for the change of use of land from agricultural land to camping and caravan site including the relocation of the previously approved toilet block to facilitate the existing camping and caravan site.

Living Conditions

3.10 The nearest dwellings to the application site are at Staden Lane to the south east of Lime Tree Park. The small group of properties on Staden Lane are some 300 metres to the north of the application site. Having regard to the degree of separation between the application site and existing residential properties, it is submitted that the proposed development is unlikely to have any adverse impact upon the living conditions of any nearby property.

4.0 CONCLUSIONS

- 4.1 Lime Tree Park is a well-established camping and caravan site. It offers facilities for static caravans, touring caravans, and tents. Planning permission is sought for the change of use of land to extend the existing caravan and camping site and the erection of a toilet block to provide additional facilities within the existing camping and caravan site. This application will supersede the previously approved application for the proposed toilet block (reference HPK/2021/0497).
- 4.2 The introduction of toilet facilities will enhance the existing camping area and 4no. camping pods. Given the application site is located centrally within the existing established Lime Tree Park, the parcel of land is not suitable for agricultural purposes and has been used to extend the existing caravan and camping park. The change of use of land will effectively regularise the use of the land that has been used for caravan and camping uses associated with the established Lime Tree Park. Local Plan Policy EQ3 supports the provision and expansion of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities. Local Plan Policy E6 seeks to assist in supporting tourism provision and the initiative for visitors in the countryside that includes enhancing existing tourist facilities and delivering countryside based activities.
- 4.3 By virtue of the design, materials and siting within the existing caravan and camping site, the proposed building will not materially impact upon the character and appearance of the surrounding landscape. In these circumstances the proposed development would not be unduly prominent and

will not have an adverse impact upon the character and appearance of the surrounding area. It is therefore considered that the impact of the development upon the character and appearance of the area will be acceptable.

- 4.4 It is respectfully submitted that the development is in accordance with the Development Plan and the Framework. It represents sustainable development which will promote rural tourism and the rural economy. Consequently, it is respectfully submitted that the proposals should be granted permission without delay.

JRL/TD/6191

30 November 2022

PLANNING STATEMENT

Jo Goode
Lime Tree Park, Dukes Drive,
Buxton,
SK17 9RP

Our Reference: JRL/TD/6191

Date: 30 November 2022

CT Planning Limited

Three Spires House Station Road
Lichfield Staffordshire WS13 6HX
Tel: 01543 418779
Email: apps@ctplanning.co.uk

