Application no: 7/2008/5602
Applicant: Mr C Holt
Date of Application: 23 October 2008
Type of Application: Full

Location: Underbarrow Lodge Park, Underbarrow, Kendal, Cumbria, LA8 8HQ
Grid Reference: 346834 492132  See Plan

Proposal: Provision of a total of 15 caravans. Three caravan units in addition to existing 12 caravan units

District Council: Object – see report
Parish Council: Object – see report
Highway Authority: No objection

RECOMMENDATION: APPROVE with conditions

REPORT:

1  BACKGROUND AND PROPOSALS

1.1 I am reporting this application to committee as my recommendation is contrary to the views of Underbarrow and Bradleyfield Parish Council.

1.2 Underbarrow Lodge Park is a small static caravan site situated to the rear of the Punchbowl Inn at Underbarrow. Planning permission for the use of the land as a caravan site was first granted in 1953, initially for four units. The number of units has since increased over the years:-

- An additional two units were approved in 1959
- An additional two caravans were approved in 1962 (to give a total of 8 caravans)
- In 1977 permanent planning permission for 8 caravans was given
- In 1998 permission was granted for a further 4 caravans (giving a total of 12, one of which was to be for the site warden) with a restricted letting period from 1 March to 15 November in any one year
- In 2006 planning permission was granted to extend the period of opening from 1 March in one year to 15 January the following year, to amend the layout of the site to allow the installation of twin unit caravans and for a range of engineering operations. (This is the planning permission for the site).

1.3 This application seeks to provide an additional three caravan units at the site on an area of land within the northern area of the site. (See APPENDIX 1 for site plan).

1.4 A condition was attached to the 2006 permission stipulating that:
“No caravan whatsoever shall be stationed upon the land [at the north of the site] without the prior approval in writing of the Local Planning Authority”.

The reason given was that:

“This should be subject to formal planning control to safeguard the visual amenities of the area”.

1.5 The applicant feels that through the provision of additional planting to both the northern site boundary and within the site an additional three units can be accommodated without detriment to the visual amenity of the surrounding area. It is proposed to allow the existing boundary hedge to grow by an additional 600mm (with five additional trees planted along the boundary), the existing tall beech and leylandii hedge at the entrance to the park would be extended. Further beech trees and shrubs would be planted in the areas adjacent to and between the caravans, similar planting having been used elsewhere around the site. The caravan units proposed would be the same as those used elsewhere on the site – twin unit caravans with dark stained timber clad walls.

1.6 It should be noted that this application would, if approved become the single operating permission for the site superseding the current permission granted in 2006.

2 REPRESENTATIONS

2.1 Underbarrow and Bradleyfield Parish Council responded as follows:

“If the proposal were allowed there would be no recreational ground for the existing caravans and Members are concerned that no matter how it was screened it would still be visible from the road.

In January 1999 we informed you [the LDNPA] we had no objections to 12 caravans and you granted permission in February 1999 for that number. That permission still stands and Councillors are concerned that this number is not allowed to increase and should remain at 12 caravans.”

2.2 The Local Highway Authority has no objection to the proposed development.

2.3 The Environment Agency has noted that part of the site lies within Flood Risk Zone 3. Whilst the Agency has no intention to object to the proposals it has recommended that the applicant provides a basic flood risk assessment to fulfil the minimum requirements of PPS25. The applicant has subsequently undertaken a basic Flood Risk Assessment as requested.

2.4 The application was also advertised by site notice although no additional representations have been received.

3 POLICY AND ASSESSMENT

3.1 The following policies are applicable to the proposed development:

North West of England Plan – Regional Spatial Strategy to 2021:
• Policy EM1 (integrated enhancement and protection of the Region’s Environmental Assets)

Lake District National Park Local Plan saved Policies:

• Policy NE3 (development in villages)
• Policy T9 (static caravan sites)

3.2 Policy T9 of the Local Plan states that new static caravans will only be permitted within the approved boundaries of established and well screened caravan sites and provided that no harm would be caused to the visual amenities or character of the area or the internal amenity and recreational value of the site by reason of their number, siting, design or increased recreational activity.

3.3 As the proposed caravans would be sited within the approved boundary there is no policy conflict in principle and the issues that need to be considered under Policy T9 are set out below. The condition retains planning control over the siting of caravans on this part of the site but does not preclude this subject to appropriate assessment.

Would the additional caravans proposed adversely affect the visual amenity of the surrounding area?

3.4 The additional caravans would be visible from the passing Kendal to Crosthwaite road (as noted by the Parish Council). The applicant believes that through the provision of increased screening along the site boundary, by allowing the existing established hedge to grow higher, through the planting of trees and with the addition of planting between the caravans proposed (as used elsewhere within the site) the impact of the caravans would be minimised and would not cause harm. This does not seem unreasonable.

3.5 Caravans sited in accordance with the submitted details would, even with planting still be visible from the highway; I do not believe however that this would necessarily be harmful. The most open views of the land from the road are through the site entrance gate, although the view from the roadway descending the hill from the Kendal direction is also an important viewpoint. Significant additional planting is proposed at the site entrance whilst the hedge boundary will be allowed to increase in height to screen views from the road. It should be noted that the units in place on the existing site are also visible from the highway, however the planting along the site boundaries and within the site serves to break up their form and minimises their appearance in the landscape.

3.6 The dark stained, timber clad appearance of the existing caravans minimises the impact. It is proposed that the additional caravans would also be of a dark colour and a type to match and this would soften their impact. They would appear relatively recessive in appearance and as planting on the site matures I do not believe they would cause harm to the appearance of the area. The units would appear as part of the site and would be seen in the context of other caravans at the site, particularly when viewed from the north-west. It is
important that control is retained over the final colour and finish of caravans
and I would recommend a condition be attached accordingly.

3.7 It is also essential to impose conditions to ensure that the landscaping of the
site which has been proposed is undertaken in a timely manner, is
appropriately maintained and delivers the level of screening sought. To this end
I would recommend that a condition be attached requiring, prior to the
installation of any additional caravans on site, full details of the types, sizes and
positions of planting proposed within and around the site be submitted to and
approved in writing by the Authority. It also seems appropriate to ensure that
any screening which should, within five years of planting be removed or die is
replaced within the next planting season to ensure that the site remains
appropriately screened.

3.8 The planting to the boundary is clearly critical to the acceptability of the
additional caravans proposed – without the boundary screening the site would
be far too open. It seems reasonable therefore to secure by condition that the
hedge is not removed without the prior consent of the planning authority.

Will the proposed development have flood risk implications?

3.9 Some areas of the application site are identified as falling within Flood Risk
Zone 3. As such the Environment Agency was consulted on this application.
The Agency raised no objections to the proposed development however it did
recommend that the applicant undertakes a basic flood risk assessment. An
assessment has been undertaken in line with the Agency’s comments and
applicant has undertaken to erect a water level gauge adjacent to the river to
allow more effective monitoring of the river level. An evacuation plan for the
site is also to be put in place. The applicant notes that the site has never been
known to flood and that the floor level of the caravans on site will be 750mm
above ground level (effectively 1250mm above the level of the beck). In light of
the measures undertaken and the comments of the Environment Agency and
the fact that those caravans most at risk are already in situ at the site, I believe
that the levels of flood risk at the site can be considered acceptable.

Are there any other issues to consider?

3.10 As this application is for a new permission for the entirety of the site there are
other issues which much be considered. The current permission is restricted in
terms of both the seasonality of the site and also the provision of a warden’s
caravan at the site. The occupancy condition currently operating at the site
restricts the season to the period from 1 March in any one year to 15 January in
the following year. The applicant has not sought an extension of the season
and it seems appropriate to seek to maintain this quiet period in late
winter/early spring to prevent permanent occupation. Accordingly I would
recommend a similar operating period for the site be maintained.

3.11 An area of woodland in the south-western part of the site (an area within which
no caravans are, or are to be, sited) lies relatively close a neighbouring
property. Whilst the additional caravans proposed would be situated a good
distance from this dwelling and would not affect its amenity, in the past it was
considered appropriate to impose a condition that no play area be established
upon this area of land in order to protect the amenity of the neighbouring property. These circumstances have not changed and the imposition of such a condition again is therefore appropriate.

4 CONCLUSION

4.1 The proposal adequately addresses site specific issues, particularly in relation to visual impact and satisfies relevant policy. I recommend that planning permission be granted subject to appropriate conditions.

Committee is recommended to:

APPROVE with conditions

1. The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

   REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2. The 15 caravans hereby permitted shall not be sited otherwise than in accordance with the approved layout indicated on Drawing Number 2159.02 submitted with the application, unless otherwise agreed in writing by the Local Planning Authority.

   REASON: For the avoidance of doubt, in the interests of protecting the visual amenities of the area and to ensure a satisfactory standard of appearance of the development in accordance with Policy NE3 of the Lake District National Park Local Plan.

3. Unless otherwise agreed in writing by the Local Planning Authority a caravan identified by the number 12, on the approved plan, drawing number 2159.02, shall not be occupied otherwise than by a warden or manager required to be resident on the site in connection with the management and supervision of the caravan site, including any dependents of such person, unless otherwise agreed in writing with the Local Planning Authority.

   REASON: To maintain a management presence in the interests of local amenity.

4. Other than the warden's caravan referred to in Condition 3 above, no caravan shall be occupied otherwise than for providing holiday accommodation and this permission shall not authorise the occupation of any caravan on the site except during the period 1 March in one year to 15 January in the following year. For the purposes of this condition, the expression 'holiday accommodation' shall preclude occupation of the caravans by any individual, family or group of persons for a period exceeding four weeks in any period of three months.

   REASON: To ensure that the caravans are used for holiday purposes only.
and to preserve a six week period of non-occupation during the winter months.

5. All external lighting installations to be provided either on the caravan or freestanding within the site in connection with the development hereby permitted shall conform to a detailed specification which shall be submitted to and have been approved in writing by the Local Planning Authority prior to such installations being affixed to the land or the buildings.

**REASON:** To safeguard the visual amenities of the area in accordance with Policy NE3 of the Lake District National Park Local Plan.

6. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that Order), the approval of the Local Planning Authority shall be obtained for the erection of any overhead electricity service lines over the land, the construction and siting of any buildings, structures or erections, whether temporary or otherwise, to be placed on the land or for any engineering works (other than the laying of pipes and cables) to be carried out on the land.

**REASON:** The Local Planning Authority considers that such developments should be subject to formal planning control to safeguard the visual amenities of the area in accordance with Policy NE3 of the Lake District National Park Local Plan.

7. Prior to the installation on site of those caravans identified as 13, 14 and 15 on the submitted site plan 2159.02, full details of the landscaping and planting to be undertaken at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the siting, number, size and species of plants to be planted at the site.

All planting, seeding or turfing which comprises part of an approved planting scheme shall, unless otherwise approved in writing with the Local Planning Authority, be carried out in the first complete planting and seeding season following approval. Any trees or plants which, within a period of 5 years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

**REASON:** To safeguard the visual amenities of the area in accordance with Policy NE3 of the Lake District National Park Local Plan.

8. There shall be no play area established on the land to the west of caravan number 5 as marked on submitted site layout plan 2159.02.

**REASON:** In order to protect the residential amenity of occupiers of the adjoining dwelling.

9. The hedge to the northern boundary of the site adjacent to the roadway, shall not be removed unless otherwise agreed in writing by the Local Planning Authority.
Authority. Should the hedge become damaged, diseased or die it shall be replanted using comparable species in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the visual amenity of the area.

10. Prior to their installation, details of the external appearance (including materials, colour and finish) of any caravan to be sited by virtue of this permission shall be agreed in writing with the Local Planning Authority.

REASON: To ensure an appropriate standard of development and in the interests of the visual amenity of the area.

**Summary of Reasons for Approval**

The proposal would not, subject to the development of the planting and screening proposed be detrimental to the visual amenity of the site or the surrounding area in accordance with North West of England Plan: Regional Spatial Strategy to 2021 Policy EM1 and saved Policies NE3 and T9 of the Lake District National Park Local Plan.

**BACKGROUND PAPERS:** Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.
Application no: 7/2008/5605
Applicant: Mr & Mrs Wood
Date of Application: 27 October 2008
Type of Application: Full

Location: Land to north of B5286, Hawkshead Hall Farm, Hawkshead, Ambleside, LA22 0NN
Grid Reference: 334983 498921 See Plan

Proposal: Re-siting of 5 static caravans and associated engineering works (resubmission)

District Council: Not consulted
Parish Council: No recommendation – see report
Highway Authority: Comments – see report

RECOMMENDATION: APPROVE with conditions

REPORT:

1 BACKGROUND AND PROPOSAL

1.1 I am reporting this application to Committee because the applicant is a close relative of a Member of the Authority.

1.2 The site is a field and is located some 700m to the north west of the centre of Hawkshead with access off the B5286 and forms part of Hawkshead Hall Farm which is a working farm and has a camp and touring caravan site.

1.3 There is an existing gated access to the field. The field is sloping in nature with the lowest part of the field in the south west corner of the site adjacent to the river.

1.4 There have been caravans sited in this field in the past to the south west corner of the field adjacent to the river. Planning permission for 2 caravans was granted in 1958 with a seasonal restriction. In 1972 planning permission was granted on appeal for 3 additional caravans with no seasonal restriction. Therefore there is consent for 5 caravans to be sited on this field and these caravans were sited here until recently. The caravans were sited on the lowest part of the field by the river and located close together with a tight site boundary. This proposal extends beyond that previous site boundary.

1.5 This proposal is to locate 5 caravans of a lodge type appearance (but still meeting the definition of caravan in terms of construction and size). These would have the addition of timber decks and steps, low level bollard lighting and parking for two cars each. The units would be cedar clad with
a natural finish or wood stained. The applicant indicates that the caravans were outdated and a larger area is required to meet modern requirements.

1.6 The proposal includes a planting belt of semi natural trees and shrubs to the southern boundary and road side boundary of the field. This planting has taken place and in addition the proposal includes Birch and Rowan located adjacent to the caravans and parking areas.

1.7 The existing access into the field would be improved and a new track laid to the caravans of a reinforced grass track type. As a result of comments from the Local Highway Authority an amended plan showing changes to the access detail is awaited which reduces the height of the wall and geometry of the entrance and realignment of the existing field hedge to improve visibility. Committee will be updated on this matter at the meeting.

1.8 Pre- application discussions have taken place, including our Landscape Architect, on the issue of siting, colour and landscaping. This followed an earlier application in 2008, which was subsequently withdrawn. The application is as a result of those detailed discussions.

2 REPRESENTATIONS

2.1 3 letters of objection have been received and the issues raised are summarised as follows:
- Query as to whether this is an existing caravan site as comments made in the application are contradictory. This is not relocation but a new caravan site.
- No caravans currently at the site.
- Previously virtually no services to the site.
- Field has predominantly been used for grazing.
- 4 of the 5 old caravans had not been used for a number of years.
- Caravans previously located in a compact line (7% of the field).
- The caravans were small.
- There are listed buildings near the field.
- The site is not visually well contained by groups of trees and the trees are deciduous. It is a site which can be seen from various public places.
- This side of the road is untouched by tourist development unlike the other side of the road.
- Concerns over additional loading on existing septic tank /drainage system due to numbers.
- Concerns over the area of coverage of the site.
- The site would be visible from local houses.
- The decking would encourage people to sit outside with associated noise pollution and impact on local residents
- Concerns over the potential number of people using the lodges and number of cars.
- Exit from the site would create a staggered junction on to the B5286 as it is close to the access opposite and so potentially cause accidents.
- The lodges are spaced well apart.
The proposal would have a detrimental effect on the natural beauty of the valley.

2.2 Hawkshead Parish Council have made the following comments - The applicant’s father is a councillor and other councillors declared a personal and prejudicial interest. As such a quorum could not be formed to debate the issue.

3 POLICY AND ASSESSMENT

3.1 The relevant North West of England Plan Regional Spatial Strategy to 2021 Policies are:
   - DP7(Promote Environmental Quality)
   - W6 (Tourism and the visitor economy)
   - EM1 (A) (Landscape)

The relevant saved Lake District National Park Local Plan Policies are:
   - NE1 (Development in open countryside)
   - T9 (Static caravans)
   - A3 (Farm diversification)

The relevant extended Cumbria & Lake District Joint Structure Plan 2001-2016 Policies are:
   - EM16 (Tourism)
   - E37 (Landscape Character)

Is the principle of the development of the siting of 5 static caravans in this location acceptable?

3.2 Policy T9 of the Local Plan permits siting of static caravan on farms in connection with diversification proposals. The site would be run and managed by the family, providing an ongoing income for the farm business and therefore the proposal represents farm diversification as envisaged in the Local Plan. The pre-amble to Policy T9 indicates that only small numbers of caravans should be considered when looking at farm diversification schemes.

3.3 Policy NE1 of the Local Plan only permits development in open countryside where it is closely integrated with existing uses.

3.4 There is a history of planning permission for 5 static caravans on part of this field. Those original caravans could be replaced on their original sitting without further planning permission and three of those caravans were unrestricted in terms of when they could be used as there was no seasonal restriction. Therefore the principle of use of part of this field for caravans without a seasonal restriction has been established.

3.5 The main issues are whether the larger units and the extended area for the caravans is acceptable taking into account landscape impact, potentially more intensive use with regard to highway safety and impact on amenity.
Would the development result in harm to the landscape?

3.6 Policy A3 states, amongst other things, that caravan proposals should be integrated into the landscape and located within or near the farm complex. The site is on the opposite side of the road from the main farm complex but visually is seen in the context of other buildings in this area and the camp site on the opposite side of the road.

3.7 The development would be more visible than the previous caravans as the new larger units would extend away from the more secluded river bank site. The grouping of the caravans to the south west corner of the field along the river bank and boundary is the least intrusive location for the proposed units within this field. The lower slope close to the river bank means units 1, 2 and 3 will be partially screened by the rising ground and trees along the river bank. That however does not mean to say that some of the caravans will not be visible from neighbouring properties or from the highway or a footpath to the east, because units 4 and 5 are on rising ground compared with the other units.

3.8 The planting belt will filter views when it becomes established such that I consider that the caravans placed in the positions shown would not be prominent in the wider landscape in a manner which would cause harm to the landscape. The species planted within this area are semi natural species and are appropriate to this area. The planting will be subject of a landscape management plan to ensure the planting becomes established and maintained. The proposed siting and grouping of the caravans is as a result of discussions with our Landscape Architect.

Would the development result in harm to highway safety?

3.9 There is an existing field gate into the field which has served the users of the previous caravans in the past and has been used by agricultural vehicles. The proposal includes alterations to the access and an improved track to the caravans.

3.10 The Local Highway Authority has expressed concerns regarding site lines and have requested a 2.4m x 90m visibility splay which would result in the removal of all of the hedge along the road frontage of this field for a length of 90m. This would be visually unacceptable in terms of its impact on the area.

3.11 This is an existing access which has been used for both agricultural vehicles and users of the caravans. The removal of part of the hedge and replanted set back into the field to allow an improved sight line and reduction in height of the new stone wall would improve visibility at the access without causing landscape harm. The applicant has been advised of the need to amend the details of the access and a revised plan is awaited. Members will be updated on this matter at the meeting.

Would the development affect the character and amenity of the area by reason of increased activity, traffic or disturbance?
3.12 There have been 5 caravans at the site, although their usage appears, in recent years, to be fairly low key. That would not prevent the applicant from replacing the older caravans with new and making more use of the existing permitted site. The larger size units could mean more people using each unit and could result in more vehicles using the site than previously. The decking and revised layout would allow more usage of the exterior of the caravans than the previously tight layout. The issue is whether the additional number of users would result in harm to the surrounding area and occupiers of nearby residential properties.

3.13 Opposite the road is a large camp site which allows caravans and tented camping (5 touring caravans and 50 tents). This area therefore has an existing degree of activity, and noise both vehicular and pedestrian. I do not consider that the larger caravan units on the application site would result in such an increase in activity to cause harm to the character or the area in terms of traffic, noise or general recreational activities.

3.14 Two of the new caravan units would be located in a more visually prominent location with regard to nearby homes and usage of the caravans would be more noticeable from the neighbouring properties but the distance is sufficient that there would be no harmful overlooking into those dwellings. Any additional outside recreational activities would not, in my opinion, be of such a level to cause demonstrable harm to occupiers of those properties.

4 CONCLUSION

4.1 This farm diversification scheme has been designed in consultation and includes the views of our Landscape Architect to ensure a sensitive development.

Committee is recommended to:

APPROVE with conditions

1. The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

   REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be carried out otherwise than in complete conformity with the amended plan (No: ) received by the Local Planning Authority on .

   REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development and suitable highway access.
3. Prior to the installation of any external lighting at the site whether on the caravan lodges themselves or free standing details of such lighting shall be submitted to and have received the written approval of the Local Planning Authority and thereafter implemented in full accordance with those approved details.

REASON: In the interests of the visual amenities of the area.

4. Before the caravans hereby permitted are placed on the land they shall be painted or factory finished in one or more colours in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the caravans shall be retained in the approved colours unless the Local Planning Authority agrees, in writing, to any variation and any decking or steps shall also be subject to the above requirement.

REASON: To minimize the visual impact of the caravans in the landscape

5. In the event of failure of any hedge, trees or shrubs planted within the site including the new planting belt to the road frontage and southern boundaries of the site, as indicated on the amended drawing subject of condition 2 of this permission, to survive five years from the date of completion of the development, such trees or shrubs shall be replaced by the developer with such live specimens of similar species and size unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of the visual amenities of the area.

6. The section of hedge to be removed at the entrance to the site in accordance with the amended plan subject of condition 2 of this permission, shall be removed prior to the bringing onto site any of the caravan lodges hereby approved. The realignment and replacement of the removed section of hedge shall take place in accordance with the approved plans in the first planting season following the siting of the caravan lodges at the site.

REASON: To ensure adequate visibility during installation of the caravan lodges and for the users of the site in the interests of highway safety.

7. The caravans hereby permitted shall be operated as an ancillary element of the agricultural business (known as Hawkshead Hall Farm) comprising the land edged blue on the plan attached to and forming part of this decision notice, unless otherwise agreed in writing by the Local Planning Authority.

REASON: The development is approved as a form of farm diversification in compliance with Policy A3 of the Lake District National Park Local Plan.
8. In the event that any of the caravan pitches hereby permitted are sold or otherwise disposed of separately from the land edged blue on the plan attached to and forming part of this decision notice, or from an agricultural business operating from the land edged blue on the plan attached to and forming part of this decision notice or that business ceases to trade as such then the caravans sited thereon shall be removed from site within three months of such sale, disposal or cessation and no replacement caravan shall be brought onto the site pursuant to this planning permission unless otherwise agreed in writing with the Local Planning Authority.

REASON: The development is only approved for short term holiday letting as a form of farm diversification in accordance with Policy A3 of the Lake District National Park Local Plan.

9. Details of the extent of excavation and piling of soil to enable the caravans to be sited on the land and to lay services to the caravans shall be submitted to and agreed in writing by the Local Planning Authority, before the caravans are first brought to site. The development shall be carried out in accordance with the detail so agreed.

REASON: In the interests of the visual amenities of the area.

10. This permission only permits the siting of the five caravan units indicated on the approved plan as amended by condition 2 of this permission and in those exact locations. The rest of the field shall not at any time be used for the siting of caravans.

REASON: For the avoidance of doubt and to safeguard the amenities of the area.

11. This permission shall not authorise the occupation of any caravan on the site except for the purposes of holiday use and no individual, family or group of persons shall occupy any caravan for a period exceeding eight weeks in any period of three months.

REASON: To ensure that the caravans are used for holiday purposes only in accordance with Policy T9 of the Lake District National Park Local Plan.

Summary of Reasons for Approval
Development Plan Policies relevant to the Decision

Having regard to the relevant development plan policies, in particular those extended Cumbria & Lake District Joint Structure Plan 2001-2016 and/or saved Lake District National Park Local Plan Policies and the North West of England Plan Regional Spatial Strategy to 2021 as appropriate and all other material planning considerations, the proposal is considered to be acceptable subject to the conditions imposed as the development would not result in harm to the landscape or amenities of occupiers of neighbouring properties or highway safety.
The relevant North West of England Plan Regional Spatial Strategy to 2021 Policies are DP7 (Promote Environmental Quality), W6 (Tourism and the visitor economy) and EM1 (A) (Landscape)

The relevant saved Lake District National Park Local Plan Policies are NE1 (Development in open countryside), T9 (Static caravans) and A3 (Farm diversification)

The relevant extended Cumbria & Lake District Joint Structure Plan 2001-2016 Policies are EM16 (Tourism) and E37 (Landscape Character)

BACKGROUND PAPERS: Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.