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Rev A

31 MAR 2014

DEVELOPMENT
MANAGEMENT

Design statement for the change of use of land off Moorfield Lane, Wombledon to provide caravan storage

This statement is in support of a full planning application for 'change of use' of the land off Moorfield Lane, Wombledon on behalf of the site owners, Mr and Mrs D Dale-Sunley

INTRODUCTION

The current application is a resubmission of an earlier planning application which was withdrawn during the consultation process for the change of use of the concrete areas on the land owned by my clients off Moorfield Lane. The site consists of concrete hardstanding areas which were originally constructed during the World War Two and which surround 4 grassed areas.

This application is similar to the earlier application which was withdrawn except that the landscaping which was proposed in the earlier application has now been planted and has grown sufficiently and we therefore now consider that the application to be acceptable and in line with the officers comments which were made during the consultation period for the earlier application (principal of the development acceptable subject to adequate screening), As there was previously no adequate screening the previous application was withdrawn and the issue of the landscape screening has now been complied with and it is therefore felt appropriate to resubmit the application.

The site is located to the east of Moorfield Lane, which links the villages of Harome (1.5km south west) and Wombledon (1 km north east). The land sits adjacent to a concrete road way which was constructed as part of Wombledon Airfield during the Second World War and to the east of a caravan site (Wombledon Caravan and Camping Park) and is accessed from Moorfield Lane via a private roadway which is approximately 4m to 4.5m in width and is currently used by agricultural vehicles including combine harvesters.

SITE DESCRIPTION

The concrete surfaced areas surround four grass fields (numbers 1087, 9980, 9873 and 9665) and are of varying widths but approximately 14.5m wide and to the south and east of the concrete hardstanding lies extensive landscaped areas containing mixed variety trees.

THE PROPOSALS

Land use

The concrete hardstanding areas will be used for the year round storage of touring caravan and the caravans will be located around the outermost perimeter of the concreted areas, there will be spaces for approximately 100 touring caravans evenly spaced to provide the owners with enough space to access their caravan. The concrete areas are of sufficient width to allow the caravans to be towed into the area and manoeuvred into the space and to allow the towing vehicles to be able to carry out a three point turn to leave the site in a forward gear. The caravan storage area will be used by families who do not have sufficient space at their property to store their caravan but wish to be able to gain easy and close access to their caravan whenever they wish. The storage area will be open all year round.

Landscaping

The eastern side of the hardstanding areas was granted planning permission on the 12th December 2012 for the formation of an earth mound and associated landscaping under reference 12/00905FUL. The construction of the earth mound and the landscaping of the area with trees of mixed species has now been fully completed

The existing grassed areas within the concrete hardstanding are currently rough grass and these areas will be maintained in a neat manner to enhance the site within the boundary fence.

A metal security fence will also be provided around the site to ensure the security of the site and the user's property and also to prevent caravans being stolen and towed away.

Access

The site is accessed via a tarmac road leading from Moorfield Lane to the site and this roadway is sufficiently wide (4 – 4.5m wide) to allow two vehicles to pass should this be required. The entry to the storage area site will have double metal security gates which will be kept locked at all times, the owners of the caravans will be provided with numerical or key lock to gain access when required and to prevent unauthorised access

Other material consideration

The current proposal would complement the existing adjacent Wombleton Caravan and Camping Park and the many other campsites in the locality by providing a service and/or an option for the local storage of private touring caravans all year round as this service is not currently provided between 1st November and 28th February in the vicinity.

The site is not proposed to have 24 hour opening as it is felt that this is not required or necessary. It is proposed to operate the site during business opening hours and consequently, there is no need for any artificial lighting of the site as it will not be used during the hours of darkness.

CONCLUSION

Development of this site represents a suitable commercial use for the previously developed land. The land was originally of commercial use and is immediately adjacent to a touring caravan site. The site will be well screened from view from the east by the approved tree landscaping.

The site is adjacent to a commercial use. It is also not designated as part of a Visually Important Undeveloped Area, and should therefore be considered as a suitable location for the proposed development.

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