

2.4 REFERENCE NO - 17/505657/FULL		
APPLICATION PROPOSAL Erection of replacement security lodge. (Retrospective)		
ADDRESS Sheerness Holiday Park Halfway Road Minster-on-sea Sheerness Kent ME12 3AA		
RECOMMENDATION Grant		
SUMMARY OF REASONS FOR RECOMMENDATION The development would provide a dedicated security presence on the site through the closed season (as is common on most parks on the Island) without giving rise to any serious amenity concerns.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection.		
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Cosgrove Leisure AGENT Barron Edwards Ltd
DECISION DUE DATE 15/01/18	PUBLICITY EXPIRY DATE 26/12/17	

Planning History19/500630/FULL

Erection of a single storey side and rear extension to the clubhouse and single storey side extension to pool building to provide a spa and a gymnasium area.

Approved Decision Date: 22.05.2019

18/506581/FULL

Erection of replacement maintenance shed. (Resubmission of 15/505069/FULL with reduced height and revised elevation treatment – see appeal history, below.)

Refused Decision Date: 15.02.2019

18/504034/LDCEX

Lawful Development Certificate (Existing) for use of part of approved caravan park for the stationing of static and/or touring caravans on land identified as area E without compliance with condition 4 of NK/4/68/333 (which required area E to be used for car parking).

Approved Decision Date: 29.05.2019

17/502567/FULL

Variation of condition 2 of SW/12/0080 to allow up to three caravans on the site to be occupied on a year-round basis by staff employed on the caravan site.

Refused Decision Date: 01.05.2019

16/507745/SUB

Submission of Details Pursuant to Condition 2 - Materials of planning permission
15/505196/FULL

Approved Decision Date: 09.01.2017

15/505196/FULL

Demolition of existing security lodge and erection of a replacement security lodge. Erection of a single storey extension to the western side of the club house.

Approved Decision Date: 03.12.2015

15/507354/LDCEX

Lawful Development Certificate (existing) - Use of land for siting of caravans on land originally designated as being for car parking or recreation purposes

Approved Decision Date: 06.11.2015

15/505069/FULL

Erection of replacement maintenance shed, 2.5m high palisade fencing surrounding the building to create a compound in addition to a concrete hardstanding

Refused Decision Date: 27.06.2017

SW/12/0080

Variation of conditions (ii) of NK/4/68/333 and (iii) of SW/79/1435 to extend the seasonal occupancy period from 1st March-31 October in any year to 1st March-3rd January in any year.

Approved Decision Date: 27.04.2012

NK/4/68/333

The original grant of planning permission for use of the land as a holiday caravan park.

Approved Decision Date: 1968

Appeal History:19/500084/REF

Erection of replacement maintenance shed. (Resubmission of 15/505069/FULL with reduced height and revised elevation treatment)

Appeal Dismissed. Decision Date 28.11.2019

18/500012/ENF and 18/500013/REF

Linked planning and enforcement appeals against refusal of retrospective planning application ref. 15/505069/FULL and consequent service of an enforcement notice against the construction of a maintenance shed and erection of 2.5 metre high palisade fencing surrounding the building.

Appeal Dismissed. Decision Date: 24.08.2018

1. DESCRIPTION OF SITE

- 1.1 Sheerness Holiday Park is situated on the Halfway Road to the south of Sheerness, and comprises 341 static caravan pitches across approximately 12 hectares. Halfway Road lies adjacent to the western boundary of the site and the park is bounded on all sides by chain link fencing.

2. PROPOSAL

- 2.1 This application seeks retrospective planning permission for the erection of a security lodge at the front of the site, adjacent to the car barrier arm.
- 2.2 The security lodge in question is set back from Halfway Road and positioned directly adjacent to the private access road into the site. It is a single storey building similar to a residential bungalow, measures approximately 6.8m x 11m x 4.8m high to the ridge, and is finished in white render and concrete roof tiles. Internally the building is divided into two self-contained halves: one side provides a security office and WC, the other half provides a living space comprising two bedrooms, a lounge, shower room, and WC.
- 2.3 Planning permission was granted (ref. 15/505196, as above) for the erection of a security lodge in this position but of smaller dimensions, measuring 4.9m x 9.6m x 4.5m tall, and with one open plan sleeping / living area attached to an office. What has been built on site, however, is as set out above, and this application therefore seeks to regularise the existing development.

3. SUMMARY INFORMATION

	Existing	Previously Approved	Change (+/-)
Approximate Ridge Height (m)	4.8	4.5	+ 0.3
Approximate Eaves Height (m)	2.4	2.6	- 0.2
Approximate Depth (m)	11	9.6	+ 1.4
Approximate Width (m)	6.8	4.9	+ 1.9

4. PLANNING CONSTRAINTS

- 4.1 The site lies within an area of potential archaeological importance and flood zone 3.

5. POLICY AND CONSIDERATIONS

- 5.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) generally encourage tourism development, but also aim to restrict new development within the countryside.
- 5.2 Policies DM4 (extensions to holiday parks), DM5 (occupancy of holiday parks) and DM14 (general criteria) of the adopted Swale Borough Local Plan 2017 – “Bearing Fruits” – are relevant.
- 5.3 DM4 states that *“permission will be granted for the upgrading and improvement of existing static holiday caravan and chalet sites,”* while DM5 aims to ensure that holiday chalets are not occupied for 12 months in order to prevent them from becoming full-time residential dwellings.

6. LOCAL REPRESENTATIONS

- 6.1 None received.

7. CONSULTATIONS

- 7.1 Minster-on-Sea Parish Council objects to the development, commenting:

“The provision of a double bedroom in addition to a single bedroom constitutes a domestic dwelling. Permanent year-round occupation of the single storey accommodation would place people at risk in an area of risk of tidal flooding where the 10-month occupancy requirement must apply. Minster-on-Sea Parish Council's preference would be to see the previously approved application reinstated / implemented.”

7.2 Natural England has no comments.

7.3 The Environment Agency has directed officers to their standing advice, which sets out that staff sleeping / residential accommodation within FZ3 is subject to the exceptions test (discussed below).

7.4 The Council's Economy and Community Services Manager comments that *“significant investment has been made into this holiday park in recent years and it is not unreasonable for the park owners/management to wish to protect that level of investment through the provision of support infrastructure. The park is easily accessible and the security lodge provides a physical on-site presence which indicates that there is likely to be a good intention towards asset management and investment to date.”*

8. BACKGROUND PAPERS AND PLANS

8.1 The application is accompanied by relevant plans and drawings.

8.2 The decision notice for 15/505196 is particularly relevant.

9. APPRAISAL

9.1 The application site lies within an established holiday park where, as above, adopted policy DM4 states that permission will be granted for improvements and upgrades.

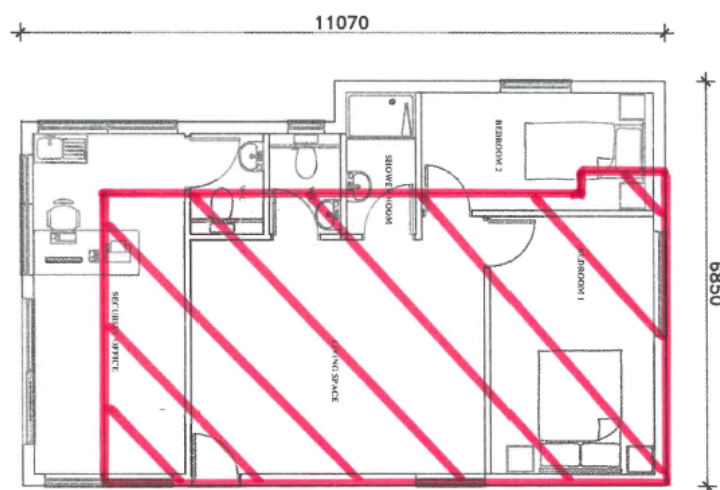
9.2 It should also be noted that permission has already been granted for a security lodge in this location. The delegated report for 15/505196 sets out:

“In this case I take the view that firstly, a security hut of increased size would provide for a better and more spacious working environment for security personnel. The existing security hut is small scale and its flat roof design is of little architectural merit. The replacement hut will provide an improved facility for the staff and its pitched roof design would be an upgrade upon the existing flat roofed structure. The security hut will be located along the access way into the holiday park and some 18m away from the closest chalet, as such I do not believe that the security hut would have an unacceptable impact upon amenity and is acceptable. It is also situated back from the main road, and would not seriously impact the street scene in my opinion.”

9.3 The principle of a security lodge in this location has been established. Therefore what falls to be considered here is whether the scale and design of the lodge as built is acceptable, and whether it would give rise to any amenity concerns.

9.4 Firstly, the site is removed from any residential dwellings and there are unlikely to be any serious issues of residential amenity arising from the development. I have no serious concerns in this regard.

- 9.5 The building is of an acceptable design in my opinion. It resembles a small bungalow, the external finish is of a good standard, the building is set back from the road and viewed against the backdrop of the surrounding caravan park (in which there are a number of other brick-and-mortar buildings); and it is not an obtrusive or particularly harmful structure within the context of the site or the wider countryside.
- 9.6 I also consider the building to be of an acceptable scale. It is slightly larger than the previously-approved security hut (as set out at section 3 above) but not excessively so, the greatest change being a 1.9m increase in the width. However, as with its design, the scale of the building is not such that it appears out of place within the context of the wider site, or significantly harmful to the appearance of the wider countryside. I would also re-iterate that permission has previously been granted for a building in this location.
- 9.7 I note the Parish Council's objection to the scale of accommodation provided within the building. The previously-approved building had a floor area of approximately 47sqm; the building subject to this application has a floor area of approximately 74sqm – an increase of 27sqm. This sounds like a considerable difference, but in reality amounts to a relatively modest increase on the ground. The overlay sketch below shows the previously approved floorplan hatched in comparison to the floorplan seeking approval.



- 9.8 The provision of two bedrooms within a security lodge is not in itself cause for concern. It is usually the case that a caravan is used as a security lodge during the off season, with the occupant staying in their caravan with their family. The layout as built provides a similar level of accommodation to a caravan, and would allow for a park tenant to relocate into the security lodge during the closed season, or for wardens to work in shifts if required. It should also be noted that the internal partition walls within the previously approved building could have been repositioned to provide a smaller office and larger living area without the need for planning permission.
- 9.9 The security lodge also ensures that no other caravans on the park need be occupied for the purposes of site security during the closed season, which provides a very simple and effective enforcement starting point should concerns ever arise. The Council has also refused permission for three caravans to be occupied as warden's chalets (ref. 17/502567) on the basis of the security hut providing a permanent solution.

9.10 The site is within Flood Zone 3 but the park has a comprehensive flood risk assessment and evacuation/management plan which have been agreed under previous applications, and to which the EA had no objection. In this instance, however, because the unit will provide accommodation year-round and lies within FZ3 it can only be considered acceptable if it passes the exceptions test. The exceptions test directs Councils to consider whether there is a particular need for “water sensitive” development to be located within the flood zone and, in this instance, I consider that there is an identified site security need which justifies the provision of accommodation (as set out above). In that regard, and with the added resilience of the site evacuation/management plan, I have no serious concerns in regards flood risk and consider the development acceptable as regards flood risk.

10. CONCLUSION

10.1 This application seeks retrospective planning permission to regularise the erection of a security lodge which was not constructed in accordance with the previously agreed plans. The building is of an appropriate scale and design, does not give rise to any serious amenity concerns, and provides a permanent security solution for the site so removes the need for any caravans to be occupied in the closed season.

10.2 Taking the above into account I recommend that planning permission should be granted.

11. RECOMMENDATION

Grant subject to the following condition:

- 1) The occupation of the building shall be limited to a person solely or mainly employed as a security warden at the site and any dependent of such a person residing with them.

Reason: The site lies outside any area in which planning permission would normally be granted for a new dwelling

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

