

**PLANNING COMMITTEE – 20 JULY 2023**

**PART 5**

Report of the Head of Planning

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Decisions by County Council and Secretary of State, reported for information

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- **Item 5.1 – Golden Leas Holiday Park Bell Farm Lane Minster**

**APPEAL DISMISSED**

**DELEGATED REFUSAL**

**Observations**

Please see below

- **Item 5.2 – Estuary View Caravan Park Bell Farm Lane Minster**

**APPEAL DISMISSED**

**DELEGATED REFUSAL**

**Observations**

Given the close proximity of these adjoining holiday parks to each other, and the similarity of the proposed development on each site to allow the year-round residential use of caravans (20 caravans at Golden Leas and 17 caravans at Estuary View), the Inspector held a combined Hearing.

In dismissing both appeals, the Inspector found that the developments would be significantly harmful to the character and tranquillity of the countryside through year round residential occupation of the caravans. He also considered that the developments would not promote sustainable patterns of development, being located where there would be a reliance on the private car to reach services and facilities, and gave moderate weight to this harm. The Inspector also concluded that the proposal would result in a loss of potential tourism and some adverse effect on rural employment and the tourist economy through the loss of holiday units to permanent residential use, but in light of the significant number of holiday parks in the area, he gave minimal weight to this adverse impact. In the case of the Estuary View site, the Inspector did not agree with the Council's concerns that the site layout and close relationship between units and adjacent parks would be harmful to living conditions if the units were used as permanent residences.

The Inspector gave little weight to the Council's Interim Park Homes Policy.

In weighing up the proposals in the context of the Council's lack of a 5 year housing supply, the Inspector gave positive weight to the contribution these would make towards housing supply, and the provision of low-cost single storey housing for over 55's. However he considered the cumulative harm arising from the location of the development, loss of tourism and impact upon the character of the countryside to be highly significant, and that these adverse impacts significantly and demonstrably outweighed the benefits of the development.