

Planning Statement

Looe County Park, Bucklawren Road, Looe, PL13 1QS

To support an application to vary Condition 2 attached to planning permission 5/74/0760 '31 touring caravans, motoring vans and tents, and 5 static (letting) caravans'.

BA2981

Contents:

1. Introduction
2. The Existing Site
3. Design Proposal
4. Planning History
5. Access & Highways
6. Flooding
7. Ecology & Trees
8. Conclusion

1. Introduction

Looe County Park is a caravan site located in Looe, Cornwall. It has been in operation since the 1950's and has planning permission to station 36 caravans.

The local authority for the area is Cornwall Council.

The proposed scheme looks to vary the number of mobile homes and touring caravans allowed on the site whilst retaining the maximum number of 36 overall.



2. The Existing Site

The site is located to the north-east of the settlement of Looe and is bounded by fields to the western and southern boundaries. To the east is a holiday caravan site and to the north are 2no. residential properties.

The site area is 0.94 hectares (2.32 acres).

The site benefits from planning permission granted on 4th November 1974 for '31 touring caravans, motorised vans and tents and 5 static (letting) caravans'.

Access to the site is via an existing entrance on the eastern boundary off Bucklawren Road.

3. Design Proposal

The design brief for the scheme was to vary the number of static and touring caravans across the site. Currently the existing planning permission allows for 31 touring caravans and 5 mobile homes. The applicant would like to amend this provision to 20 touring caravan and 16 mobile homes in line with the demand that the Park is currently experiencing.

It is not proposed that the overall number of caravans is changed and the proposal will still maintain a greater number of touring caravans compared to statics. The change in number of touring caravans and mobile homes will be entirely contained within the existing site boundaries.

Condition 2 attached to planning permission 5/74/0760 states:

"2. The total number of tents and caravans (including motorised caravans) stationed on the site at any one time shall not together exceed 36 in number of which not more than 5 shall be static vans."

The reason provided for the condition is 'to prevent overcrowding and to ensure that adequate pitches are kept available for touring caravans and tents.'

This application proposes changing Condition 2 attached to planning permission 5/74/0760 to read:

"2. The total number of tents and caravans (including motorised caravans) stationed on the site at any one time shall not together exceed 36 in number of which not more than 16 shall be static vans."

Due to the overall size of the site (0.94 hectares) there is ample room on the site to accommodate the change in the number of static caravans whilst maintain generous amenity space for the residents. The demand for static pitches has increased considerably over the past few years so this application seeks to meet this demand, whilst also continuing to provide sufficient touring pitches.

The Park has experienced a high demand for customers to holiday all year round, which reflects a more national trend in 'staycation' type holidays. The touring pitches are therefore not fit for purpose in the winter months where only static caravans are suitable. An increase in the number of static homes will allow the applicants to employ staff over the winter months, increasing employment opportunities in the local area.

4. Planning History

The following planning applications have been submitted in relation to the proposed site.

Application ref: 5/74/0760. Application for 31 touring caravans, motorised vans and tents and 5 static (letting) caravans.

Decision: Granted

Decision Issue Date: 4th November 1974

Application ref: 03.01237/FUL. Variation of Condition 1 (restriction of Caravan Site opening period) of planning application 5/74/0760 dated 04.11.1974, to allow the site to open over twelve months of the year.

Decision: Granted

Decision Issue Date: 6th November 2003

Application ref: PA20/03736. Certificate of Lawfulness of existing use or development to confirm noncompliance with condition 1 of decision 03/01237/FUL dated 6th November 2003

Decision: Granted

Decision Issue Date: 11th November 2020

5. Access & Highways

The existing vehicular & pedestrian access and circulation with the site is to remain unchanged as part of the revised scheme. As the number of touring caravans is proposed to be reduced across the site, this will reduce the number of potential journeys of cars towing caravans and therefore provide an overall betterment to the existing highways situation.

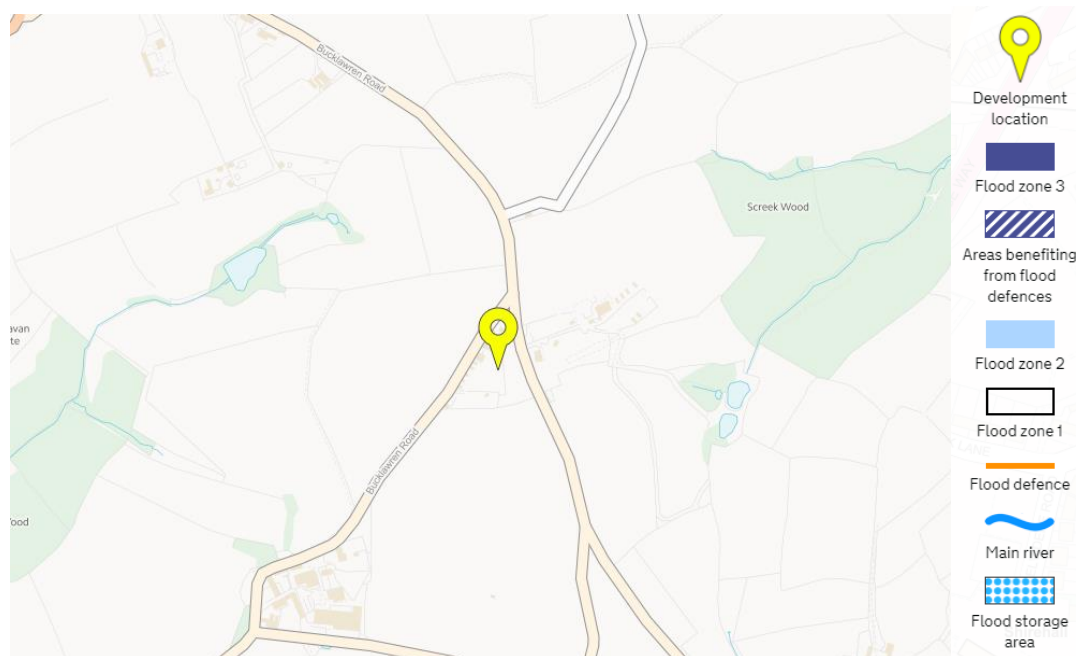
There are no public footpaths or bridleways which run through or adjacent to the site which would be affected by the proposed extension.



Extract from the Environment Agency flood map for planning

6. Flooding

After reviewing the Environment Agency flood maps we have ascertained that the site of the proposed development is not located within an area at risk from flooding from rivers or from surface water flooding.



7. Ecology & Arboriculture

As this application seeks only to vary the type of caravans and not the overall number, it is not envisaged that there would be any impact on the sites' existing ecological or arboricultural situation.

8. Conclusion

- This planning statement supports an application to vary Condition 2 attached to planning permission 5/74/0760 '31 touring caravans, motorised vans and tents, and 5 static (letting) caravans'
- The proposal does not seek to change the site's boundaries or the overall number of caravans permitted on the site.
- The proposal seeks to amend the number of touring caravans, motorised vans and tents permitted on the site to 20 and the number of static homes to 16. This is to reflect the increasing demand for mobile homes which can be occupied in the winter months.
- An increase in mobile homes will allow the Park to employ during the winter months increasing employment opportunities in the local area.
- The changes do not result in any changes to access into or around the site.
- The changes do not result in the loss of any trees or mature vegetation.

Supporting Documentation:

PL-001 Location Plan