



PARTNERS IN PLANNING

Laister Planning Ltc
Oddfellows Hal
London Road
Chipping Norton
Oxfordshire
OX7 5AR

Tel: 07951 435304
Email: nickm@laister.co.uk
www.laister.co.uk

13 December 2021

Planning Department, West Oxfordshire District Council,
Emfield,
New Yatt Road,
Witney,
OX28 1PB

Dear Sir/Madam,

Cotswold Hills Country Park, Hook Norton Road,
Chipping Norton, Oxfordshire, OX7 5TE – Application
for a Non-Material Amendment, to allow for
additional specifications of holiday lodge units
under Permission Ref. 18/03199/FUL

On behalf of the Applicant, Cotswold Hills Country Park Limited, we hereby submit an application for a non-material amendment under Section 96A of the Planning Act (1990), to expand the list of approved plans referred to under Condition 2 of Permission Ref. 18/03199/FUL dated 28 December 2018, to include additional specifications for the type of individual holiday lodge that may be stationed. Our application comprises the following documents:-

- Completed application forms;
- Planning statement (comprising this covering letter);
- Site Location Plan (as approved – for information);
- Tingdene ‘Savannah’ lodge specifications; and
- Tingdene ‘Overstone’ lodge specifications;
- Council’s application fee for £234.

We describe and assess the proposed non-material amendment below in the context of relevant planning history planning policies and other material planning considerations.

Context

Planning permission was obtained in December 2018 (Ref. 18/03199/FUL) for the 'siting of six holiday lodges'. This applied to an application site area on the northern side of the established caravan park. As part of the Delegated Report associated with that decision, Planning Officers concluded that the lodges would not adversely impact on the character and appearance and scenic beauty of the Cotswolds AONB, judged against relevant planning policies (such as Policies EH1, EH2 and E4 of the West Oxfordshire Local Plan, September 2018).

The 2018 permission included the following planning conditions, in summary:-

Condition 2: development to be carried out in accordance with the approved plans listed (that included, in part, specifications for 'Abingdon', 'Parklane' and 'Rivnendale' types of lodge units).

Condition 3: schedule of materials to be used in construction of the holiday lodges to be agreed with the Local Planning Authority (LPA), before the units brought to site.

Condition 4: landscaping scheme to be submitted and approved by the LPA prior to commencement of development.

The lodge units approved under Condition 2 covered a range of single and twin units, with the former typically with a width of approximately 4.1 metres, length of 13.6 metres and height of 3.5 metres above ground level; the latter with a width of 6.3 metres, length of 13.5 metres and height of 4.1 metres.

Conditions 3 and 4 were subsequently formally discharged by the LPA on the 19 February 2019 (Ref. 19/00147/CND). In relation to Condition 3, this indicated that the lodges would be finished in Mist Grey cladding with an Anthracite roof. The landscape scheme under Condition 4 sought to ensure the safeguarding of the character and landscape of the area during, and post, development.

Proposed Development

This application seeks to expand/ extend the list of approved plans referred to under Condition 2 of Permission Ref. 18/03199/FUL, to include the following additional specifications for the type of individual holiday lodge that may be stationed (instead of, or in combination with, those currently approved):-

‘Savannah’ range of lodge specifications (manufactured by Tingdene). These comprise single units, with a maximum width of approximately 4.3 metres, length of 12.8 metres and height of 3.5 metres.

‘Overstone’ range of lodge specifications (manufactured by Tingdene). These comprise twin units, with a maximum width of approximately 6.1 metres, length of 13.7 metres and height of 4.1 metres.

It can be seen from the details shown on the specification drawings (as included with our application submission) that these units would be very similar in scale, character and appearance to the units already approved under Condition 2.

The schedule of materials approved under Condition 3 would still apply, and the landscape plan approved under Condition 4 would not be prejudiced in any way.

The Applicant’s main reason for wanting to approve these additional lodge specifications is to enable them to be supplied by more speedily by this particular manufacturer for commercial reasons, in comparison with the supply timescales for the currently approved units where the Applicant is likely to experience major delays in obtaining the units.

Planning Policy Assessment

West Oxfordshire Local Plan (September 2018)

A Core Objective of the Local Plan is: ***“to enable a prosperous and sustainable tourism economy”*** (Policy CO8). As with the currently approved scheme, the revised lodge specifications will help to contribute towards this objective, in providing for the needs of holidaymakers.

The Local Plan confirms that the site is situated on the inside edge of the Cotswold Area of Outstanding Natural Beauty (AONB). Here, Policy EH1 states that great weight will be given to conserving and enhancing the area’s natural beauty, landscape and countryside, including its wildlife a heritage. This will include consideration of any harm to the contribution that

the settlement makes to the scenic beauty of the AONB. In comparison with the lodge units that have been approved, the amended units will have no adverse impact upon the character and appearance of the AONB. They would be viewed within the context of the caravan park as a whole, and not as an isolated development within the countryside.

Policy EH2, 'Landscape character', states that new development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape. Furthermore, development should avoid causing pollution, especially noise and light. In this case, as with the approved lodge units, there are no existing landscape features that would be directly harmed or affected by the proposed development, and the approved landscaping scheme will serve to enhance the wider landscaping setting over time. It will have no adverse impact in terms of any noise or light pollution.

Policy E4, 'Sustainable tourism', states that in the open countryside, new tourism and visitor facilities may be justified in particular circumstances, including where there is a functional linkage with a particular countryside attraction; or, the nature of the tourist and visitor facility is such that it could not reasonably be located within or close to Service Centres and Villages. The amended lodge units in this case are linked to the function of the main caravan site business, situated in this rural location.

National Planning Policy Framework (NPPF) (July 2021)

Paragraph 11 states that decisions should apply a presumption in favour of sustainable development.

In relation to building a strong and competitive economy, Paragraph 81 states that ***“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”***.

In seeking to support a prosperous rural economy, Paragraph 84 states that decisions should 'enable' sustainable rural tourism and leisure developments which respect the character of the countryside.

In this instance, the proposed development seeks to address the economic needs of the caravan site business.

Summary & Conclusions

Permission is sought for a non-material amendment, to expand the list of approved plans referred to under Condition 2 of Permission Ref. 18/03199/FUL

dated 28 December 2018, to include additional specifications for the type of individual holiday lodge that may be stationed within this part of the site (instead of, or in combination with, those specifications currently approved).

The details proposed for these amended lodge units would be very similar in scale, character and appearance to the units already approved, and therefore acceptable judged against relevant planning policies (including relevant Local Plan policies that applied to the originally approved scheme).

As such, we trust that the LPA will be in a position to approve the non-material amendment sought.

Yours sincerely
for Laister Planning Ltd



Nick Mannering
Director

Encs.