



Our ref: 4314-24

JUSTIFICATION STATEMENT

USE OF SITE FOR STORAGE OF CAMPERS AND CARAVAN TRAILERS

**ADJ: VALENCIA
CRANESGATE NORTH
WHAPLODE ST CATHERINE
SPALDING
LINCS
PE12 6SR**

This Planning Re-Application is to acquire Planning Permission for change the use of part of paddock for use as a site for storage of campers and caravan trailers adjacent to Valencia, Cranesgate North, Whaplode St Catherine for the benefit of Mr D Dlugosz.

This statement hopefully justifies the previous reasons for refusal under H23-0957-23:-

- 1. The proposal is for external storage (of caravans and trailers), the applicant has not justified why such a proposal would require a countryside location or how the development would align with the sustainable objectives of the local plan. On this basis it is considered that the proposal would not accord with the overarching spatial strategy of the plan and in conflict with strategic aims of policy 1 of the South East Lincolnshire Local Plan 2019.*

The site is situated within the village of Whaplode St Catherine and is classed as a 'Minor Service Centre'. Whaplode St Catherine has seen many successful planning applications for dwellings recently and still has a fully operation public house and village hall.

The site is located on the end of the development boundary and is slightly screened from the dwelling to the North of the site before it dog legs back to the rear of the properties.

There are no suitable sites within the Local Plan to be able to supply a caravan storage area. The ones within industrial areas are not suitable or viable for this business adventure. A long-standing caravan storage along High Road Whaplode is outside of the development boundary, however over the years have been screened by hedgerows. Which will be like this development.

The highways department have no issues with accessibility or impact on the current site arrangements.

2. *The proposal fails to recognise the intrinsic character and beauty of the open countryside as well as having an unacceptable impact upon the visual amenity of neighbouring residents. Limited information has been provided to demonstrate the effect of the development upon wider landscape. The proposal is therefore considered to be contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan 2019 as well as Paragraph 180 of the National Planning Policy Framework 2023 (December).*

The site already has already seen planting and existing screening from the wider character, along with existing fencing and existing trees and bushes. Any impacts of the caravans will only be seen from a distance from Ravens Bank or St Johns Road.

The existing 1.8m high close fence and old drain between the existing neighbour boundaries along with existing mature planting should screen most of the caravans from the view of the existing dwellings of Tones, Fenway & Timaru. The caravans will be sited to the East of the site away from the Western neighbouring boundary. The properties have a right to light but not a right to a view.

3. *Insufficient information exists to determine whether the proposal would allow for a sufficient level of amenity for neighbouring properties following the development. The proposal is therefore considered to be contrary to Policies 2 and 30 of the South East Lincolnshire Local Plan 2019 as well as Paragraph 135 of the National Planning Policy Framework 2023 (December).*

The site will be managed by appointments only. All drop off or collections of caravans will need to be pre-arranged with the applicant. This is to allow that only one caravan is being dropped off or collected on site at any one time.

The customer will pull the caravan onto the site at the agreed time so they can un-lock the gates and make sure full access is required with no delays in engines running unnecessarily. The caravan will be parked up into an allocated spot all assisted by the applicant.

The clients will also make sure that they can stagger appointments and make sure there are not many on the same day. The times of opening will be 8am – 6pm 7 days a week.

G R Merchant Ltd
December 2024