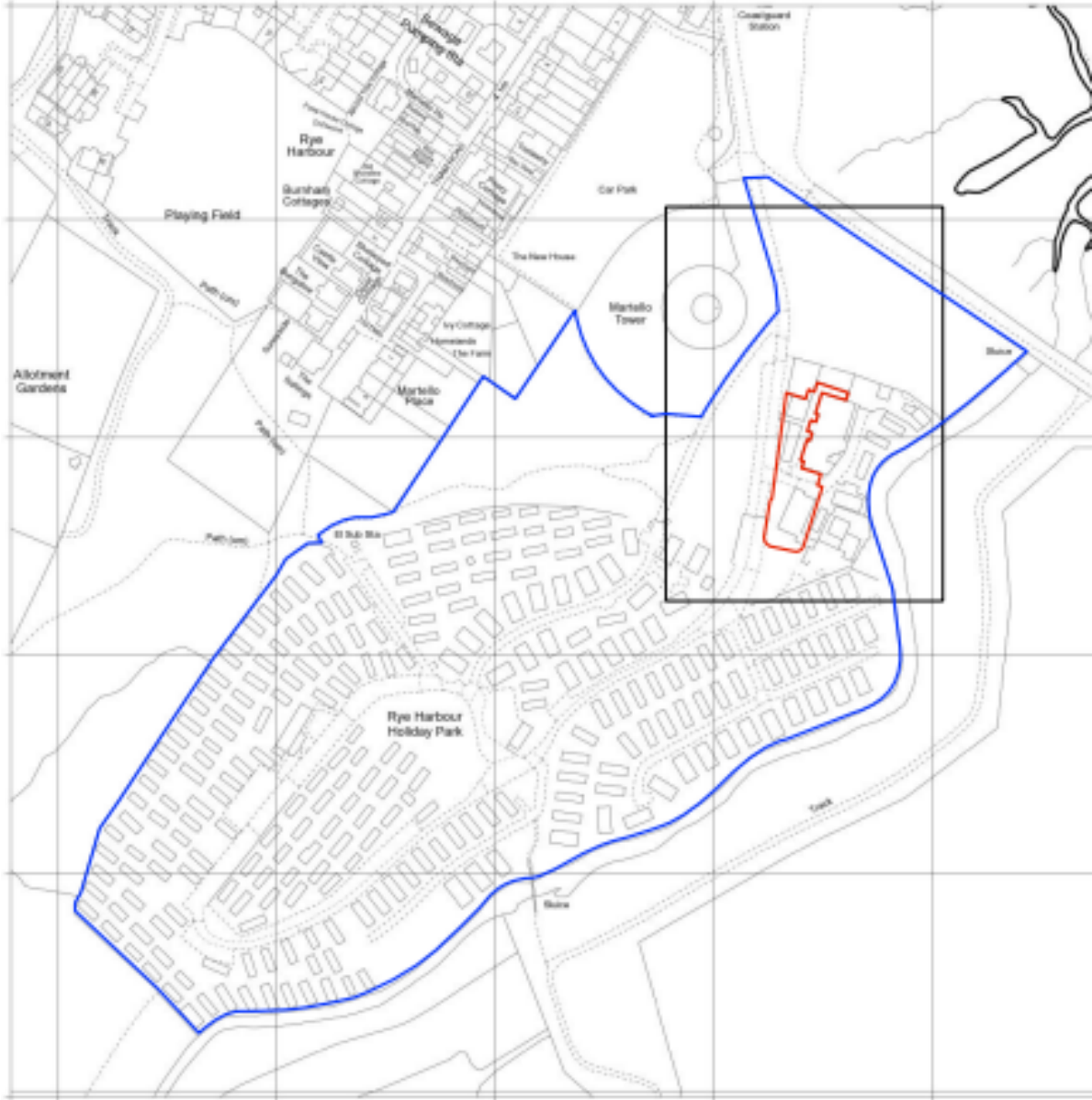


SITE PLAN

RR/2022/463/P

ICKLESHAM

Frenchman's Beach Holiday Village
Rye Harbour Road



Rother District Council

Report to	-	Planning Committee
Date	-	1 September 2022
Report of the	-	Director - Place and Climate Change
Subject	-	Application RR/2022/463/P
Address	-	Frenchman's Beach Holiday Village, Rye Harbour Road, Icklesham
Proposal	-	Demolition of existing and construction of new swimming pool building with reception; shop; laundrette and associated facilities; pergola and storm porch to existing clubhouse; replacement windows and doors and external cladding to existing clubhouse.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT PLANNING PERMISSION**

Director: Ben Hook

Applicant: Park Holidays UK Ltd
Case Officer: Mr J. Laibach
(Email: james.laibach@rother.gov.uk)

Parish: ICKLESHAM
Ward Member(s): Councillors L. Hacking and P.N. Osborne

Reason for Committee consideration: Application called in by Councillor Hacking

Statutory 8 week date: 16 May 2022
Extension of time agreed to: 8 September 2022

1.0 SUMMARY

- 1.1 The application seeks permission for the demolition of existing and construction of new swimming pool building with reception; shop; laundrette and associated facilities; pergola and storm porch to existing clubhouse; replacement windows and doors and external cladding to existing clubhouse; Frenchmans Beach Holiday Village, Rye Harbour Road, Icklesham.
- 1.2 The application site forms part of an established holiday caravan park with the proposals seeking to upgrade and improve the existing facilities to assist the operational effectiveness and competitiveness of the park. The proposed extensions and replacement swimming pool building would be single storey and located well within the holiday park, adjacent to the existing clubhouse

and static caravans and approximately 60m from the Martello Tower (Scheduled Monument) located to the north west.

- 1.3 The view is taken that the proposed development would have an acceptable impact on the character and appearance of the site and setting of the Scheduled Monument. The development is not expected to give rise to harm to neighbouring amenity and the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere. It is, accordingly, recommended that planning permission be granted.
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2.0 SITE

- 2.1 The application relates to an established holiday caravan park outside the development boundary, just south of the village of Rye Harbour. The park occupies an area of 7.75 hectares while the application area comprises a parcel of land situated towards the north east of the site which extends to approximately 0.3 hectares. The caravan park includes a mixture of privately-owned caravans and those available for short-term hire. The site is bounded to the east, west and south by the Rye Harbour and Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest. It lies within Flood Zone 3 which means it is at high risk of flooding, not taking account of existing flood defences.
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3.0 PROPOSAL

- 3.1 The application seeks permission for the demolition of existing and construction of new swimming pool building with reception; shop; laundrette and associated facilities; pergola and storm porch to existing clubhouse; replacement windows and doors and external cladding to existing clubhouse; Frenchmans Beach Holiday Village, Rye Harbour Road, Icklesham.
 - 3.2 The proposals would result in the demolition of the existing swimming pool building and erection of a new single storey extension to the existing clubhouse. The proposed building would house a new indoor swimming pool and associated facilities. The proposals would result in a net additional gross internal floorspace following development of 196sqm giving a total for the proposed pool building and clubhouse of 926sqm (existing 730sqm). In terms of the gross external area, the proposed clubhouse and pool building would have a gross external area of 988sqm (additional 213sqm) with the existing totalling 775sqm (pool 247sqm and clubhouse 528sqm).
 - 3.3 In addition to the swimming pool the increase in overall size includes a pergola and storm porch to the existing clubhouse as well as reception/shop link element, plant room and laundrette. The proposals also include car parking provision (10 No. additional spaces), new soft landscaping and a new service road that would wrap around the new extension to retain access the rear yard.
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4.0 HISTORY (relevant)

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|-----|----------------|---|
| 4.1 | A/57/517 | Camp for 200 caravans, lavatory block and winter storage area. Approved |
| 4.2 | A/60/970 | Increase from 200 to 275 caravans. Approved |
| 4.3 | A/61/901 | Increase vans from 275 to 315. Approved |
| 4.4 | RR/74/0445 | 50 additional caravans. Appeal allowed |
| 4.5 | RR/88/1754 | Use of caravan site without complying with condition restricting opening times to 1 March to 31 October in any year. Appeal allowed. Condition varied so that no caravan on the site shall be occupied between 4 January and 4 March in any one year. |
| 4.6 | RR/2008/32/P | Outline: Replacement Leisure/Amenity Centre on Holiday Park. Approved conditional |
| 4.7 | RR/2008/2434/P | Layout of the buildings and landscaping for replacement leisure/amenity centre pursuant to outline consent RR/2008/32/P. Approved conditional |
| 4.8 | RR/2014/1079/P | Variation of condition attached to RR/88/1754 to allow occupation between 1 March and 14 February in the following year subject to no caravan on site being occupied between 14 February and 1 March in any one year. Approved conditional |

5.0 POLICIES

- 5.1 The following policies of the adopted [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- PC1 (Presumption in Favour of Sustainable Development)
 - OSS1 (Overall Spatial Development Strategy)
 - OSS2 (Use of Development Boundaries)
 - OSS3 (Location of Development)
 - OSS4 (General Development Considerations)
 - RA2 (General Strategy for the Countryside)
 - RA3 (Development in the Countryside)
 - SRM2 (Water Supply and Wastewater Management)
 - CO6 (Community Safety)
 - EC6 (Tourism Activities and Facilities)
 - EN1 (Landscape Stewardship)
 - EN2 (Stewardship of the Historic Built Environment)
 - EN3 (Design Quality)
 - EN5 (Biodiversity and Green Space)
 - EN6 (Flood Risk Management)
 - EN7 (Flood Risk and Development)
 - TR3 (Access and New Development)
 - TR4 (Car Parking)

- 5.2 The following policies of the [Development and Site Allocations Local Plan](#) are relevant to the proposal:
- DEC2 (Holiday Sites)
 - DEN1 (Maintaining Landscape Character)
 - DEN2 (The High Weald AONB)
 - DEN4 (Biodiversity and Green Space)
 - DEN5 (Sustainable Drainage)
 - DEN7 (Environmental Pollution)
 - DIM2 (Development Boundaries)
- 5.3 The National Planning Policy Framework and Planning Practice Guidance are also material considerations.
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6.0 CONSULTATIONS

- 6.1 Historic England: *Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.*
- 6.2 Natural England: **NO OBJECTION**
- 6.3 Icklesham Parish Council: General Comment; *Icklesham Parish Council feel that further information is required in relation to the following:*
- *the public right of way that is potentially affected. This is mentioned in the newspaper notice but there is no reference to it in the application form or in the planning statement;*
 - *there is no mention of the Martello Tower which is a Listed Building adjacent to the proposed development; and*
 - *clarification as to the footprint of the proposed development as it is much larger than the existing building.*
- 6.4 Sussex Newt Officer: No comments received.
- 6.5 ESCC Minerals and Waste: No comments received.
- 6.6 ESCC Footpaths Officer: No comments received.
- 6.7 Romney Marshes Area Internal Drainage Board: No comments received.
- 6.8 The Ramblers Association: No comments received.
- 6.9 Planning Notice: No comments received.
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7.0 APPRAISAL

- 7.1 The main issues for consideration are the principle of the development, the effect on the character and appearance of the area including the impact on the Scheduled Monument, Flood Risk and the effect on amenity.
- 7.2 Principle of the development

7.2.1 Tourism contributes significantly to the local economy. Policy EC6 of the Rother Local Plan Core Strategy (2014) and Policy DEC2 of the Development and Site Allocations Local Plan (2019) are generally supportive of the creation of enhanced tourism facilities on existing holiday sites subject to various environmental and amenity considerations.

7.2.2 The application site forms part of an established holiday caravan park with the proposals seeking to upgrade and improve the existing facilities to assist the operational effectiveness and competitiveness of the park. In addition to this, the proposal would support employment opportunities generated by the holiday park.

7.2.3 For the above reasons the proposal is considered to be acceptable in principle, subject to consideration of the following matters.

7.3 Effect on the character and appearance of the area including the Impact on the Scheduled Monument

7.3.1 The proposed extensions and replacement swimming pool building would be single storey and located well within the holiday park, adjacent to the existing clubhouse and static caravans. Given the approximately 60m distance of the proposals from the Martello Tower (Scheduled Monument) and the screening provided by the earth bund and trees on the bund which would separate the replacement building from the Martello Tower, it is not considered that the proposals would impact upon the setting of the Scheduled Monument.

7.3.2 The application includes a Landscape Statement which considers landscape and visual effects relating to proposed development. As detailed within the Landscape Statement the proposals would be seen in context with the surrounding holiday park. Given the single storey nature and overall design of the replacement swimming pool building, which would have a slightly lower ridge height than the existing clubhouse it is not considered that the proposals would appear overly dominant within the surroundings and as such the landscape impact of the proposal is acceptable in this instance, with the visual impact from views to the north also being mitigated by the planting of 10 No. new trees as specified within the submitted Landscape Statement.

7.4 Flood Risk

7.4.1 Policy EN7 of the Rother Local Plan Core Strategy seeks to avoid inappropriate development in areas at current or future risk of flooding. Development will be permitted providing certain criteria are met including (i) a site specific flood risk assessment to demonstrate that the development will be safe, will not increase flood risk elsewhere, and where possible will reduce flooding. Paragraph 167 of the National Planning Policy Framework also relates to flood risk.

7.4.2 The application includes a site-specific Flood Risk Assessment (FRA) and it is considered that the development should be classified as “more vulnerable” in respect of the National Planning Policy Framework classification. The site is at high risk of fluvial and tidal flooding, while the risk of flooding from all other sources is assessed as negligible. Existing flood defences, maintained by the Environment Agency, would protect the site from fluvial and tidal flooding up to a one in 200 year coastal flooding event. Flood risk from identified sources

could be mitigated to a negligible or low and acceptable level through the existing Flood Warning and Evacuation Plan implemented at the site.

7.4.3 With regard to foul water drainage, it is understood that the proposals would utilise the existing foul drainage system. The foul flows as a result of the development are not set to increase given that the capacity of the caravan park is not increasing.

7.4.4 Turning to surface water drainage, the submitted FRA states that surface water will be directed towards the Nook Drain. This is as per the process that currently occurs on the application site, with the flows being dealt with by the same strategy as the existing clubhouse.

7.4.5 Given the above it is considered that surface water flows from the site can be managed and the flood risk from capacity issues in the foul system would not increase as a result of the proposals, as such the flood risk from the site, following development, would not increase flood risk elsewhere.

7.5 Effect on amenity

7.5.1 The proposal to upgrade and improve the existing facilities could possibly increase vehicular movements and general activity at the park due to increased popularity following the development. However, given that the total number of caravans at the site is not increasing, it is not considered that the overall level of activity would increase to such an extent so as to have an unacceptable effect on amenity.

7.5.2 While no details of the proposed opening hours are specified within the application form, the previous permission RR/2008/32/P for the existing leisure/amenity centre was subject to a condition relating to opening times for customers, it is therefore considered appropriate to reimpose this condition should the application be supported in order to safeguard the amenities of the locality.

7.5.3 The previous permission RR/2008/32/P for the existing leisure/amenity centre was also subject to a condition relating sound levels from amplified music, other entertainment noise and/or the public address system. In the interests of safeguarding the amenities of the locality it is also considered appropriate to reimpose this condition should the application be supported.

7.6 Other matters

7.6.1 With regards to comments received from Icklesaham Parish Council concerning the public right of way, these relate to the public footpath that runs along the main entrance for Frenchman's Beach Holiday Village. This footpath is outside the red application site area, however, as the footpath is in close proximity to the application area it was advertised in the newspaper notice. From the plans provided the route of the public footpath remains entirely unaffected and having discussed this with the Agent they confirmed that the proposals would have no impact on the footpath.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 In summary, the proposed development would have an acceptable impact on the character and appearance of the site and setting of the Scheduled Monument. The development is not expected to give rise to harm to neighbouring amenity and the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere. It is, accordingly, recommended that planning permission be granted subject to conditions.

RECOMMENDATION: GRANT (FULL PLANNING PERMISSION)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Location Plan; Drawing No. 3105.00.01 Rev 01 dated 11.10.21
Proposed Site Plan; Drawing No. 3105.05.01 Rev 01 dated 11.10.21
Proposed Ground Floor Plan; Drawing No. 3105.06.00 dated Jul' 21
Proposed Roof Plan; Drawing No. 3105.07.00 dated Jul' 21
Proposed Elevations; Drawing No. 3105.08.00 dated Jul' 21
Landscape Statement by Enzygo Environmental Consultants (February 2022)
National Planning Policy Framework: Flood Risk Assessment by Enzygo Environmental Consultants (July 2021)
Supporting Statement including Planning Statement by Rural & Urban Planning Consultancy (February 2022)
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the construction of the external surfaces of the building hereby permitted shall be those detailed in the submitted application, unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the development reflects the character and/or appearance of the existing building and to preserve the visual amenities of the area in accordance with Policy OSS4(iii) of the Rother Local Plan Core Strategy.
4. No development above ground level at the site shall take place until the hard and soft landscaping details including details of 10 No. new trees to be planted as specified within the submitted Landscape Statement (February 2022) have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.
Reason: To ensure the development has a satisfactory appearance in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

5. If within a period of five years from the date of the planting of any tree or plant, that tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted, destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
Reason: To ensure the ongoing enhancement of the development in accordance with Policies OSS4 (iii) and EN3 (ii) (e) of the Rother Local Plan Core Strategy.
6. The development shall be carried out in accordance with the Mitigation Measures contained within the Landscape Statement (February 2022). The mitigation measures identified in the statement shall be implemented in full prior to the buildings being brought into use.
Reason: To ensure the ongoing enhancement of the development in accordance with Policies OSS4 (iii) and EN3 (ii) (e) of the Rother Local Plan Core Strategy.
7. The development shall be carried out in accordance with the Mitigation Measures contained within the National Planning Policy Framework: Flood Risk Assessment (July 2021). The mitigation measures identified in the assessment shall be implemented in full prior to the buildings being brought into use.
Reason: To reduce the risk of flooding having regard to Policy EN7 of the Rother Local Plan Core Strategy.
8. Unless otherwise agreed in writing by the Local Planning Authority, in accordance with the conditions attached to the Premises License issued under the Licensing Act 2003 for activities of regulated entertainment the clubhouse shall not be open to customers outside the following times 10:00 to 23:00 Sunday to Thursday and 10:00 to 02:00 Friday and Saturday.
Reason: To protect the amenity of the locality in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy, Policy DEN7 of the Rother Development and Site Allocations Local Plan and Paragraph 185 of the National Planning Policy Framework.
9. Amplified music, other entertainment noise and/or the public address system shall be restricted to a maximum of 40 dBLA90 as measured at any point along the north west boundary of the car part (north west of Martello Tower), 3.5 metres inside the fence and shall be controlled by volume limiting device to be agreed with the Local Planning Authority. Should the use of the device alone not be sufficient to attain the specified noise level, then a scheme for soundproofing of the buildings shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority.
Reason: To protect the amenity of the locality in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy, Policy DEN7 of the Rother Development and Site Allocations Local Plan and Paragraph 185 of the National Planning Policy Framework.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the

Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.