

AVA 20170176

H. 867
Form TCP 3

DERBYSHIRE COUNTY COUNCIL

COUNCIL

To W. T. Parker, Esq.,
5, Vicar Lane,
Chesterfield.

COUNTY OFFICES,
MATLOCK.

TOWN AND COUNTRY PLANNING ACT, 1962.

(H.2015/5)

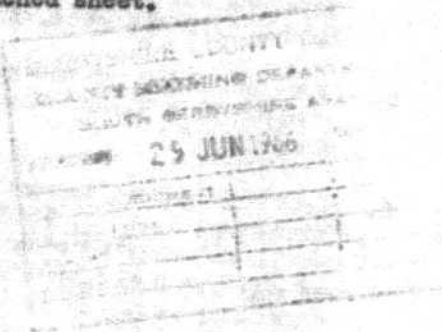
Town and Country Planning General Development Order, 1963

In pursuance of the powers vested in the Derbyshire County Council under the above Act and Order and delegated to this Council, and with reference to your application (Office Code No. BER/961/39) submitted on the 23rd September, 1964 for permission for extension of existing caravan site from 30 to 60 caravans, necessary for seasonal and towing use, Hayton Farm Site, Whatstandwell for Mr. W. H. George

in the manner described on the application and shown on the accompanying plan(s) and drawing(s) - NOTICE IS HEREBY GIVEN that permission for the proposed development is GRANTED conditionally

Conditions (if any)

Please see attached sheet.



Reasons for Conditions
Refusal
(delete word not required)

Please see attached sheet.

Signed *R. J. Gilman*
Authorised Officer of the Council

Date 17th June, 1966

ATTENTION IS CALLED TO THE NOTES OVERLEAF

These conditions attach to Form T.C.P.3 dated 17th June, 1966
in respect of an application for extension of existing caravan site from
30 to 60 caravans, majority for seasonal and touring use, Hayton Farm Site,
Whitsteadwell for Mr. George - Code No. BSR/964/39

1. This consent is supplementary to that granted on 27th March, 1952 (Code No. BSR/352/12) for the siting of 30 caravans. Not more than 60 mobile dwellings, including touring vans, shall be accommodated on the whole site at any one time.
2. All caravan standings shall be sited within the areas shown as groups A - H on the attached plan, subject to compliance with the requirements of Conditions 7, 8 and 9 and notwithstanding any requirement of the Town and Country Planning General Development Order, 1963, every standing and every caravan in groups C, D and H shall be oriented in a northeast to southwest direction. Groups A, B, and F, shall be limited to a maximum of nine, eleven and three caravans respectively.
3. Every standing for a mobile dwelling shall be sited below i.e. to the south and east of the roadway crossing field No. O.S. 165.
4. The filled area indicated on the attached plan at the words 'lay-by' shall be surfaced with a suitable hard material to the satisfaction of the Local Planning Authority and shall not be used for occupation by caravans but solely to facilitate the passage of vehicles and trailers to and from the site.
5. The occupation of the caravans authorized by this consent shall be limited to seasonal use; no caravan shall be occupied as a permanent residence.
6. Notwithstanding any provisions of the Town and Country Planning General Development Order, 1963, the approval of the Local Planning Authority shall be required with respect to the siting, design and external appearance of any new building (including storage accommodation for the individual caravans) required to be erected for the purpose of the use.
7. A scheme for the maintenance and improvement of the landscaping of the site, including the carrying out of tree planting immediately to the northwest of the roadway crossing O.S. Field No. 165 and on the former lay-bys together with such planting as may be required both inside and outside the various groupings of caravans in order to secure and maintain effective screening of the site from points in the vicinity, shall be submitted to the Local Planning Authority within 6 months of the grant of this consent or such longer period as the Local Planning Authority may, in writing, allow, and the operations required by such scheme as approved or amended, shall be carried out within 12 months of such approval or amendment, or within such longer period as may be agreed.
8. The approval of the Local Planning Authority shall be required for the detailed disposition of any works authorized or required by this consent which involve the felling of any existing tree.
9. The central green on the site shall be maintained permanently open as a recreational area and neither tents, caravans nor buildings shall be permitted to be sited thereon.
10. The area of filled land indicated on the attached plan as 'site for touring vans' shall be surfaced to the satisfaction of the Local Planning Authority and subsequently maintained solely for the purpose of allowing the siting of touring vans visiting the site for a period not greater than 72 hours.
11. No part of the site shall, without the prior approval of the Local Planning Authority, be used for the siting of tents.

These reasons attach to Form T.C.P.3 dated 17th June, 1966
Code No. HEP/964/39

Reasons

This is a site of great scenic importance in a stretch of the Derwent Valley indicated in the approved Development Plan as an area of great landscape value. It is also adjacent to an area notified by the Nature Conservancy as of special scientific interest.

This part of the Valley is the gateway for many travellers by road and rail to the National Park further north and it is the Local Planning Authority's aim to protect and, where it has been harmed, to restore the area's scenic attractiveness.

In this context the ~~conditions~~ are imposed specifically for the reasons:-

- (a) That the further concentration of caravans, otherwise than in the approved groupings, would be likely to expose them to view from the A.6 Trunk Road and the Derby-Manchester railway line, from both at which they are at present effectively concealed, and from many vantage points in the surrounding area.
- (b) That this consent is granted, having regard to the acknowledged demand, for holiday and weekend caravan sites in this area. It is remote from any major settlement and is not therefore felt to be suitable for use as a permanent residential caravan site.
- (c) That the screening of the site and the details of any new buildings required, should be the subject of further consideration after decisions have been taken on the precise location of individual caravan standings.
- (d) That the use of any considerable part of the site for tented accommodation would, in addition to throwing an excessive burden on the facilities to be provided for caravanners, be likely to constitute an intrusive element of the kind which the conditions are designed to prevent.

Note to Applicant

The Local Planning Authority will be pleased to render assistance in the preparation of the landscaping scheme required by Condition 7.