
2025/0670

Mr Paul Marsh

Mapplewell Meadows Farm

Removal of condition 1 of planning application 2021/1686

Site Description

The application site forms part of an overall area of land known locally as Mapplewell Meadows which is an area of open land and forested areas situated to the South-East of Mapplewell. The application site for the proposed scheme forms a small grassed area of 0.135 ha and is accessed via an informal access track from Hill End Road

The site is privately owned but the applicant has stated that the wider land of Mapplewell Meadows has been used for many years for walkers, horse riding, cross country events and has associated picnic areas and a fishing pond. Mapplewell Meadows also has an existing café and outdoor seating area. The site was formally part of the National Coal Board (Coal Authority) network of mines. Following the cessation of mining activities the land underwent remediation including extensive tree planting. The site mainly consists of either open land or forested areas with paths running through them.

Proposed development

The application seeks permission to remove condition 1 on planning application 2021/1686 which granted planning permission on the 9th September 2022 for change of use of the site for touring caravans and motorhomes. Condition 1 on the approval stated the following:

“The use of the site for touring caravans and motorhomes hereby permitted shall only be carried out by the applicant i.e. Mr Paul Marsh, and shall be for a limited time of 5 years from the date of the decision notice. When the site ceases to be occupied by the applicant, or at the end of the 5 years, whichever shall first occur, the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: To ensure the site is managed and operated in accordance with the justification put forward by the applicant in order to minimise the impacts on the character and amenities of the surroundings in accordance with Local Plan Policy GD1.”

Planning History

Previous application:

2021/1686 – Change of use of site for touring caravans and motorhomes – Approved with conditions

Other nearby applications:

2021/1469 Erection of café/coffee shop and embankment – Approved with conditions

2019/1347 Erection of coffee shop (retrospective; amended scheme) - Approved with conditions

Consultations

Local Ward Councillors – no objections and support the proposal for the use to be continued.

Highways – no objections or concerns raised.

The application was advertised by way of a site notice and the application was also available to view online. No representations have been received to this publicity.

Relevant Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed use sites).

In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.#

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The National Planning Policy Framework (NPPF) was revised in December 2024, replacing the previous versions. The NPPF is a material consideration when assessing planning applications. The following sections are relevant to this application proposal:

Section 6- Building a Strong, Competitive Economy
Section 11- Making Effective Use of Land
Section 12- Achieving Well-designed Places
Section 13 – Protecting Green Belt Land

Assessment

Principle of Development/Removal of Condition

Condition 1 of planning application 2021/1686 states:

“The use of the site for touring caravans and motorhomes hereby permitted shall only be carried out by the applicant i.e. Mr Paul Marsh, and shall be for a limited time of 5 years from the date of the decision notice. When the site ceases to be occupied by the applicant, or at the end of the 5 years, whichever shall first occur, the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: To ensure the site is managed and operated in accordance with the justification put forward by the applicant in order to minimise the impacts on the character and amenities of the surroundings in accordance with Local Plan Policy GD1.”

The applicant is seeking permission to remove this condition to authorise the permanent use of the site for touring caravans and motorhomes. The applicant has submitted a statement setting out their justification for the removal of this condition. The statement states that since the camp site opened it has hosted over 200 visitors/tourists from across the UK and overseas which has had a positive impact on the rural business and local economy.

The statement also states that at some point the land may be required to be taken over by his dependants and therefore the permission should not be attached solely to Mr Marsh. Whilst it may not be intended that Mr Marsh sell the site this is obviously a possibility should this condition be removed. However, suitable conditions are attached to the permission to limit any harmful impact and should the site cause disturbance in future under a new owner then this can be investigated by planning enforcement or other relevant teams such as environmental health.

Given the site is in a fairly isolated location it has not raised any complaints from nearby residents thus far. It has also had some positive public/economic benefits and therefore in this case, the principle of removing the condition is acceptable.

Conclusion

The removal of the restrictive condition will allow the business to continue operating and attract tourists to the area. Overall, the removal of the condition will not impact the amenity of neighbouring properties or land uses and there will be some positive economic impacts. The development is therefore acceptable subject to the remainder of the original conditions being attached to this permission.

**Recommendation -
Approve with Conditions**