SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H02-0026-15 **Received:** 13th January 2015 **Type:** FULL

Name: Ruthkay Ltd.
Postland Road
Crowland
Peterborough
PE6 0JB

Agent: T A C Architects
14 Old Fendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6DD

Description: Alterations, extensions and replacement buildings to create new Fenland Tourism Centre and relocation of Crowland Caravans and Camping

Location : Off Carrington Drove Crowland

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 08/228/PA/11, 08/228/PA/10 and Site Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall be commenced until a scheme setting out the implementation details of the wind turbine and solar panels as detailed in the application including when they are to be constructed and are to become operational. The development shall be carried out and implemented in strict accordance with that scheme.

Reason: In order to ensure that the development delivers the highest standards of sustainability.

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This Condition is imposed in accordance with Policy SG7 of the South Holland Local Plan 2006.

4 Notwithstanding the details submitted, before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting (including measures for the protection of trees during development) for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

5 Notwithstanding the details submitted, before the commencement of development hereby permitted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

6 Before the commencement of the development hereby permitted, the detailed design and location of all lighting to be provided to roads, parking areas and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority and all lighting utilised in the development shall conform to the details so approved. The approved scheme shall be implemented in its entirety before the development is first brought into use.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.
This Condition is imposed in accordance with Policy SG13 and SG14 of the South Holland Local Plan 2006.

7 Before the commencement of the development hereby granted, full details of the means of surface water disposal including a management plan for the drainage infrastructure, including

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management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority. The management of the drainage on the site shall be carried out in accordance with the details so approved. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

8 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment forming part of this application (undertaken by R M Associates, Version 2, dated October 2010), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

9 Before the construction/installation of the lodges, bunkhouses the touring caravans full details of the existing and proposed site levels and proposed floor levels above ground level including the hardstandings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: To reduce the risk of flooding of the development.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

10 Unless otherwise agreed in writing by the local planning authority, prior to the commencement of the development hereby permitted a 'Flood Evacuation Plan' shall be submitted to and approved in writing by the Local Planning Authority. The approved Flood Evacuation Plan shall be displayed at all times within the tourism accommodation area. Further the owner of the site shall register with the Environment Agency's Floodline Warnings Direct Service.

Reason: To protect occupiers of the site from the risk of flooding.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

11 No touring caravan or tent shall remain on the site for any continuous period exceeding 42 days, or for a total of more than 56 days in any calendar year.

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Reason: To ensure that touring caravans and tents visiting the site are used for short-term holiday use only.
This Condition is imposed in accordance with Policy LT7 of the South Holland Local Plan 2006.

12 The lodges, bunkhouses, touring caravans and tents shall only be occupied during the period 14 February in any one year to 1 January in the following year unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the caravans are not used for permanent residential occupation and to reduce the risk of flooding to occupants.
This Condition is imposed in accordance Policy LT7 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

13 The lodges, bunkhouses, touring caravans and tents on the site shall not be used other than for holiday purposes. In the context of this condition, 'holiday purposes' means occupation of any one or more of those lodges, bunkhouses, touring caravans or tents by the same person, group of persons or family for period(s) not exceeding 42 consecutive days and not exceeding a total of 56 days in any one calendar year. No lodges, bunkhouses, touring caravans or tents shall be used as the main residence of any occupant, and a register of occupants on the site shall be kept at all times and made available to the Local Planning Authority within one week upon request.

Reason: To ensure that the development is restricted to short-term holiday use only and that lodges, bunkhouses, touring caravans and tents are not used for residential purposes. Residential use would be contrary to the provisions of national and local guidance and policies which seek to restrict residential development in the open countryside.
This Condition is imposed in accordance with Policy LT7 of the South Holland Local Plan 2006.

14 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

15 None of the lodges or stables shall be commenced until the layout, scale and external appearance of those structures has received the prior written approval of the Local Planning

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Authority. The development shall be carried out in accordance with the approved details.

Reason: As details were not submitted as part of the application and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of these aspects of the development.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

16 No development shall commence until the layout, scale and external appearance of the bio-fuel boiler has received the prior written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: As details were not submitted as part of the application and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of these aspects of the development.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

17 Before the commencement of the development hereby granted, details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained and to avoid pollution.
This Condition is imposed in accordance with Policies SG12 and SG13 of the South Holland Local Plan 2006.

18 Before the commencement of the development hereby granted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Sections 10 and 11 of the National Planning Policy Framework, 2012.

19 Noise from fixed plant and machinery shall not exceed the background noise level by more than 5dB(A) when measured as a 15 minute L(A)eq at any residential boundary not within the applicant's ownership.

Reason: To protect the amenity of residential properties in the area.

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This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

20 Access to the development hereby permitted shall be from the 'Proposed New Private Access Road' shown indicatively on the submitted site plan only and there shall be no access to the permitted development from Carrington Drove beyond the point where the 'Proposed New Private Access Road' connects onto the bell mouth junction of Carrington Drove with the A16.

Reason: Because Carrington Drove is considered to be unsuitable, in terms of the carriageway width and structural condition to accommodate the vehicle movements that would be generated by the permitted development.
This Condition is imposed in accordance with Policy SG14 and SG15 of the South Holland Local Plan 2006.

21 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures.
i) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
ii) If identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
iii) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.
iv) Two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the

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required remediation has been fully met.

Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within *Lincolnshire - A guide to submitting planning applications to develop land that may be* contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Note(s):

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

The operation of a biomass boiler may require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 (as amended), or an Exemption under Schedule 3 of these regulations. A permit for a biomass boiler may be regulated by either the Environment Agency or the Local Authority. The type of permit required will depend on the amount and type of waste received, and the thermal input of the boiler.

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Paul Jackson
Planning Manager

26th March 2015 **H02-0026-15**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.