

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H05-0098-22 **Applicant:** H & B J Management Ltd.

Proposal: Details of boundary treatments, landscaping, exterior lighting, foul & surface water drainage, roadway construction and storage & disposal of refuse & recycling (Conditions 7, 8, 9, 12, 13 & 14 of H05-0694-21)

Location: Heron Cottage Camping And Caravaning Frostley Gate Holbeach

Terminal Date: 21st April 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
30	Pollution

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well-designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 7, 8, 9, 12, 13 & 14 of H05-0694-21 (details of boundary treatments, landscaping, exterior lighting, foul & surface water drainage, roadway construction and storage & disposal of refuse & recycling).

Site Description

The site (some 0.55ha) is located on the eastern side of Frostley Gate and is currently agricultural land. The existing caravan site (Heron Cottage Camping and Caravanning) is located immediately to the south.

The nearest property is Clomarah to the north, which is associated with an agricultural holding. Willow Tree Cottage is situated to the south-west adjacent the access road into the existing caravan park. Heron Orchard Holiday Park is situated to the west on the opposite side of Frostley Gate. Residential properties are situated further to the south (White Bungalow and Ravens Corner) on the opposite side of the Little South Holland Drain and Raven's Bank. Riverside (formerly Bloodfold) House is situated further to the south-west, which is grade II listed.

History

H05-0546-92 - Full - Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only - Granted 4 August 1993.

H05-1107-96 - Full - Alterations/extension to existing touring caravan/ camping site (total 28 pitches) & erect amenity block - Granted 27 February 1997.

H05-0397-08 - Full - Change of use of land to allow for an extension to existing caravan site, to allow siting of 18 additional pitches - Granted 2 July 2008.

H05-0612-10 - Full - Replacement of 11 touring caravans with 9 static caravans - Granted 22 September 2010.

H05-0862-13 - Full - Proposed replacement of 19 touring/camping pitches to 16 static caravan pitches - Granted 22 January 2014.

H05-0612-15 - S73 - Proposed replacement of 19 touring/camping pitches to 16 static caravan pitches - approved under H05-0862-13. Modification of condition 2 (approved layout) and wording to Condition 5 (occupancy) - Granted 12 October 2015.

H05-0852-18 - Full - Proposed addition of 5 static caravans with the removal of 4 tourers - Granted 18 October 2018.

H05-1200-19 - S73A - Variation of condition 4 of H05-0612-10, condition 5 of H05-0862-13 and condition 5 of H05-0612-15 to allow all year-round occupation of caravans - Granted 21 February 2020.

H05-0097-20 - S73A - Proposed replacement of 18 touring/camping pitches approved under H05-0397-08 with 10 static caravan pitches - Granted 8 June 2020.

H05-0694-21 - Full - Change of use of land for an extension to existing caravan site - Granted 23 November 2021.

Consultation Responses

LCC Highways/SUDs

Does not wish to restrict the grant of permission.

South Holland Internal Drainage Board

If a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Planning Considerations

Condition 7 (details of boundary treatments) - Native Beech hedging is proposed along the north-eastern, south-western and western boundary facing Frostley Gate. Laurel hedging is proposed along the eastern boundary. The details are considered acceptable.

Condition 8 (landscaping) - The scheme includes native hedging and is considered acceptable from a landscape/bio-diversity point of view.

Condition 9 (exterior lighting) - 3 no. lighting bollards are proposed within the site.

Condition 12 (foul & surface water drainage) - Foul water would be disposed of to a package treatment plant that has previously been agreed. Surface water run-off would be natural infiltration.

Condition 13 (roadway construction) - The roadway would have a Bitmac surface. LCC Highways raise no objections.

Condition 14 (storage & disposal of refuse & recycling) - An existing refuse collection point would be utilised within the caravan park.

Conclusion

That conditions 7, 8, 9, 12, 13 & 14 of H05-0694-21 be discharged.