DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H05-0181-23	**Applicant:**	Mr J Conners
Proposal:	Details of landscaping & tree planting, ecological biodiversity measures and foul water drainage. (Conditions 5, 7 and 8 of H05-0027-21) - allowed on appeal		
Location:	Heron Orchard Caravan Park Frostley Gate Holbeach		
Terminal Date:	19th June 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
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

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 5, 7 and 8 of H05-0027-21 (Details of landscaping & tree planting, ecological biodiversity measures and foul water drainage).

Site Description

The site (some 0.9ha) is located on the western side of Frostley Gate and is currently grassland.

The existing caravan site (Heron Orchard Holiday Park) is located immediately to the north, with dense planting and a drain on the common boundary.

The nearest properties include Bloodfold and Heron Cottages to the south-east and Riverside House (formerly Bloodfold House) to the south-west, which is grade II listed. Heron Cottage Caravan Park is situated on the opposite side of Frostley Gate.

History

H05-0847-10 - Full - Provide 7 additional holiday homes on existing site - Granted 3 December 2010.

H05-0622-18 - Modification of Conditions 2 and 5 of H05-0847-10 to allow amendments to previously approved plans and increase the number of caravans on site from 23 to 28 - Granted 23 August 2018.

H05-0943-18 - Modification of Conditions 1 & 4 of H05-0622-18 to allow amendments to previously approved plans and increase the number of caravans from 28 to 38 - Granted 20 March 2019.

H05-0412-19 - S73A - Modification of Condition 3 of H05-0943-18 to allow all year-round occupation of static holiday caravans - Granted 12 July 2019.

H05-0027-21 - Full - Change of use of land for an extension to existing caravan site for seasonal touring use - Refused 20 May 2021. Allowed on appeal 6 July 2022.

Consultation Responses

LCC Highways/SUDs

No comments/objections.

South Holland Internal Drainage Board

The applicant has indicated that they wish to discharge treated foul water to a watercourse following treatment via a package treatment plant. This proposal will require consent from South Holland Internal Drainage Board under Byelaw 3. Recommend that land drainage consent is sought from the Board prior to determination.

Planning Considerations

Condition 5 (Landscaping/tree planting) - The scheme includes native hedge and tree planting along the exposed southern boundary, plus native tree planting within the site. The details are considered acceptable.

Condition 7 (Ecological bio-diversity) - The proposed bio-diversity enhancement measures include wildflower meadow areas, in addition to tree and hedge planting. Bird and bat boxes are also proposed. The details are considered acceptable.

Condition 8 (Foul water drainage) - Foul water would be discharged to a package treatment plan (Klargester bio-disc), with treated foul water being discharged into the drain. Separate consent will be required from the South Holland Internal Drainage Board under Byelaw 3. It would be unreasonable to delay determination until this matter has been resolved since it is the subject of separate regulations.

Conclusion

That conditions 5, 7 and 8 of H05-0027-21 be discharged.