SOUTH HOLLAND DISTRICT COUNCIL

Report of: **Development Manager**

To: **Planning Committee - 09 November 2022**

(Author: **Lucy Buttery - Principal Planning Officer)**

Purpose: **To consider Planning Application H05-0565-22**

Application Number:	H05-0565-22	**Date Received:**	31 May 2022
Application Type:	FULL		
Description:	Erection of 38 cabins for holiday / leisure use together with landscaping and all associated works (uplift of 14 no. units compared to the existing consent).		
Location:	Land at Lowgate Fleet Spalding		
Applicant:	Larkfleet Group	**Agent:**	Planning Potential
Ward:	Fleet	**Ward Councillors:**	Cllr P E Coupland

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H05-0565-22

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Referred from Chairman's Panel.

2.0 PROPOSAL

2.1 This is a full planning application for the erection of 38 log cabins for holiday / leisure use together with landscaping and all associated works (uplift of 14 no. units compared to the existing consent) on land off Lowgate, Fleet. A reception building will also be located on site.

2.2 Various permissions have previously been granted on the site for holiday / leisure cabins, the most recent being in July 2018 (application ref. H05-0773-17) where consent was issued for the erection of 24 cabins.

2.3 The applicant is seeking an increase in the number of cabins in order to "support development viability in the medium to long-term". It also "provides a critical mass that unlocks the use of a number of renewable technologies as being feasible and deliverable on site. This includes the inclusion of PV panels installed on all cabins, 7kw electric vehicle charging points installed at each cabin and the utilisation of wind panels on neighbouring land, connected to the application site via a connection cable." N.B. Those wind panels will be the subject of a separate planning application in due course.

2.4 Following presentation of the application to Chairman's Panel and the applicant being made aware of its referral to Planning Committee, the agent acting for the applicant has submitted a letter in support of the application in order to address the points raised by Panel members. This letter is included as Appendix B to this report.

3.0 SITE DESCRIPTION

3.1 The site sits on the western side of Lowgate at the junction with Roman Bank. To the south are a number of frontage properties and an area of paddock land extending to the rear. To the north on the opposite side of Roman Bank is a Grade II Listed Building known as Hovenden House. To the east and west are arable fields. The site is largely flat & featureless save for three fishing lakes in connection with the previous recreational fishing facility on site.

4.0 RELEVANT PLANNING POLICIES

4.1 **The Development Plan**

South East Lincolnshire Local Plan, March 2019

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Policies:

1 Spatial Strategy
2 Development Management
3 Design of New Development
4 Approach to Flood Risk
9 Promoting a Stronger Visitor Economy
28 The Natural Environment
29 The Historic Environment
30 Pollution
31 Climate Change and Renewable and Low Carbon Energy
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework (NPPF), 2021

Section 5 - Delivering a sufficient supply of homes
Section 6 - Building a strong, competitive economy
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
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 H05-0709-21. Application for a Non-Material Amendment to planning permission H05-0773-17 to amend the description of development to 'Erection of 24 (in total) cabins for holiday/leisure use including 6 No. additional cabins, 6 No. cabins granted under H05-0699-16 and 12 No. cabins granted permission under H05-0144-15'. Approved July 2022.

5.2 H05-0555-22. Details of external materials (Condition 9 of H05-0773-17). Approved June 2022.

5.3 H05-0507-22. Non-Material Amendment (NMA) application to amend the location of the already approved cabins in the first phase and update Condition 2 (approved plans) of planning permission H05-0773-17. Approved May 2022.

5.4 H05-0379-22. Non-Material Amendment (NMA) application to add a phasing condition and update Condition 2 (approved plans) of planning permission H05-0773-17. Approved May 2022.

5.5 H05-0404-21. Details of external materials (Condition 9 of H05-0773-17). Approved May 2021.

5.6 H05-1033-19 . Details of surface and foul water, proposed levels, external materials and storage and disposal of refuse (Conditions 4, 6, 9 and 10 of H05-0773-17). Approved December 2019.

5.7 H05-0773-17. Erection of 24 (in total) log cabins for holiday/leisure use including 6 No. additional log cabins; 6 No. cabins granted under planning permission reference H05-0699-16 and 12 No. cabins granted permission under H05-0114-15. Approved July 2018.

5.8 H05-0699-16. Construct 6 log cabins for holiday/leisure use. Approved September 2016.

5.9 H05-0114-15. Construction of 12 log cabins for holiday/leisure use. Approved September 2015.

6.0 REPRESENTATIONS

6.1 Environment Agency

No objection subject to the development being carried out in accordance with the mitigation measures in the submitted flood risk assessment and a condition precluding occupancy between 1 November (or the following Sunday, if half terms extends into November) in any one year and 14 March in the succeeding year.

6.2 South Holland Internal Drainage Board

Advises of the relevant land drainage consents that would be required. Recommends ground infiltration testing to ascertain this is a viable option for surface water drainage.

6.3 Anglian Water

The foul drainage from this development is in the catchment of Sutton Bridge Water Recycling Centre that will have available capacity for these flows. Request a condition for on-site foul drainage works, including connection point and discharge rate. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management.

6.4 SHDC Environmental Protection (noise and odour)

No objection.

6.5 LCC Historic Environment Officer

No archaeological input required.

6.6 LCC Highways/SUDS

Does not wish to restrict the grant of permission. To an extent, the die is already cast for this form of development by the existing Planning Consent. The number of additional cabins being proposed in this Application is not considered to be sufficient to make the extended development unacceptable in highway terms. The development is readily accessible by vehicle from Lowgate and its near-by junction with the A17 and the site is accessible on foot by means of an existing footway along Lowgate. The proposed access point has good visibility in both directions for safe egress into the highway. Therefore, having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the capacity of the local highway network and does not wish to object to this planning application.

6.7 Public

5 objections / comments received, summarised as follows -

- Query how many the site has permission for
- Starting to look like a holiday camp
- Concern re disposal of surface water, foul water and general waste; where will septic tanks be located?
- Will site be adult only and if not what provision will there be to stop noise pollution and disturbance of wildlife
- Concern re children's safety around lakes
- Will there be a permanent manager on site to deal with any problems?
- Should be a speed limit on Lowgate from A17 to Roman Bank
- Concern re pedestrian safety and capacity of road
- Log cabins too close to each other and adjoining property
- Where are solar panels being placed?
- Light pollution
- Landscape report paragraphs 4.25 - 4.30 will significantly impact neighbouring dwelling
- Battery storage will be an eyesore and impact on existing flora and fauna ambience in corner of neighbouring land
- Concern re noise from battery storage and construction works impacting grazing animals on land adjacent
- Location Plan shows the South boundary of the proposal application land to be adjacent to land belonging to "Chestnut Lodge" this is incorrect, the allocated "Pasture Land" belongs to "Pastures Green, Lowgate", along with the stables, accesses, the land and allocation totalling approx. 5.8 acres
- Impact on privacy due to deciduous trees and raising lodges
- How long is short term accommodation and will it be written into a legal covenant
- 3.98ha is not the total area available for building due to the lakes
- Request suitable immediate screening be erected on the banks adjoining Pastures Green prior and post construction with access past the fence prohibited to the proposed site
- None of any supporting documents presented by the proposers show depictions of visual representations over the South side of the proposal's boundary
- Fireworks or celebratory functions should be restricted due to animal welfare
- Who will control or police short term occupancy covenants on the new site
- Gap in hedging on western boundary is a security issue and has caused injury to animal as workers and machinery are visible from adjoining paddock

7.0 CONSIDERATIONS

7.1 Planning Considerations

7.2 Principle

7.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that "if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

7.4 The site is located outside of any settlement boundary as set out in the South East Lincolnshire Local Plan (2019) (SELLP) and is, therefore, classed as being in the countryside in planning policy terms. Policy 1 of the Local Plan (Spatial Strategy) states that development in the countryside will only be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

7.5 Notwithstanding the above, the principle of development for cabins for holiday / leisure use on site has already been established through the planning history of the site and arguably the economic benefits are increased through the uplift in the number of cabins proposed on site given the propensity to increase expenditure in the nearby centres and facilities.

7.6 The proposals are also in accordance with the general thrust of Policy 9 of the Local Plan which supports tourism and visitor developments in the countryside which benefit the local economy provided there is no conflict with neighbouring land uses, are in keeping with the local character and setting and are linked to existing rural attractions.

7.7 The above policy is in accordance with advice within the Framework. Para 84 stresses that planning policies and decisions should support the sustainable growth and expansion of all types of business in rural areas and support sustainable rural tourism and leisure developments which respect the character of the countryside. Para 11 of the Framework goes on to stress that there should be a presumption in favour of sustainable development, unless any adverse impacts would significantly and demonstrably outweigh the benefits.

7.8 Addressing the above, the proposal would meet rural tourism and economic objectives within the Local Plan and Framework. It is within an area that is leisure orientated, including existing lakes on site and a golf course nearby. The complex has previously had consent for log cabins and this would represent an expansion of the facility. It is relatively close to the centre of Holbeach, which has a number of services and facilities, as well as a bus route. No objections are raised in principle, subject to an appropriate condition to ensure that the units are used as holiday accommodation only (not permanent residential).

7.9 Design, layout and density

7.10 The layout of the development and its surroundings have been informed by the physical characteristics of the site and the existing permission. The proposal retains the fundamental principles established by the existing permissions in that the three lakes remain the focal point of the development, with the log cabins located around these, all accessed via an internal spine road which broadly splits the site into two phases - 1a towards the northeast corner and 1b for the remainder of the site. A key feature of this application are revisions to the cabins as a result of a move towards modern methods of construction and a lower roof pitch, resulting in them sitting up to 300mm lower compared to the previously approved plans, therefore minimising their impact on the character of the countryside compared to the existing approval.

7.11 The applicant is seeking an increase in the number of cabins in order to "support development viability in the medium to long-term". It also "provides a critical mass that unlocks the use of a number of renewable technologies as being feasible and deliverable on site. This includes the inclusion of PV panels installed on all cabins, 7kw electric vehicle charging points installed at each cabin and the utilisation of wind panels on neighbouring land, connected to the application site via a connection cable." Whilst the cabins appear close together, the overall density of the scheme is just below 10/ha, which is considerably lower than a standard residential scheme.

7.12 The application is supported by a Landscape Report which concludes that the landscape character of this area is of Low Sensitivity to new development and, overall, the magnitude of change on the landscape character is considered to be Slight with a Minor effect and Not Significant on completion of the development. The sensitivity of the viewpoint for road user receptors is moderate and it concludes that magnitude of change will be, at worse case, moderate and to a large extent are either negligible or slight by virtue of site screening at Year 1. This decreases to Slight by Year 15. Therefore, the effects at both Year 1 and Year 15 will be Not Significant. The sensitivity of the viewpoint for recreational receptors (footway and PROW users) is high and the magnitude of change will be, at worse case, Negligible. Therefore, the effects at both Year 1 and Year 15 will be Not Significant. The landscape proposals will provide a mitigation strategy that will help absorb the proposed development into the surrounding landscape.

7.13 There are already a number of trees on site, some of which will be lifted and replanted strategically to provide screening to the cabins in the more prominent positions of the site.

7.14 Waste storage points are located around the site and will be collected by a private contractor on a weekly basis.

7.15 Members should be aware that the external materials for the cabins proposed as part of this application have already been permitted for the implemented 24 unit scheme by virtue of condition compliance application ref. H05-0555-22. It is the view of officers that these materials would create a contemporary and attractive development.

7.16 On the basis of the above, it is not considered that an increase in the number of cabins on site over and above those already approved would materially impact the character and appearance of the area. It is therefore considered that the proposed development satisfactorily accords with

Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019. Policy 2 requires development proposals to take into account the character and appearance of the area and Policy 3 requires the landscape character of the location to be considered.

7.17 Highways and parking

7.18 The application does not seek to alter the existing access arrangements nor the internal road layout which will continue to serve all proposed cabins and designated parking.

7.19 A Transport Note has been submitted in support of the application which concludes that "the overall vehicle trip generation associated with 38 holiday lodges indicates that up to 3 two-way vehicle trips could be generated during the AM peak hour (08:00-09:00), 8 during the PM peak hour (17:00-18:00) and 87 daily two-way vehicle movements. The proposed traffic generation is significantly below the typical threshold for further assessment. It is concluded from the assessments within this TN that the proposed development would not be expected to have a severe impact in terms of road safety and traffic impact."

7.20 The Highway Authority have been consulted on the application in the usual way and have raised no objection, commenting that:
"To an extent, the die is already cast for this form of development by the existing Planning Consent. The number of additional cabins being proposed in this Application is not considered to be sufficient to make the extended development unacceptable in highway terms. The development is readily accessible by vehicle from Lowgate and its near-by junction with the A17 and the site is accessible on foot by means of an existing footway along Lowgate. The proposed access point has good visibility in both directions for safe egress into the highway. Therefore, having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the capacity of the local highway network and does not wish to object to this planning application."

7.21 Overall, the likely highway impact is considered acceptable and the application satisfactorily accords with the provisions of Policy 2 in this regard.

7.22 In terms of parking arrangements, two vehicle parking spaces are indicated for each cabin. Uses such as this are not covered by the parking standards set out in Appendix 6 of the Local Plan, however 2 spaces per 3 bedroom cabin would accord with the standards for a residential dwelling. It is reasonable to assume that a 3 bed cabin would generate a similar number of vehicles.

7.23 Residential amenity

7.24 Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) set out residential amenity and the relationship to existing development and land uses as main considerations when making planning decisions. Policy 30 also contains provisions relating to air, noise and light pollution. They are consistent with advice within the National Planning Policy Framework (2021). Paragraph 130, amongst other matters, seeks places with a high standard of amenity for existing and future users.

7.25 There is frontage residential development immediately to the south of the site on the western side of Lowgate and two residential dwellings on the northern side of Lowgate. The cabins on the eastern side of the site will come around 25m closer to the properties to the south than previously approved and on the western side approximately 5m closer.

7.26 The submitted Landscape Report identifies the sensitivity of the viewpoints for residential receptors as high. It includes a representative view from the conservatory window of the adjacent dwelling called Homelands and concludes that the receptors will experience full views of the eastern part of the proposed development and glimpsed views of the new units on the southern side of the eastern lake and little to no view of the new units along the northern boundary. Additional tree and hedge planting will be located on the mound in front of the view and thus the proposed new units will be screened from this viewpoint. The magnitude of change

will be Moderate with a Major/Moderate Effect at Year 1 leading to a Slight magnitude of change with a Moderate Effect at Year 15. Additional tree and hedge planting along the northern boundary will screen views from Park Lodge and Hovenden Lodge. With the additional planting proposed and the cabins being set in from the boundary, it is not considered that there will be a material overbearing or overlooking impact.

7.27 Concern had been raised over gaps in the screening along the remainder of the southern boundary where it borders the paddocks to the south and horses being alarmed by sudden movements on the application site. The applicant has met with the landowners and agreed some additional landscaping as mitigation, including: extending and raising the bund on the southern side; increasing the height of the hedge upon planting to 1.2m and which is to be non-deciduous; and gates will be installed at the end of hedging to prevent access behind.

7.28 Whilst it is likely that an additional 14 cabins on site would result in some increase in noise, and a battery storage unit is now proposed in the south-western corner, SHDC's Environmental Protection Officer has not objected on noise grounds. Whilst no significant noise issues are anticipated, Environmental Protection have control under their own separate powers if this were to occur.

7.29 Overall, the proposal is considered to satisfactorily accord with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in terms of amenity.

7.30 Flood risk and drainage

7.31 This application is for an increase in the number of cabins over and above an existing permission. The principle of log cabins for holiday / leisure use on the site has already been accepted, therefore it is not considered necessary to apply the sequential test.

7.32 The submitted flood risk assessment recommends that floor levels of the cabins be set no lower than 3.9 metres above Ordnance Datum (AOD). The Environment Agency have raised no objection to this as a mitigation measure.

7.33 The Environment Agency have, however, requested a condition that "No caravans/chalets/log cabins on the site shall be occupied between 1 November (or the following Sunday, if half term extends into November) in any one year and 14 March in the succeeding year" on the basis of a tidal scenario. This condition has not been requested on previous applications and therefore it is considered that it would be unreasonable to introduce it at this stage.

7.34 The proposal satisfactorily complies with Policy 4 of the Local Plan and advice within Section 14 of the Framework in terms of flood risk.

7.35 Limited details on surface water drainage and none on foul water drainage have been provided. This will therefore be conditioned.

7.36 Renewables

7.37 The proposals include the installation of PV panels on all cabins as well as 7kw electric vehicle charging points at each cabin. The intention is to secure a certain proportion of electricity from the grid and supplement this with the PV panels and battery storage unit on site.

7.38 It is also the intention to install wind panels on neighbouring land, to connect to the application site via a connection cable, but this will ultimately form a separate application.

7.39 These relatively unobtrusive installations would satisfactorily comply with the provisions of Policy 31 of the Local Plan.

7.40 Ecology

7.41 Both the National Planning Policy Framework (2021) and Local Plan advocate the provision of net gain for biodiversity.

7.42 The submitted Biodiversity Net Gain note concludes that there will be an overall net gain of 0.23 habitat units, the equivalent increase of 1.10%, and an overall net gain of 2.47 hedgerow units, the equivalent of 748.97%. The gain that will be delivered by the development will therefore exceed the 10% gain required by the recently enacted Environment Act 2021. In addition, measures such as the provision of a range of wildlife boxes plus other features which are not factored in on the DEFRA Biodiversity Metric will provide additional opportunities and benefits for local wildlife.

7.43 Taking the above into account, the proposal is considered to be in accordance with Policies 2, 3 and 28 of the SELLP. Policy 2 requires the impact or enhancement for areas of natural habitats to be taken into account and Policy 3 requires the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity to be considered. Policy 28 seeks an overall net gain in biodiversity.

7.44 Other considerations

7.45 The site will be for holiday / leisure use and not restricted solely to adults. A condition restricting the site to holiday use will be imposed which will preclude the use of cabins as residential accommodation. It is for the Local Planning Authority to enforce this condition and investigate breaches where necessary.

7.46 The safety of all site users is a matter for the management of the site.

7.47 Whilst the importance of animal welfare is understood, it is not a material planning consideration and can therefore not be attributed any particular weight in the planning process. Notwithstanding this, the applicant is proposing to plant additional screening on the bank that is sited in close proximity to the southern boundary to screen the site from the adjoining pasture land. The neighbouring landowner has been re-consulted on the amended plans and has welcome this additional but still raises concerns regarding gap in the hedging on the western boundary that has been created. This gap is approximately 8.5m wide and is intended to act as a turning head. The applicant has agreed to plant trees around the turning head to obscure any views, the details of which shall be conditioned.

7.48 A condition requiring the submission of a Construction Management Plan to deal with matters such as noise, vibration and dust will be imposed to address these matters during the construction period.

7.49 It is noted that the pasture land to the south of the site is attributed to Chestnut Lodge rather than Pastures Green. This would appear to be an issue with the base mapping.

7.50 It is not considered that an additional 14 units will significantly increase light pollution beyond that which was previously considered acceptable.

7.51 Planning Balance

7.52 The principle of development for cabins for holiday / leisure use on site has already been established through the planning history of the site and arguably the economic benefits are increased through the uplift in the number of cabins proposed on site given the propensity to increase expenditure in the nearby centres and facilities. Amenity concerns are noted, but it is not considered that any impact would be so great as to warrant refusal of the application. The Highway Authority / Lead Local Flood Authority, Internal Drainage Board and Environment Agency have no objection and drainage details can be conditioned. The proposal is acceptable in character terms given the screening in existence / proposed.

7.53 Overall, therefore, the planning balance is considered to be in favour of the proposal.

7.54 Conclusion

7.55 The proposal meets rural tourism and economic objectives within the National Planning Policy Framework (2021) and is in accordance with Policies 1, 2, 3, 4, 9, 30 and 36 of the South East Lincolnshire Local Plan, 2019.

7.56 **Additional Considerations**

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

8.0 RECOMMENDATIONS

8.1 **Grant Permission subject to the Conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

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:

L188/SITE/05
L188/SITE/01 Rev E
L188/SITE/06 Rev A
L188/SITE/07
L188/SITE/09
05-1071-301 P09
Planning Statement (prepared by Planning Potential, dated June 2022)
Technical Note: Biodiversity Net Gain (prepared by AA Environmental Limited, dated June 2022)
Transport Note (prepared by Local Transport Projects, dated 13th June 2022)
Landscape Report (prepared by Enplan, dated May 2022)
Flood Risk Assessment (prepared by Millward Consulting Engineers, dated May 2022)

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

3. The cabins hereby permitted shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.

Reason: To ensure that the development is restricted to short term holiday use only and not used for residential purposes. Residential use would be contrary to the provisions of Policy 1 of the South East Lincolnshire Local Plan, 2019 and Section 5 of the National Planning Policy Framework, 2021.

4. An up-to-date register of the names, main home addresses, visiting dates and length of stay of all visitors to the holiday units hereby permitted shall be maintained at all times and be available for inspection by the Local Planning Authority at all reasonable times.

Reason: To ensure that the development is restricted to short term holiday use only and not used for residential purposes. Residential use would be contrary to the provisions of Policy 1 of the South East Lincolnshire Local Plan, 2019 and Section 5 of the National Planning Policy Framework, 2021.

5. A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Lowgate and Roman Bank, and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

6. Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 3 of the South East Lincolnshire Local Plan, 2019.

7. Details of any external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

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 Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

8. The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by Millward Consulting Engineers, dated May 2022) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:

- Finished floor levels shall be set no lower than 3.9 metres above Ordnance Datum (AOD)
- Flood resilience and resistance measures shall be incorporated in the development as stated

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

9. Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: To reduce the risk of flooding of the development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

10. Prior to the siting of the proposed battery storage unit, drawings of all external elevations and its exact positioning shall be submitted to and approved in writing by the Local Planning Authority and the development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retain control over the design of this element in the interests of its character and appearance and that of the locality. This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

11. Before the commencement of the development hereby granted beyond oversite, 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 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

12. Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To ensure that the site is adequately drained and to avoid pollution.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

13. The tree and hedge planting indicated on / between the southern bund / banking on dwg. no. 05-1071-301 P09 shall be carried out and completed within 3 months from the date of this Decision Notice.

Reason: To ensure that the southern side of the application site is adequately landscaped, in the interests of the amenity of the neighbouring landowner.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

14. Details of the tree and hedge planting to the turning head on the western side of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The approved planting shall be carried out and completed within 3 months from the date of this Decision Notice.

Reason: To ensure that the southern side of the application site is adequately landscaped, in the interests of the amenity of the neighbouring landowner.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

15. Notwithstanding Condition 13 above, the remainder of the scheme of landscaping and tree planting shown on dwg. no. 05-1071-301 P09 shall be carried out and completed in its entirety during the first planting season following practical completion of the development. 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 Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

16. The southern bund / banking shall be maintained at the agreed level for the lifetime of the development.

Reason: To ensure that the southern side of the application site is adequately landscaped, in the interests of the amenity of the neighbouring landowner.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

17. Prior to their installation, details of the solar panels to be installed on each cabin shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

18. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

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Background papers:- Planning Application Working File

Lead Contact Officer

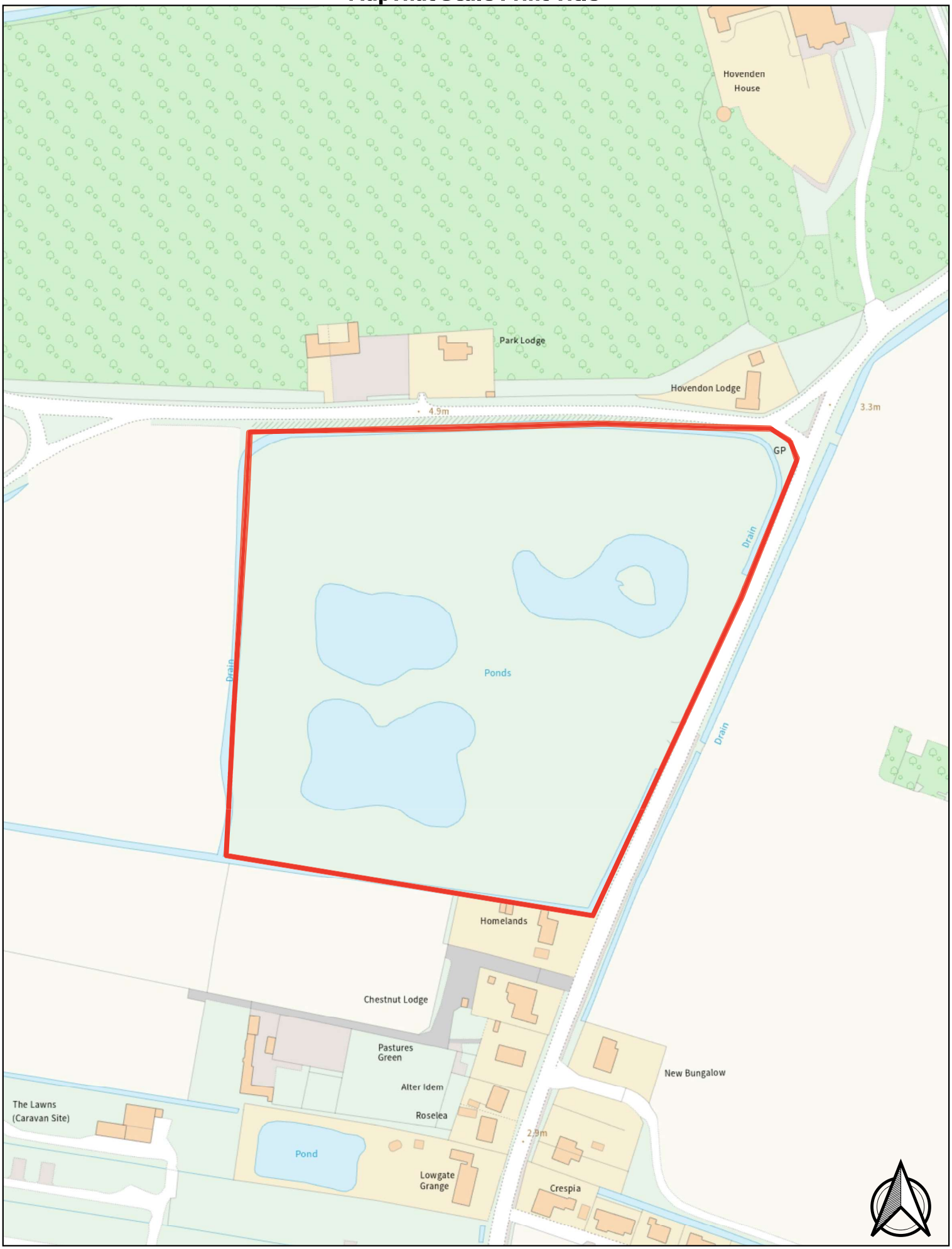
Name and Post:	Richard Fidler , Development Manager
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Appendices attached to this report:

Appendix A **Plan A**

Appendix B **Planning Consultant Letter in Support of Application**

MapThat Scale Print Title



SOUTH HOLLAND DISTRICT COUNCIL

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