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www.sholland.gov.uk

RPS Group plc
20 Western Avenue
Milton Park
Abingdon
OX14 4SH

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H05-0694-21 **Date of Decision:** 23rd November 2021

Applicant: H & B J Management Ltd.
C/O Rps Group Plc
20 Western Avenue
Milton Park
Abingdon
OX14 4SH

Location: Land Adj. Heron Cottage Camping And Caravanning Frostley Gate Holbeach Spalding

Description: Change of use of land for an extension to existing caravan site.

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

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:
1470-0002-01;
1470-0004-02;
Flood Risk Assessment by Ellingham Consulting Ltd (ref. ECL0556a) dated October 2021.

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

3 A maximum of 10 static caravans shall be allowed on the site as outlined in red on dwg. no. 1470-0004-02 and a maximum of 35 static caravans on the remainder of the permitted

caravan site, currently known as Heron Cottage Camping and Caravanning, at any one time.

Reason: To define the terms of the permission and to ensure that the nature, scale and appearance of the development is acceptable.
This Condition is imposed in accordance with Policy 9 of the South East Lincolnshire Local Plan, 2019.

4 The static caravans 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 Policy1 of the South East Lincolnshire Local Plan, 2019 and Section 5 of the National Planning Policy Framework, 2021.

5 No more than 25 touring caravans/tents shall be allowed on the whole of the permitted caravan site, currently known as Heron Cottage Camping and Caravanning, at any one time. The touring caravans/tents shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.

Reason: To define the terms of the permission and to ensure that the nature, scale and appearance of the development is acceptable.
This Condition is imposed in accordance with Policies 1 and 9 of the South East Lincolnshire Local Plan, 2019.

6 An up-to-date register of the names, main home addresses, visiting dates and length of stay of all visitors to the site (as outlined in red on dwg. no. 1470-0004-02) 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 Policy1 of the South East Lincolnshire Local Plan, 2019 and Section 5 of the National Planning Policy Framework, 2021.

7 Before development is commenced, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before any static caravan is placed upon the site and retained thereafter.

Note: Boundary treatment should include native hedging along the boundaries indicated on dwg. no. 1470-0004-02, plus close boarded fencing along the northern boundary adjoining "Clomarah".

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

8 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 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 and completed in its entirety prior to the siting of any static caravan upon the site. 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.

9 Details of any exterior lighting to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and thereafter installed in accordance with the approved details.

Reason: In the interests of visual and residential amenity.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

10 The development hereby permitted shall be carried out entirely in accordance with the approved Flood Risk Assessment accompanying the application, including/plus the following measures:
- Finished floor levels of the caravans shall be set no lower than 300mm above ground levels;
- The caravans shall be secured to the ground by anchors.

Note: The applicant is advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Reason: To reduce the risk and impact of flooding on the development and future occupants.
This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and advice within Section 14 of the National Planning Policy Framework, 2021.

11 No static caravans on the site as outlined in red on dwg. no. 1470-0004-02 shall be occupied between 1 November (or the following Sunday, if half terms extends into November) in any one year and 14 March in the succeeding year.

Reason: To reduce the impact of flooding.
This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and advice within Section 14 of the National Planning Policy Framework, 2021.

12 Prior to occupancy of any static caravan details of foul and surface water drainage to separate systems shall be submitted to and approved in writing by the Local Planning

Authority. The approved scheme shall be fully implemented prior to occupancy of any static caravan.

Reason: To ensure the provision of satisfactory facilities for the disposal of foul and surface water, in the interest of the amenities of the locality and flood risk.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

13 Before any static caravan is occupied the roadway within the site shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

To ensure a satisfactory development in the interests of the amenities of future occupiers.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

14 No static caravan shall be occupied before details of the means of storage and disposal of refuse and recycling have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to occupancy of any static caravan and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

Notes:

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

The applicant is reminded that an application may also need to be made to South Holland District Council for an amended Caravan Site Licence under the Caravan and Control of Development Act, 1960.



Phil Norman
Planning Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.