

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 29 April 2021

(Author: Lucy Buttery - Principal Planning Officer)

Purpose: To consider Planning Application H09-0010-21

Application Number: H09-0010-21

Date Received: 06 January 2021

Application Type: FULL

Description: Proposed 4 traveller pitches for family linked with pitch No.6.

Location: Rear of 6 Rose View Drive Holbeach Spalding

Applicant: Mr M Gaskin

Agent: Peter Humphrey Associates Ltd

Ward: Holbeach Town

Ward Councillors: Cllr F Biggadike
Cllr T Carter
Cllr G T D Rudkin

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0010-21>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The site is located in the countryside in planning policy terms.

2.0 PROPOSAL

2.1 This is a full planning application for a proposed 4 traveller pitches for family linked with pitch No. 6 to the rear of 6 Rose View Drive, Holbeach.

2.2 Each plot would have 1 no. mobile home/chalet and 3 no. touring caravans. The site would be accessed via an extension of the existing tarmac road at the end of Rose View Drive. A single treatment plant would deal with foul water for all 4 pitches. 1.5m high hedging would be planted between each plot, with 1.5m brick walling being constructed to the front of each plot adjoining the new road. Each plot would have a gravel drive and lawn to the rear. Conifer trees have already been planted on the southern, western and northern boundaries which will act as screening once established, as well as post and wire fencing which has already been erected. A shed has also already been erected on what would be plot '6d', which will house toilet/washing facilities.

3.0 SITE DESCRIPTION

3.1 The site is classed as agricultural in planning terms, although has already been enclosed for the purposes of the proposed development by post and wire fencing and small conifer trees. It lies to the west of the existing gypsy caravan site known as 'Rose View Drive' and is bounded by Hungerdiike Gate at the western side. To the north is land associated with the Holbeach Food Enterprise Zone, which is currently under construction. To the south is an IDB drain with fields

beyond.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

4.2 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.

4.3 National Guidance

4.4 National Planning Policy Framework (NPPF), 2019

Section 5 - Delivering a sufficient supply of homes

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

4.5 Planning policy for traveller sites

Policy A: Using evidence to plan positively and manage development

Policy B: Planning for traveller sites

Policy C: Sites in rural areas and the countryside

Policy D: Rural exception sites

Policy H: Determining planning applications for traveller sites

Policy I: Implementation

Annex 1

4.6 The Housing and Planning Act 2016

4.7 Caravan Sites and Control of Development Act 1960 - Section 5

4.8 Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 H09-0813-08 - Provision of a gypsy caravan site with 10 pitches, each accommodating up to 3 caravans (permanent site) (approved 1 October 2008)

5.2 Recent planning decisions within the District preceding the adoption of the SELLP

5.3 H16-1003-13 - Land off Drain Bank North, Spalding - Provision of gypsy and traveller caravan site with 10 pitches each accommodating up to 3 caravans (permanent site) - Approved 20 May 2014.

5.4 H23-0440-17 - Eccles Place, Hurdletree Bank, Whaplode St Catherine - Use of land for siting of caravan - Approved 22 January 2018.

5.5 Recent planning decisions within the District post adoption of the SELLP (March 2019)

5.6 H06-0233-19 - Green Acres Park, Ropers Gate, Gedney - Change of use of land (part retrospective) to provide five additional gypsy/traveller pitches with one day room per pitch and existing stables converted to dayrooms. Also, erection of one new store and retention of sheds for pitch 1, with construction of internal road to facilitate separate ingress and egress to and

from the site, including hardstanding - Approved 5 September 2019.

- 5.7 H16-0734-19 - Akita Place, Clay Lake, Spalding - Siting of mobile home (retrospective) - re-submission of H16-0030-17 - Approved 10 October 2019.
- 5.8 H23-0848-19 - Bleu Raye Farm, Millgate, Whaplode - Proposed residential gypsy/traveller site - Approved 26 June 2020.
- 5.9 H20-0513-20 - The Stables, Baulkins Drove, Sutton St James - Residential gypsy caravan site for one family with 2 caravans (retrospective) - approved under H20-0287-06. Modification of Condition 1 to allow the name on the planning approval to be changed to Ms West - Approved 25 August 2020.
- 5.10 H23-0841-20 - Foxes Lowe, Hurdletree Bank, Whaplode St Catherine - Change of use from paddock to travellers site for applicants' and family only (part retrospective) - Approved December 2020.
- 5.11 H16-0932-20 - Oak Tree Meadow, A16, Spalding - Caravan site for one traveller family (3 caravans), with associated hardstanding, cesspit drainage and portakabin/dayroom (retrospective) - Approved January 2021.
- 5.12 H08-1133-20 - Travellers Lodge, Beck Bank, Gosberton Clough - Extend the existing Travellers Site into part of the adjacent paddock to accommodate two touring caravan parking spots. (Static already approved - chalet to remain on original axels) and erection of day room for the pitch - Approved January 2021.

6.0 REPRESENTATIONS

6.1 Cllr Biggadike

As a ward councillor for Holbeach I received a complaint about 18 months ago about a discharge of raw sewage into the dyke beside the main road from the sewage plant from this development. I contacted the EA and spoke to Emily Butterworth who told me that the EA take responsibility over a certain flow of effluent to the plant. The maintenance of the sewage plant is a planning condition relating to the owner of the site and should only discharge water of a certain standard. It would help if the EA could comment on how many more properties could be added to this site before the sewage plant is upgraded or joined to the plant being built next door at the new college as there will inevitably be due to the size of this site to prevent pollution in the area.

6.2 SHDC Private Sector Housing

No objections. A caravan site licence will need to be applied for.

6.3 South Holland Internal Drainage Board

This site has already received consent from us on 04/11/2020, therefore the Board has no further comments to make.

6.4 Environment Agency

Originally objected to the application on flood risk grounds, however the objection has subsequently been withdrawn on the basis that officers are content that it would form a suitable extension to the existing site.

6.5 SHDC Environmental Protection

No comments or objections.

6.6 LCC Gypsy & Traveller Liaison Officer (inserted verbatim)

I welcome the proposal to increase authorised pitch provision for the Gypsy, Traveller and Travelling Showpeople communities. It is widely accepted that there is a national shortage of authorised sites for these communities to live or stop which has led to an increase in the number of unauthorised encampments and unauthorised developments throughout the country. Both unauthorised encampments and unauthorised developments can cause tensions between Traveller communities and the settled community so any additional authorised sites/pitches are a positive action in helping to reduce these increasing incidents.

- 6.7 South Holland District Council has acknowledged that there is both a 'known' and 'unknown' unmet need for additional Gypsy/Traveller residential accommodation within its district between the period 2011-36. Policy 17: Accommodation for Gypsies and Travellers and Travelling Showpeople contained within the South East Lincolnshire Local Plan 2011-36 stipulates that during this period there will be a need for provision of 4 new permanent residential pitches for Gypsies and Travellers and 1 new permanent residential plot for Travelling Showpeople within the South Holland District. In addition to this 'known' need, Policy 17 states that the Boston and South Holland Gypsy and Traveller Accommodation Assessment 2016 (GTAA) identified an 'unknown' need of up to 13 additional residential pitches for Gypsy and Traveller households in South Holland. These findings clearly demonstrate that additional residential pitches are required for Traveller communities in the South Holland District.
- 6.8 Whilst there has been an increase in pitch provision since the GTAA was published, this application will further reduce the identified Gypsy and Traveller accommodation deficit. Given that the proposal effectively extends an existing site this would suggest that historically the Local Planning Authority has deemed this location to be suitable in line with the National Planning Policy Framework, the Department of Communities and Local Government's Planning Policy for Traveller Sites and Policy 17 within the South East Lincolnshire Local Plan 2011-36 for this intended use. In reaching their original decision, the planning authority will have deemed the site sustainable with access to local services, having a safe access on to and off the public highway and an acceptable flood risk.
- 6.9 LCC Highways/SUDS
Does not wish to restrict the grant of permission.
- 6.10 Lincolnshire Police
No formal objection.
- 6.11 Public (1 objection received, summarised)
- Work is almost complete (large amount of conifers, concrete base, drains and water pipes, and water treatment plant); works should not have started
- Query regarding site ownership
- 7.0 CONSIDERATIONS**
- 7.1 Planning Considerations**
- 7.2 Principle
- 7.3 The principle of this proposal is considered in the light of the National Planning Policy Framework (2019), Planning Policy for Traveller Sites (August 2015, published by DCLG) and the policies of the South East Lincolnshire Local Plan (2019).
- 7.4 Policy C of the DCLG document sets out that:
- 7.5 *"When assessing the suitability of sites in rural or semi-rural settings, Local Planning Authorities should ensure that the scale of such sites does not dominate the nearest settled community."*

- 7.6 Policy H of the DCLG document sets criteria for determining planning applications for traveller sites and, in particular, paragraph 24 states:
- 7.7 *"Local Planning Authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:
 "a) the existing level of local provision and need for sites
 b) the availability (or lack) of alternative accommodation for the applicants
 c) other personal circumstances of the applicant
 d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites
 e) that they should determine applications for sites from any travellers and not just those with local connections"*
- 7.8 The relevant policy at a local level is Policy 20 of the South East Lincolnshire Local Plan (2019) (SELLP), which sets out a framework for assessing proposals for gypsy, traveller and travelling showpeople accommodation. It is considered that Policy 20 of the SELLP, which has been subject to considerable public consultation and scrutiny, the scrutiny and amendment of the Planning Inspectorate and adoption by South Holland District Council and Boston Borough Council, is sound and in accordance with the DCLG advice, and gives sound and clear criteria for the assessment and consideration of applications for gypsy and traveller sites.
- 7.9 Policy 20 states that:
- 7.10 *"Additional needs which may arise during the Local Plan period will be met through the determination of planning applications on other, unallocated sites. Planning permission will be granted for proposals on such sites, provided that they meet criteria 1 to 3, and they:*
- 7.11
- a. provide occupants with an acceptable standard of amenity;
 - b. are not located adjacent to uses likely to endanger the health of occupants, such as a refuse tip, water recycling centres or contaminated land;
 - c. respect the scale of the nearest settled community;
 - d. will not place undue pressure on local infrastructure;
 - e. will not adversely affect heritage assets or areas of importance to nature conservation;
 - f. will not prejudice highway safety or give rise to problems of parking or highway access;
 - g. for sites for permanent residential use they:
 - i. provide occupants with access to education, health care and recreational facilities, shops and employment within reasonable travelling distances, preferably by walking, cycling or public transport;
 - ii. are suitable (or capable of being made suitable) for mixed residential and business use;
 - iii. are not located within Flood Zone 3a or 3b and, if located in Flood Zone 2, the Sequential and Exception Tests have been passed; and
 - h. for sites for transit or stopping place use, are not located within Flood Zone 3b and, if located within Flood Zone 3a, the Sequential and Exception Tests have been passed.
- 7.12
- 1. will be adequately provided with appropriate infrastructure such as electricity, drinking-water, waste-water treatment and recycling/waste management;
 - 2. will not have a significant adverse effect on the amenities of existing local residents or adjoining land users (and proposals must therefore give careful consideration to layout, landscaping, external lighting schemes, and the type of business uses that would be appropriate (if mixed residential and business use is proposed); and
 - 3. will be successfully assimilated into both their immediate environs and the wider landscape."
- 7.13 Assessing the proposal against the above:
- 7.14
- a. The proposal is for an extension of the existing site at Rose View Drive and it is considered that an acceptable standard of amenity for occupants is capable of being achieved. The Holbeach Food Enterprise Zone (FEZ) is currently being developed to the north, however the impact on the existing occupants of the site from this development would have been assessed as part of the planning process and no material adverse harm has been identified;
 - b. The site is not located adjacent to any known uses likely to endanger the health of occupants, such as a refuse tip, water recycling centres or contaminated land;
 - c. Given the small scale of the proposal, it is considered that the site respects the scale of the

nearest settled community;

d. It is not considered that an additional 4 pitches in this location would place undue pressure on local infrastructure;

e. There are no designated or non-designated heritage assets in the immediate vicinity of the site, nor areas of importance to nature conservation;

f. The proposal is for an extension of the existing site, utilising the existing access. It is not considered that the scale of the proposal would result in an unacceptable highway impact and the Highway Authority have not objected to the proposal;

g. i. The site is within reasonable cycling distance of the centre of Holbeach, which has all the services and facilities outlined.

ii. The applicant has confirmed that there will be no business use on site. However, it is noted that there are no conditions on the permission for the existing site precluding business use.

iii. The site is located within Flood Zone 3, however the Environment Agency have no objections to the proposal on the basis that it is the view of planning officers that it would form a suitable extension to an existing site; and

h. Not applicable to this particular proposal.

- 7.15 1. Refuse/recycling is currently collected by the local authority and other utilities/infrastructure are capable of being provided.
2. It is not considered that the proposal would have a significant adverse effect on the amenities of existing local residents or adjoining land users. It is a small scale extension of an existing gypsy site.
3. Conifer trees have already been planted on the southern, western and northern boundaries which will act as screening once established and form a continuation of the existing hedging at the western end of the site. Given the nature of the proposal and adjoining land uses, it is not considered that the proposal would have a material adverse impact on the landscape. The Holbeach Food Enterprise Zone is currently under construction to the north and will comprise of buildings that will be far more prominent in the wider landscape than the proposed extension to this existing site.
- 7.16 Taking the above into account, the proposal is considered to be broadly in accordance with Policy 20 of the Local Plan. There is a conflict in terms of flood risk, however this is to be considered in the context of there already being an existing gypsy site in this location. On balance, it is not considered that this issue would be significant enough to warrant refusal on flood risk grounds alone.
- 7.17 Identifiable need for this development
- 7.18 As part of work to support the preparation of the South East Lincolnshire Local Plan, an independent Gypsy and Traveller Accommodation Assessment (GTAA) was undertaken on behalf of the Joint Planning Unit, and the report published in November 2016. At the time of the report, in South Holland there were no public sites; 10 private sites with a total of 57 pitches; 1 unauthorised site with 10 pitches; and 3 Travelling Showpeople yards with 14 plots. There was no other provision for Gypsies, Travellers or Travelling Showpeople.
- 7.19 In terms of need, this report concluded that at the time of publication there are 5 Gypsy or Traveller households identified in South Holland that meet the government definition and 37 'unknown' households that may meet the definition. The South East Lincolnshire Local Plan therefore acknowledges that there is both a 'known' and 'unknown' unmet need for additional Gypsy/Traveller residential accommodation within its district between the period 2011-36.
- 7.20 The components of future need are as follows:
- Older teenage children in need of a pitch of their own.
- Households living on sites with temporary planning permissions.
- New household formation.
- In-migration.
- 7.21 The need for 5 additional pitches for the households that meet the government definition will be met by two allocations in the Local Plan - Bleu Raye Farm (Mill Gate, Whaplode Fen) and land at The Stables (Baulkins Drove, Sutton St James).
- 7.22 In addition, the report goes on to conclude that there may be a need across the plan period for up to 13 additional pitches for 'unknown' households (on the basis that there are 37 'unknown'

households that may meet the definition) to accommodate new household formation, plus any concealed adult households or need arising from older teenagers living in these households. The base date for the GTAA is August 2016 and, taking into account permissions that have been granted since that date, a total of 11 additional pitches have been approved. The total number of pitches granted approval thus far therefore falls short of the 13 pitches specified in the GTAA. Furthermore, it would appear that 5 of those permitted since August 2016 did not relate to new household formation, rather they were required for reasons such as a teenager now requiring their own pitch, a relative occupying the pitch instead or the individuals looking for somewhere more suitable to live for a more continual period. The exact number of pitches approved towards the 13 additional pitches required for 'unknown' household to accommodate new household formation is more likely to be 6. On that basis, a further 7 pitches are required for new household formation, plus there is still the element of further pitches that may be required for concealed adult households or need arising from older teenagers living in households.

- 7.23 The County Council's Gypsy and Traveller Liaison Officer welcomes the proposal to increase authorised pitch provision, commenting that: *"Whilst there has been an increase in pitch provision since the GTAA was published, this application will further reduce the identified Gypsy and Traveller accommodation deficit."*
- 7.24 In terms of the specific reason behind this particular application, the applicant has advised the following:
"The reason we need 4 pitches is my younger son is getting married later this year (1st plot), my older son is engaged to get married sometime next year (2nd plot), the 3rd and 4th plots will be for the new in-laws and extended family. In typical traveller tradition the families and extended/merged families try to stick together where possible on the same sites. All residents of the new plots are of traveller status."
- 7.25 The applicant has since advised that both sons have previously led a nomadic life, as have the two individuals whom they are due to marry. With regard to the in-laws/extended family, it has been advised that they currently travel and would not reside on the site permanently. The two pitches for these particular members of family would allow them to visit at times such as Christmas and other major life events (e.g. to support their daughters when they have children) and to stay in an authorised location.
- 7.26 The applicant has verbally confirmed that all individuals meet the Gypsy and Traveller definition. Officers accept this and have no reason to determine otherwise. Furthermore, it is noted that that GTAA states that "it is understood that oral evidence is capable of being sufficient when determining whether households meet the new definition". In any event, the relevant condition which forms part of the recommendation controls this in perpetuity and only someone of gypsy/traveller status and their dependents could live on the site.
- 7.27 The proposal is to meet the specific need of the applicant rather than any gypsy and traveller. Legal advice is that this is acceptable and that the site owner (in this case the applicant) can allow any individuals to move onto the site provided that they meet the definition of gypsy and traveller.
- 7.28 In light of the above, it is considered that the proposed extension of this existing site for family linked with an existing pitch would contribute to meeting the currently unmet need for further pitches within the local plan period, in accordance with the policies set out above.
- 7.29 Sustainability
- 7.30 The justification for the pitches proposed is that two family members of the applicant will require their own pitches due to soon getting married, and that two further pitches will then be required for the 'in-laws'. The application site is located adjacent to existing gypsy and traveller accommodation and, although within the open countryside in planning policy terms, is part of a small enclave of similar development. The proposed pitches would be adjacent to family members and thus this would minimise travel to visit relatives. Furthermore, the site is within reasonable distance of the centre of Holbeach, where there are various facilities.
- 7.31 Taking into account that the proposal would contribute to the future need for pitches within the

Local Plan period and the aforementioned factors it is considered, on balance, that the proposed development is sustainable.

7.32 Impact on Neighbouring Dwellings

7.33 There are no dwellings in the immediate vicinity of the site, and the proposed pitches would be occupied by family members of those adjacent, therefore no material adverse impact is anticipated in terms of overlooking, lack of privacy, noise and disturbance, etc.

7.34 Flood Risk and Drainage

7.35 The site is located within Environment Agency Flood Zone 3. Table 2 in the National Planning Practice Guidance (NPPG) classifies development types according to their vulnerability to flood risk and caravans for permanent residential use are classified as 'highly vulnerable'. Table 3 addresses flood risk vulnerability and flood zone 'compatibility'. This table indicates that 'highly vulnerable' development is not compatible with Flood Zone 3 and should not therefore be permitted.

7.36 Notwithstanding this, the Environment Agency have no objections to the proposal given that it would form a small scale extension of the existing site. Policy 4 of the Local Plan states that caravan sites at risk of fluvial flooding will not be permitted where there is a 'danger for most' or 'danger for all'. The South East Lincolnshire Strategic Flood Risk Assessment (2017) (SFRA) shows the site as being in an area of 'danger for some', which is a lower level of hazard and therefore the proposal is not contrary to policy in this regard.

7.37 The SFRA indicates the potential for flood depths of up to 0.5m on the site. The submitted Flood Risk Assessment advises that all floor levels will be approximately 600mm above ground level due to the nature of the caravan/chalet designs, and will therefore be higher than expected flood levels.

7.38 In the absence of an objection from the Environment Agency, it is not considered that it would be appropriate to refuse the application on flood risk grounds.

7.39 Surface water would be discharged into the IDB drain along the southern boundary. A new treatment plant will be installed to deal with foul water from the 4 new pitches meaning that there will be no need to connect to the existing plant that concerns have been raised about. This will ultimately be discharged into the IDB drain, whom have already granted their consent.

7.40 Other

7.41 The council is content that the correct ownership certificate has been signed and that appropriate notice has been served on the relevant landowner.

7.42 It is accepted that works have commenced on site prior to any planning permission being granted (or otherwise), and the applicant proceeds at their own risk.

7.43 Planning balance

7.44 Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.
There is an identified need for the development and the proposal satisfactorily complies with Policies C and H of the Government's Planning Policy for Traveller Sites (August 2015, published by DCLG) and Policy 20 of the South East Lincolnshire Local Plan, 2019.

7.45 The site is located within Flood Zone 3, however the Environment Agency have no objections to the proposal on the basis that planning officers believe that it would form a suitable extension to an existing site.

- 7.46 The are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the proposal and the policies referred to above.
- 7.47 **Additional Considerations**
- 7.48 Public Sector Equality Duty
- 7.49 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.
- 7.50 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.51 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.
- 7.52 It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.
- 7.53 Human Rights
- 7.54 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).
- 7.55 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.
- 7.56 **Conclusion**
- 7.57 There is an identified need for the development, which is considered to be a sustainable form of development because of socio, environmental and economic factors. The proposal satisfactorily complies with Policies C and H of the Government's Planning Policy for Traveller Sites (August 2015, published by DCLG) and Policy 20 of the South East Lincolnshire Local Plan, 2019.
- 8.0 **RECOMMENDATIONS**
- 8.1 **Grant permission subject to the conditions listed as Section 9.0 of the 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 and documents:

Application form
6231/01E
Supporting Statement A
Flood Risk Assessment (prepared by Peter Humphrey Associates Ltd)

Reason: For the avoidance of doubt and in the interests of proper planning.
3. Occupation of the development hereby permitted shall be limited to persons who meet the definition of a gypsy or traveller as defined by national guidance set out in 'Planning policy for traveller sites' (August 2015) (or as may be amended) and any resident dependants.

Reason: Permission has only been granted for this development in the open countryside on the basis of an identified need for gypsy/traveller pitches. Occupation of this site by non-gypsy/traveller individuals or families would be contrary to established national and local policies of rural restraint.
This Condition is imposed in accordance with Policies 1, 2 and 20 of the South East Lincolnshire Local Plan, March 2019 which reflect national guidance contained in both the National Planning Policy Framework 2019 and 'Planning policy for traveller sites, March 2015'.
4. No more than 1 mobile home/chalet and 3 touring caravans shall be sited on each pitch at any one time, not more than one vehicle exceeding 3.5 tonnes maximum gross weight shall be kept on the site and no storage or sales of materials, machinery, vehicles, waste or other commercial uses or processes shall take place on the site.

Reason: To define the terms of the permission, in the interests of the appearance of the development, levels of residential amenity and the visual amenity of the area in which it is set. This Condition is imposed in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, March 2019 which reflect national guidance contained in both the National Planning Policy Framework 2019 and 'Planning Policy for Traveller Sites, March 2015'.
5. Constructional and surfacing details of the proposed tarmac road extension shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the site.

Reason: To ensure satisfactory access is provided in the interests of residential amenity and highway safety.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.
6. The hedges along the southern, western and northern boundaries of the site shall be retained for the lifetime of the scheme. In the event of the hedging being removed or dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. The new hedgerow plants 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: In the interests of the visual amenity of the locality.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2019.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out other than approved by virtue of this permission:

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- ii) the erection of extensions including conservatories, garages, car ports, porches or pergolas;
- iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows;
- iv) the erection of walls, fences or other means of enclosure.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set. This Condition is imposed in accordance with Policies 2 and 3 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 Peter Humphrey Associates Ltd) 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 prior to first occupation:

- Finished floor levels shall be set no lower than 600mm above existing ground level

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, 2019.

9. 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>

10. The applicant is advised of the requirement to apply for a site licence in accordance with the Caravan Sites and Control of Development Act, 1960.

Background papers:- Planning Application Working File

Lead Contact Officer

Name and Post:	Richard Fidler , Development Manager
Telephone Number:	01775 764428
Email	rfdler@sholland.gov.uk

Appendices attached to this report:

Appendix A Plan A

