

# Development Management Delegated Decision Report

B/21/0090/CD1



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0090/CD1
<b>Application Type</b>	Discharge of Condition
<b>Proposal</b>	Application for the approval of Conditions C4 (Flood Warning and Evacuation Plan), C7 (Unit Specification Details), C8 (Electric Vehicle Charging Points), C9 (Biodiversity Enhancement) and C10 (Landscaping) of approval B/21/0090 (Proposed substitution of 10 no. existing touring caravan pitches with 10 no. static caravan pitches for holiday use throughout the year)
<b>Location</b>	Meadowvale Touring Park, Five House Lane, Wyberton PE21 7JA
<b>Applicant</b>	Mr W Adams
<b>Agent</b>	Mr Richard Lee, Richard Lee Project Planning
<b>Target Decision Date:</b>	---
<b>Statutory Expiry Date:</b>	29-Sep-2021
<b>Extension of Time:</b>	---
<b>Recommendation</b>	DISCHARGE Conditions
<b>Report by:</b>	Megan Epton
<b>Date:</b>	29-Sep-2021

### Officer Appraisal / Comments:

Full planning permission (B/21/0090) was granted on 18-Jun-2021 for the Proposed substitution of 10 no. existing touring caravan pitches with 10 no. static caravan pitches for holiday use throughout the year at Meadowvale Touring Park, Five House Lane, Wyberton PE21 7JA.

The applicant seeks details to be approved relating to Conditions 4 (Flood Warning and Evacuation Plan), 7 (Unit Specification Details), 8 (Electric Vehicle Charging Points), 9 (Biodiversity Enhancement) and 10 (Landscaping).

#### Condition 4

Condition 4 required the approval of a flood warning and evacuation plan for the entire site, prior to the occupation of the first caravan on site.

A Flood Evacuation Plan was submitted on 04-Aug-2019.

Lincolnshire County Council, Highways/SuDs were consulted and confirmed that the details submitted are acceptable therefore concluding that the condition is satisfied.

#### Condition 7

Condition 7 required that details of the types of unit (including size, design and proposed materials) were to be submitted prior to the siting of any static caravans.

The floor plan and elevations submitted (Drawing number 'LLH/GL/2021/40x13 Two Bed Revision 1') illustrate both the size and design of the proposed units. The applicant has also provided details



relating to materials within the supporting statement and a photo example submitted on 16-Aug-2021.

It is considered that the proposed materials for the units; their size and design are suitable and will result in a development that is in keeping with the character of the area and thus, the condition is satisfied.

### **Condition 8**

Condition 8 required details relating to the provision of electric vehicle charging points to be submitted prior to any development taking place above ground level. The details to be included were listed as:

- The number of charging points;
- Location of charging points;
- Specification of charging points;
- Timetable for the implementation of the above measures.

The 'Proposed Site Layout Landscaping Proposals' plan submitted shows that there are to be two charging points provided within the site, to the West of the site entrance and installed prior to the occupation of the development. These charging points are to be floor mounted pedestals by UK manufacturer Rolec (shown in the specification details provided in Appendix 1 of the supporting statement submitted on 04-Aug-2021).

It is considered that the proposed specification, location and number of electric vehicle charging points, provided they are installed prior to the occupation of the development, are suitable and satisfy the requirements of Condition 8.

### **Condition 9**

Condition 9 required details regarding the inclusion of biodiversity enhancement measures to be submitted to the Local Planning Authority prior to any development taking place above ground level. The measures to be included were listed as:

- Specification, location and number of bat roosting units;
- Specification, location and number of bird boxes;
- Timetable for implementation of the above measures.

The applicant has submitted a 'Proposed Site Layout Landscaping Proposals' plan which indicates that 2no. crevice bat boxes are proposed on the north elevation of a site building, and that 2no. apex bird boxes are proposed within existing trees on the northern boundary. Specification details for these have been submitted within Appendix 2 of the applicant's supporting statement.

In terms of the timetable for implementation of the above, the supporting statement submitted on 04-Aug-2021 confirms that the measures will be implemented "before occupation of the static caravans".

It is considered that the proposed specification, location and number of bat roosting units and bird boxes provided they are installed prior to the occupation of the site, are suitable and satisfy the requirements of Condition 9.

### **Condition 10**

Condition 10 stated that no development shall take place above ground level until details regarding

the landscaping around each pitch and the southern boundary, in addition to landscaping measures to improve the boundaries have been submitted to and approved in writing by the Local Planning Authority.

The 'Proposed Site Layout Landscaping Proposals' plan submitted indicates that:

- Existing gaps in the hedgerow along the southern boundary are retained and gaps to be filled in where required. The trees are to be planted at 6no. plants per linear metre in double staggered rows in the first planting season following completion of the development.
  - Trees to be included: *Corylus Avellana* (Common Hazel); *Crataegus Monogyna* (Common Hawthorn); *Illex Aquifolium* (Common Holly).
- Shrub planting is to be planted between each pitch to Heavy Standard, to include;
  - *Choisya* (Aztec Pearl); *Hebe* (Sapphire); *Photinia x Fraseri* (Red Robin); *Skimmia x Confusa* (Kew Green) and *Viburnum Davidii* (David Viburnum).
- 4no. *Prunus Avium* (Sweet Cherry) trees are to be planted within the site along the southern boundary to Heavy Standard and including stake, ties and spiral guard.

The proposed landscaping scheme is deemed acceptable and shall be fully implemented in accordance with the approved plans to fully satisfy the condition.

Condition number	Condition	Details submitted	Status
<b>C4</b>	<b>Prior to the occupation of the first caravan on site, a flood warning and evacuation plan for the entire site shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented from the occupation of the first caravan on site, and the site shall be operated in accordance with the agreed plan at all times.</b>	Flood Evacuation Plan (Submitted 04-Aug-2021)	Details Acceptable
<b>C7</b>	<b>Prior to the siting of any static caravans, details of the types of unit (including size, design and proposed materials for the caravan units) shall be submitted to and approved in writing by the Local Planning Authority. Only those types of unit approved shall be sited.</b>	Drawing number 'LLH/GL/2021/40x13 Two Bed Revision 1'  Photo of External Materials (Submitted 16-Aug-2021)	Details Acceptable
<b>C8</b>	<b>No development shall take place above ground level until details regarding the provision of electric vehicle charging points have been submitted to and approved in writing by the Local Planning</b>	'Proposed Site Layout Landscaping Proposals' Plan (Submitted 04-Aug-2021).  'Appendix 1' of the Supporting Statement	Details Acceptable

	<p><b>Authority. The details shall include:</b></p> <p><b>The number of charging points; Location of charging points; Specification of charging points; Timetable for the implementation of the above measures.</b></p> <p><b>The development shall then be carried out in strict accordance with the approved details.</b></p>	(Submitted 04-Aug-2021)	
<b>C9</b>	<p><b>No above ground construction works shall take place until full details of the biodiversity enhancement measures across the site and a timetable for their implementation, have been submitted to and approved in writing by the Local Planning Authority. The measures shall include:</b></p> <p><b>Specification, location and number of a bat roosting units; Specification, location and number of bird boxes;</b></p> <p><b>The scheme shall be implemented in accordance with the approved scheme.</b></p>	<p><b>'Proposed Site Layout Landscaping Proposals' Plan</b></p> <p><b>'Appendix 2' of the Supporting Statement</b> (Submitted 04-Aug-2021)</p>	Details Acceptable
<b>C10</b>	<p><b>No development shall take place above ground level until details regarding the landscaping around each pitch and the southern boundary, in addition to landscaping measures to improve the boundaries have been submitted to and approved in writing by the Local Planning Authority.</b></p> <p><b>The development shall then be carried out in strict accordance with the approved details prior to the siting of any static caravan on site.</b></p>	<p><b>'Proposed Site Layout Landscaping Proposals' Plan</b> (Submitted 04-Aug-2021)</p>	Details Acceptable
<b>NOTES FOR DECISION NOTICE:</b>			

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