
**MEADOWVALE PARK, FIVE
HOUSE LANE, WYBERTON,
BOSTON PE21 7JA**

**Substitution of 10 no. existing
touring caravan pitches with
10 no. static caravan pitches
for holiday use throughout
the year**

Discharge of Conditions relating to
Planning Approval ref: B/21/0090

Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004

Prepared by:
Richard Lee Project Planning

Client:
Mr W. Adams

RLPP

Richard Lee Project Planning



INTRODUCTION

Richard Lee Project Planning has been appointed by Mr W. Adams to discharge the planning conditions imposed by full planning permission ref: B/21/0090 for the substitution of 10 no. existing touring caravan pitches with 10 no. static caravan pitches for holiday use throughout the year and associated works at Meadowvale Park, Five House Lane, Wyberton.

Planning permission was granted on 18th June 2021 subject to the discharge of several conditions. Each of these conditions are addressed in the following sections and the required details are provided with reference to accompanying plans and statements, where appropriate.

Condition 4 states:

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.

This is submitted as a separate document.

Condition 7 states:

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.

Floor plans and elevations are submitted as separate plans with this application. This includes dimensions.

The external materials will comprise Canexel cladding (coloured oak brown) and grey mineral felt shingles for the roof.

Condition 8 states:

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 Authority. The details shall include:

- *The number of charging points;*
- *Location of charging points;*

- *Specification of charging points;*
- *Timetable for the implementation of the above measures.*

The location of 2 no. vehicle charging points is shown on the accompanying Proposed Site Layout Landscaping Proposals plan. The specification is provided at Appendix 1 of this document. The charging points will be installed prior to the occupation of the static caravans.

Condition 9 states:

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:

- *Specification, location and number of a bat roosting units;*
- *Specification, location and number of bird boxes;*

The locations of bat roosting units and bird boxes are shown on the accompanying Proposed Site Layout Landscaping Proposals plan. Their specification is provided at Appendix 2 of this document. They will be installed prior to the occupation of the static caravans.

Condition 10 states:

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.

Landscaping details are shown on the accompanying Proposed Site Layout Landscaping Proposals plan.

Appendix 1 – Vehicle Charging Point Specification (or equivalent)

BASICCHARGE:EV

RANGE OVERVIEW

Floor Mounted EV Charging Pedestals



The BASICCHARGE:EV pedestal replicates Rolec's world leading Classic utility pedestal, which provides a simple and effortless EV charging experience for all users, with over 160,000 designed, manufactured and installed worldwide. The LED amenity lighting provides all locations with a unique aesthetic and allows for greater visibility of charge points.

These versatile pedestals are available in a low cost free-to-charge format, or with OCPP back office compatibility via the EV OPENCHARGE range, allowing for a pay-to-charge solution using the EV driver's smartphone and/or via authorise-to-charge RFID card/fob.

Compatible with all EVs/PHEVs, the BASICCHARGE:EV provides Mode 3 fast charging in both 3.6kW and 7.2kW, as well as SuperFast 11kW and 22kW speeds.

ROLEC

EV Charging

MANUFACTURED IN THE UK 



BASICCHARGE:EV
OPEN CHARGE
2way Charging Pedestal



BASICCHARGE:EV
OPEN CHARGE
1way Charging Pedestal



BASICCHARGE:EV
FREE TO USE
2way Charging Pedestal

BASICCHARGE:EV CHARGING PEDESTAL FEATURES & OPTIONS



Grant Fundable
Models Available



Type 2
Connector



LED Amenity
Lighting



Key Switch
Control



Branding
Options



GPRS / Ethernet
Connectivity



Superfast
3 Phase Charging



LED Status
Indicator Holes



OCPP
Integration



Mobile App Controlled
SMART Charging



RFID Card / Fob
Operated



Host
Management



IP Rated &
UV Stabilised



IK10 Impact
Rating



Flame
Retardant



CE
Certified

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EVBCD-V06-R4 BasicCharge EV Range - Overview Sheet

Appendix 2 – Bat Unit & Bird Box Specification

Bat Box



Description

Product: Crevice Bat Box (provided by Elite Ecology or similar)

Material: FSC Certified Exterior Grade European Birch Plywood with ceramic inserts

Finish: External surfaces treated with water-based non-toxic non-volatile wood treatment, with active constituent natural borate mineral salt.

Dimensions: Overall height: 33cm, Overall width: 16cm, Overall Depth: 10cm

Weight: 1.4kg

Fixing: 4 fixing holes in back panel for fixing to amenity building below eaves level as indicated on Landscaping Plan.

Quantity: 2

Location: On amenity building (location shown on Landscaping Proposals Plan)

Bird Box



Description

Product: Apex Bird Box (provided by Elite Ecology or similar)

Material: FSC Certified European Softwood

Finish: Non-toxic water-based stain and preservative

Dimensions: Overall height: 26cm, Overall width: 20cm, Overall Depth: 16cm

Weight: 0.8kg

Fixing: Fixing 2 holes in back panel

Quantity: 3

Location: On established mature trees along site's northern boundary and below eaves level on amenity building (location shown on Landscaping Proposals Plan)