

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 April 2012

AUTHOR/S: Corporate Manager (Planning and New Communities)

S/1383/11 - CALDECOTE

**Change of Use to Touring Caravan Park, 20 Spaces at Land Adjacent to Casa de Foseta, St Neots Road, Highfields Caldecote for Mr Nelson O'Connor
Recommendation: Delegated Approval**

Date for Determination: 14th November 2011

A. Update to the report

Agenda report Paragraph 6

Policy ET/10 Tourist Facilities and Visitor Accommodation policy should be included in the list of policies. This policy states that outside village frameworks, development to provide overnight visitor accommodation, holiday accommodation, public houses and restaurants will only be permitted by change of use/conversion or through appropriate replacement of buildings not requiring large extension, or by appropriately modest extensions to existing facilities. It also goes on to state that development of holiday accommodation will be limited to short term holiday lets through conditions or legal agreement. Permitted development rights may be removed in the interests of amenity.

Agenda report paragraph number 15

The Parish Council have raised concern with regard to surface water drainage. This has been further discussed with the agent and a site survey has recently been submitted. These show that the general ground levels fall west to east across the site. These levels confirm that the lowest point on the site (9.30m) is 600mm above the level of the bottom of the ditch/culvert under Highfield Drive. The levels indicate that the whole site is capable of being drained by gravity to a suitable outfall, i.e. the ditch/culvert.

It also refers to foul water drainage. The applicant intends, subject to AWS approval to connect to the existing main foul drainage system. If approval is not obtainable then a Cesspool or self-contained sewage system will be installed. The unit will be located adjacent to the Site Office/Toilet Block.

Agenda report paragraph number 23

The applicant has since submitted a plan showing visibility splays. This is awaiting comment from the LHA and Members will be updated accordingly.

Agenda report paragraph number 33

The comments of the Environmental Health Officer are as follows:

It appears from the drawings and proposed outlay of the site contained in the supporting information submitted with the application that the site is capable of being configured such that the site should comply with the relevant guidance in respect of such sites, namely the Model Standards for Touring Sites Caravan Sites and Control of Development Act 1960 Section 5. I recommend that if consent is granted in

respect of this site, the site be configured in accordance with the layout proposed in the supporting drawings and information submitted with the application.

Furthermore, it is also recommended that a condition be applied to any consent granted that precludes the use of generators at the site so as to prevent noise from such apparatus causing a disturbance for other users of the site and local residents.

Agenda report paragraph number 35

A management scheme has been submitted with regard to Ecology. This is undergoing review by the Ecology officer and Members will be updated accordingly. If it cannot be agreed prior to determination it can be conditioned where required.

Update to the report

The revised plans submitted 22nd March at the time of writing the update were not accurate (play area/newt mitigation area not included) and therefore the drawing numbers have been removed from Condition 2 until these have been corrected and received.

Conditions:

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: xxxxxxxxxx**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the facilities building and the hard standing, hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 4. Prior to the commencement of any development, a scheme for the provision and implementation of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul and surface water drainage in accordance with Policy NE/10, DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 5. Prior to the commencement of the use, hereby permitted, a scheme for the provision and implementation of external lighting shall submitted to**

and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

- 6. No caravan unit shall be stationed on any part of the site or occupied other than as short term holiday accommodation for any period of more than 4 consecutive weeks by the same person(s) unless previously agreed with the Council in writing.**

(Reason - To ensure that the site is retained for seasonal/tourist use only in accordance with Policy ET/10 of the adopted Local Development Framework 2007.)

- 7. Prior to the commencement of the use, hereby permitted, a scheme for the management of visitors to the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide visitor information about the site, its surroundings and local neighbour amenity awareness and a log book of all visitors to the site and the their length of stay. The scheme shall be implemented as approved and thereafter maintained.**

(Reason -To limit noise and disturbance to neighbouring residents in accordance with the requirements of DP/2 and NE/15 of the adopted Local Development Framework 2007.)

- 8. No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.**

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

- 9. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- 10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally**

planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use, hereby permitted, commences and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

12. The site shall not be used other than as a touring caravan site for touring caravans, motor homes and/or trailer tents only. No static caravans or mobile homes are to be stationed on the land at any time.

(Reason - To satisfy a need for touring caravan sites and to minimise the visual impact upon the area of permanently stationed caravans or mobile homes in accordance with Policy ET/10 of the adopted Local Development Framework 2007.)

13. No more than 20 touring units or tents shall be stationed on the site at any one time.

(Reason - To minimise visual intrusion on the countryside and in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

14. The site shall not be used for the storage of unoccupied caravans.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

15. The facilities building, hereby approved shall at no time be used for overnight residential accommodation.

(Reason - To ensure that the site is retained for seasonal/tourist use only in accordance with Policy ET/10 of the adopted Local Development Framework 2007.)

16. No arrivals or departures of caravans or trailer tents shall take place outside the hours of 08:00 hours to 19:00 hours.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

17. The use of generators on the site is strictly prohibited unless otherwise agreed in writing with the Local Planning Authority.

(Reason - To limit noise and disturbance to neighbouring residents in accordance with the requirements of DP/2 and NE/15 of the adopted Local Development Framework 2007.)

18. Prior to the commencement of development (including any pre-construction, demolition or enabling works) a Construction

Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The Construction Management Plan shall include:

- a) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the site and siting of the contractors compound during the construction period to be agreed on phase basis**
- b) Dust, mud and debris management and wheel washing measures**
- c) Movements and control of muck away lorries**
- d) Maximum noise mitigation levels for construction equipment, plant and vehicles**
- e) Access and protection arrangements around the site for pedestrians, cyclists and other road users**
- f) Procedures for interference with public highways**

19. All development shall take place in accordance with the approved Construction Management Plan unless formally agreed in writing with the Local Planning Authority.

(Reason - To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with the requirements of Policies NE/13, NE/14, NE/15, NE/16 and DP/2 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)

Informative

Evidence of occupancy will be required from the owner (including allowing the Council access to inspect the site as necessary) when Council monitoring takes place following the commencement of the use hereby permitted

Contact Officer: Saffron Garner– Senior Planning Officer
Telephone: (01954) 713256