

Item No. 8

APPLICATION NUMBER	CB/12/01317/FULL
LOCATION	Henlow Lakes and Riverside, Arlesey Road, Henlow
PROPOSAL	Provision of 29 additional pitches, realignment of internal access road, creation of a pitch for managers accommodation & erection of club house, tea room & activity centre (enlarged from previous approval).
PARISH	Henlow
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Drinkwater & Wenham
CASE OFFICER	Mark Spragg
DATE REGISTERED	19 April 2012
EXPIRY DATE	14 June 2012
APPLICANT	Henlow Lakes & Riverside Ltd
AGENT	Sherwood Architects Ltd
REASON FOR COMMITTEE TO DETERMINE	Request by Councillor Wenham on the basis that the proposal is an overdevelopment .
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be APPROVED subject to the following conditions:

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The mobile home hereby permitted shall be removed and the site reinstated to its previous condition or to such a condition as may be agreed beforehand in writing by the Local Planning Authority, within a period of 5 years from the date of this permission, unless a further period is otherwise agreed by the Local Planning Authority.

Reason: To enable further consideration of the requirement for a continuation of such on site accommodation based on the future needs of the business or otherwise to ensure that the site is restored to its original condition/use.

- 3 Notwithstanding the detailed drawings submitted, the managers accommodation shall meet the definition of a caravan as set out in the Caravan Sites Act 1968, Part 3, Section 13. This shall include compliance with the size criteria for a mobile home being that it shall not exceed a length of 18.2888m, width of 6.096m and with an internal height of living accommodation not exceeding 3.048m.

Reason: The approval is granted on the basis of it being a mobile home.

- 4 The materials and finish for the tea room/activity centre shall only be carried out in complete accordance with the approved plans and specifications, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

- 5 Before the tea room/activity centre is first used, all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

- 6 **Development shall not commence until a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

- 7 The club house premises shall not be used except between the hours of 0700 hours to 2300 hours without the prior agreement in writing of the Local Planning Authority.

Reason: To protect the amenities of neighbouring residents.

- 8 **The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water, surface water and trade effluent has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.**

Reasons: To prevent pollution to surface waters and ground waters and to ensure that the Water Framework Directive status of the River Ivel catchment does not deteriorate from it's current status.

- 9 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [401A, 402A, 500A, 501A, 502A, 503A, 504A, 506A].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed development, including the addition of 29 camping/caravanning pitches, the erection of a tea room/activity centre, and a mobile home for providing managers accommodation, is supported on the basis that it would provide an acceptable expansion of a sustainable rural tourist business which would benefit the local economy, whilst not prejudicing the character of the surrounding area, or unacceptably harming the amenity of neighbouring properties. There would also be no adverse impact on highway safety, environmental, ecological or heritage interests. As such the proposal is in conformity with Policies CS11, CS14, CS16, CS17, CS18, DM3, DM14, DM15 and DM16 of the Core Strategy and Management Policies (2009), The National Planning Policy Framework (2012) and the Supplementary Planning Guidance, A Guide for Development (2010).

Notes to Applicant

Advice for the Applicant

Foul water from a septic must only be discharged to a drainage field and never to a watercourse. This is because a septic tank does not treat foul water, it only allows the settlement of suspended solids, and untreated foul water will cause pollution if it is allowed to enter a watercourse. The applicant may be required to change the current foul water arrangements if they are discharging to a septic tank that leads to a watercourse and/or the current foul water arrangements do not have sufficient capacity to deal with the increased foul water from the proposed 29 new caravan/ tent pitches, accommodation, club house and tea room. The applicant must arrange for a percolation test to be carried out to determine if discharge to a drainage field will be suitable if they wish to utilise this way of foul water disposal. Installing a sewage treatment plant is another alternative to treat foul water. This plant will treat the foul water to a suitable standard that we will allow to be discharged to a watercourse. The applicant can find further advice on sewage treatment methods and the percolation test in the Environment Agency's Pollution Prevention Guideline number 4, which is on our website at www.environment-agency.gov.uk/ppg.

The applicant currently has an 'exemption from the need for an Environmental Permit' registered with the Environment Agency for a discharge of treated sewage effluent to a watercourse. The reference number for this exemption is EPR/XE5607PB. We are concerned because the site layout plan submitted with this planning application shows a septic tank and this exemption only permits a discharge from a sewage treatment plant and not a septic tank. As explained above, the applicant must carry out a full survey of the drainage arrangements on site. The applicant/ site operator will be committing a criminal offence if untreated sewage is entering a watercourse.

The applicant must ensure that they have the correct Environmental Permit issued by the Environment Agency for any current or new discharges of sewage effluent to a watercourse or to ground. There is guidance available on permitting on the Environment Agency's website at www.environment-agency.gov.uk/business/topics/water/32038.aspx.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. There is further guidance on the Oil Storage Regulations at www.environment-agency.gov.uk/osr.

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations. In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one direction, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at <http://www.netregs-swmp.co.uk>.

If any waste is to be used onsite, the applicant will be required to obtain the appropriate waste exemption or permit from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

The developer must apply the waste hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government Guidance on the waste hierarchy in England is at: <http://www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf>

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations.

Please forward a copy of this letter to the applicant.

Should you wish to discuss this matter further please do not hesitate to contact me, or the Environment Officer, Kyle Vivian (Tel: 01480 483254).

NOTE

In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.