

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NW	06/10/2021
Planning Development Manager authorisation:	JJ	11/10/2021
Admin checks / despatch completed	CC	11.10.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	TF	11.10.2021

Application: 20/01556/FUL

Town / Parish: Bradfield Parish Council

Applicant: Mr Ritchie Hammond and Mrs Joann Merrigan

Address: Strangers Home Touring Caravan and Camping Site The Street
Bradfield

Development: Proposed change of use of land to a mixed use of touring caravans/tents and permanent static caravans (28 static caravan pitches and 21 touring caravan/tent pitches)

1. Town / Parish Council

No response

2. Consultation Responses

ECC Highways Dept
05.01.2020

The information that was submitted in association with the application has been fully considered by the Highway Authority. No site visit was undertaken in conjunction with this planning application. The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study with the observations below based on submitted material, google earth image dated March 2021. It is noted that the application is a resubmission of application 19/00646/FUL and a revision to earlier application. No new or altered means of access is proposed for the camp site and the proposal is to change the use to include touring caravan/tent pitches and an extended area for static caravans on a permanent basis for holiday use only and it has been confirmed that they will not be sub-let. It is understood that occupancy will be unchanged and will only be for eight months of the year running between March and the end of October. The site retains adequate room and provision for off street parking and turning, for the proposed site taking these factors into account:

The Highway Authority does not object to the proposals as submitted.

Informative 1: There should be no obstruction above ground level in relation to the existing vegetation and camp site sign on the north side of the existing vehicle access and retained free of obstruction above 600mm at all times.

This is to provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

Informative 2: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Development Management Team
Ardleigh Depot,
Harwich Road,
Ardleigh,
Colchester,
CO7 7LT

Environmental
Protection
01.12.2020

20/01556/FUL - Strangers Home Touring Caravan and
Camping Site

I have no comments to make in relation to this application.

I have informed Private Sector Housing of this application as his team are responsible for caravan licensing for Tendring District Council.

Natural England
24.12.2020

Thank you for your consultation on the above dated 11 December 2020 which was received by Natural England on 11 December 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects

on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Natural England
29.09.2021

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Natural England has previously commented on this proposal and made comments to the authority in our letter reference 337250, dated 24 December 2020

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Private Sector Housing
28.04.202

I am happy with the information but would remind the applicant that they need to apply for a new licence once works are

underway to take in the changes as part of this and the previous planning permission granted.

Suffolk Coast and
Heaths Area of
Outstanding Natural
Beauty
16.12.2020

Thank you for the consulting the AONB team on the above Change of Use application.

The boundary of the Suffolk Coast & Heaths AONB abuts the site to the north and west. The site to the rear of Stranger Home is already an established caravan and camping site. This proposal will increase the number of static caravans at the site and reduce space for touring caravans and camping spaces.

The AONB team have no objection in principle to the change of use. Land use will not be changed by the proposal. Even though the site sits at a slightly elevated position, it is well screened by established hedges and trees along the western and northern boundaries. The existing hedges will be supplemented with new native planting which is supported as this will ensure that landscape and visual impacts are minimised and the landscape character of this part of the AONB will be conserved and enhanced.

Trees and shrubs will be removed along the southern site boundary. No ecological assessment has been submitted with the application therefore we fully endorse the recommendation in paragraph 7.10.1 in the Arboriculture Report. Bats may be using this site.

The only reference to lighting at the site is in the application form. Given the proximity to the AONB the use of external lighting at this site (including on individual caravans) will need to be controlled. If the LPA is mindful to approve this application, then the AONB team request that a condition restricting excessive and bright lighting is attached to any permission granted.

Any lighting installed should be adequate to meet security needs, should be low level in terms of lumens (brightness) and light beams should be directed downwards.

This is necessary to minimise light pollution and to reduce adverse impacts on tranquillity in the AONB and to minimise disturbance to nocturnal wildlife that may use or pass through the site.

Suffolk Coast and
Heaths Area of
Outstanding Natural
Beauty
05.10.2021

Thank you for re-consulting the AONB team on the above change of use application. The comments provided by the AONB team to the previous application apply to the amended scheme.

The team do not consider that the revised scheme will significantly impact on the defined qualities of the Suffolk Coast & Heaths AONB which abuts the site to the north and west. All

development proposals coming forward within the AONB or within its setting should seek to conserve and enhance the natural beauty of the nationally designated landscape. While we welcome that new planting is to be established around the site boundary, the use of conifers in the planting mix should be avoided. Conifers while useful as a quick growing hedging plant are not a species typical within the AONB.

If the local planning authority are minded to approve the proposal we recommend that all conifers are substituted with Holly particularly within the hedge to be planted along the western boundary of the site. This is necessary to conserve and enhance the character of this part of the AONB.

ECC SuDS Consultee
12.01.2021

Although it should be noted that this is a major application I have discussed this site with my line manager and we have agreed the following for this site due to relatively small change to the impermeable area:

Any new areas of hardstanding (either road or bases) should be permeable paving wherever possible to mitigate against any potential increase in surface water flood risk.

Anglian Water Services
Ltd
17/12/2021

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Manningtree Water Recycling Centre that will have available capacity for these flows the application form states that a connection to the main sewer is required, we have made a capacity assessment of the main sewerage system.

Section 3 - Used Water Network

It is noted that there is an existing foul water tipping point on site, this is the most likely method of disposal. However, as the application form states that a connection to the main sewer is required, we have made a capacity assessment of the main sewerage system. The sewerage system at present has available capacity for these flows via a gravity connection to the public foul sewer in Harwich Road. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water

management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Thank you for your email consultation on the planning application.

There are no additional drainage documents since our last response (PLN-0110456) therefore we have no further comments to add to our previous response.

Anglian Water Services
Ltd

24.09.2021

Building Control and Access Officer

15.09.2021

No adverse comments at this time.

Tree & Landscape
Officer

16.09.2021

Having reviewed the information contained in the Arboricultural Impact Assessment (AIA) submitted with the application it is clear that the Tree Protection Plan (TPP) shows the extent of the root protection areas of the trees on the perimeter of the application site and shows where specialist construction techniques will be required to avoid damage to boundary trees.

The information contained in the report is in accordance with BS5837: 2012 Trees in relation to design, demolition and construction ' Recommendations.

The report shows the areas within the application site constrained by the Root Protection Areas of the trees and identifies the steps that will be taken to minimise harm to their roots.

The information provided is sufficient to show that the development proposal can be implemented without causing harm to the trees described in the tree report.

ECC Heritage
06/09/2021

Built Heritage Advice pertaining to an application for change of use of land to a mixed use of touring caravans/tents and permanent static caravans.

Following my comments on the proposal in December 2020 and April 2021, the applicant has revised the scheme to reduce the number of static caravans on the site to 28. The current proposal

would add nine caravans to the extant approval for nineteen units. While this would still have a sprawling effect on the site, the open character and its contribution to the settings of the Conservation Area and listed buildings would not be lost completely. Therefore, considering the financial viability of the public house, on balance the current proposal may be acceptable.

3. Planning History

11/01015/FUL	Use of the land to the rear of Strangers Home Public House Bradfield as a camping site for 70 touring pitches, for either caravans or tents, between the 1st March and 15th January of the following year, together with retention of the modified site access and use of part of the site for caravan storage between the 15th January and the 1st March (replacement of existing planning consent TEN/922/76).	Withdrawn	04.11.2011
13/00168/FUL	Construction of new access road to existing camp site.	Withdrawn	11.07.2013
14/30384/PREA PP	Erection of 9 dwellings.	Refused	18.11.2014
17/00064/OUT	Erection of five detached dwellings.	Refused	07.03.2017
18/00006/OUT	Residential development of 0.19ha of land to create three detached dwellings.	Refused	27.02.2018
19/00646/FUL	Proposed change of use of land to a mixed use of touring caravans/tents and permanent static caravans.	Approved	18.06.2019
19/00926/DISCO N	Discharge of condition 3 (Hard and Soft Landscaping) for approval 19/00646/FUL.	Approved	22.07.2019
20/01556/FUL	Proposed change of use of land to a mixed use of touring caravans/tents and permanent static caravans (28 static	Current	

	caravan pitches and 21 touring caravan/tent pitches)		
01/01428/FUL	Change of use from overgrown waste ground to caravan storage area	Withdrawn	16.11.2001
03/00823/FUL	Limited storage of touring caravans during winter months	Approved	28.07.2003
76/00922/FUL	Campsite for touring caravans and tents	Approved	16.11.1977
79/01418/FUL	New entrance lobby and provision of internal toilets also sectional case store	Approved	30.10.1979
10/01242/TCA	1 No Ash - remove dead wood and reduce tree	Approved	22.11.2010
10/01319/FUL	Erection of an extension.	Approved	18.01.2011
11/01015/FUL	Use of the land to the rear of Strangers Home Public House Bradfield as a camping site for 70 touring pitches, for either caravans or tents, between the 1st March and 15th January of the following year, together with retention of the modified site access and use of part of the site for caravan storage between the 15th January and the 1st March (replacement of existing planning consent TEN/922/76).	Withdrawn	04.11.2011
11/01213/FUL	Erection of single storey rear extension.	Approved	05.12.2011
12/00321/FUL	Continued use of the land to the rear of Strangers Home for the existing 67 touring pitches (caravans or tents) between 1st March and 15th January of the following year. Limit of 50 caravans at any one time (increased from 25) together with the retention of the modified site access and use of part of the land for caravan storage between 15th January and 1st March (Replacement of existing consent TEN/922/76).	Refused	21.06.2012

13/00168/FUL	Construction of new access road to existing camp site.	Withdrawn	11.07.2013
14/00552/TCA	Common Ash (Fraxinus Excelsior) - fell leaving approximately 3ft standing stump.	Approved	29.05.2014
14/00657/DISCO N	Discharge of condition 2 (hard and soft landscaping) & 14 (waste and recycling storage and disposal) of 12/00321/FUL (allowed under appeal reference APP/P1560/A/12/2189605/NWF).	Approved	15.10.2014
14/01838/FUL	Use of land for stationing of managers accommodation (twin mobile home) and shower block.	Refused	03.02.2015
16/01077/FUL	Use of land for stationing of twin unit mobile home for use as managers dwelling and site office.	Refused	14.03.2017
16/01084/FUL	Erection of shower block.	Refused	21.06.2017
20/01556/FUL	Proposed change of use of land to a mixed use of touring caravans/tents and permanent static caravans (28 static caravan pitches and 21 touring caravan/tent pitches)	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021
National Planning Practice Guidance

- Adopted Tendring District Local Plan 2007 (part superseded)

EN1 Landscape Character
ER16 Tourism and Leisure Uses
ER18 Caravan and Chalet Parks
ER20 Occupancy Timescales
QL3 Minimising and Managing Flood Risk
QL11 Environmental Impacts and Compatibility of Uses (part superseded)
EN13 Sustainable Drainage Systems
TR1A Development Affecting Highways
TR7 Vehicle Parking at New Development
EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) (Section 1 adopted on 26th January 2021)

Adopted Policies

SP1	Presumption in Favour of Sustainable Development
SP2	Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
SP3	Spatial Strategy for North Essex
SP4	Meeting Housing Needs
SP6	Infrastructure & Connectivity
SP7	Place Shaping Principles

Emerging Policies

SPL1 Managing Growth
SPL3 Sustainable Design

CP1 Sustainable Transport and Accessibility
PP10 Camping and Touring Caravan Sites
PPL1 Development and Flood Risk
PPL3 The Rural Landscape
PPL8 Conservation Areas
PPL9 Listed Buildings

Local Planning Guidance:

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

Planning law requires that decisions on planning applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework 2021 (the Framework).

The 'development plan' for Tendring comprises, in part, the 'saved' policies of the 2007 Local Plan. Paragraph 219 of the Framework allows local planning authorities to give due weight to policies adopted prior to its publication according to their degree of consistency with the policies in the Framework. On the 26th January 2021 Section 1 of the 2013-2033 Local Plan was adopted and now also forms part of the 'development plan' for Tendring, superseding some of the more strategic policies in the 2007 Local Plan. Notably, the housing and employment targets were found sound and have been fixed, including the housing requirement of 550 dwellings per annum.

Paragraph 48 of the Framework allows weight to be given to policies in emerging plans, according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and the degree of consistency with the policies of the Framework. In this regard 'Proposed Modifications' to the emerging Section 2 of the 2013-33 Local Plan, which contains more specific policies and proposals for Tendring, has been examined and hearing sessions have now closed. The main modifications recommended to make the plan legally compliant and sound were considered at the Council's Planning Policy and Local

Plan Committee on 29th June 2021. The Council held a six-week public consultation on the Main Modifications and associated documents which began on 16th July 2021. The consultation closed at 5pm on 31st August 2021 and adoption is expected later this year. Section 2 will then join Section 1 as part of the development plan, superseding in full the 2007 Local Plan. Section 2 of the 2013-33 Local Plan is therefore at a very advanced stage of preparation and should be afforded considerable weight.

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, the 'tilted balance' at paragraph 11 d) ii) of the Framework is engaged. This requires applications for housing development be granted permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Following the adoption of Section 1 of the 2013-33 Local Plan and the Council's 'Objectively Assessed housing Need' of 550 dwellings per annum there is no housing shortfall. The Council is able to report a comfortable surplus of housing land supply over the 5 year requirement. The 'tilted balance' at paragraph 11 d) ii) of the Framework does not therefore apply to applications for housing.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is located on the western side of Station Road to the northern end of the settlement of Bradfield. It comprises a rectangular parcel of land to the rear (west) of the Strangers Home public house, and measures 1.08ha. The site sits outside any settlement development boundary as defined in both the saved and emerging local plans. The site is also within an area designated as Coastal Protection Belt in the existing local plan, however this has been removed in the emerging local plan. The host site is also adjacent to the AONB designation.

The host site shares the western boundary with Bradfield Conservation Area. With regard to the adjacent heritage assets, it forms part of the Conservation Area and the settings of a group of Grade II listed structures at Station Road including Squares Cottage, Milestone Cottage, St Lawrence's Church, a telephone kiosk and Acacia House. Strangers Hope public house itself, a late Victorian building with a half-timbered façade, has sufficient historic and architectural interest to be considered as a non-designated heritage asset. There are a host of residential dwellings boarding to the southern and the western boundaries of the site.

The site is well screened by established hedges and trees along the western and northern boundaries.

Site History

Under planning reference 12/00321/FUL, an application was refused for the continued use of the land to the rear of Strangers Home Public House for the existing 67 touring pitches (caravans or tents) between 1st March and 15th January of the following year. This application had a limit of 50 caravans at any one time (increased from 25) together with the retention of the modified site access and use of part of the land for caravan storage between 15th January and 1st March. The reason for refusal was the proposal would lead to the intensification of use of a sub-standard access by reason of insufficient vehicular visibility splays contrary to the interests of highway safety. However, under appeal reference APP/P1560/A/12/2189605 this decision was allowed.

In 2019, via application 19/00646/FUL the site obtained planning permission for 35 touring caravans/tents and 19 permanent caravans. The area allocated for permanent caravans has opening times of between 1 March to 31 October each year.

Description of Proposal

The existing site has capacity for 35 touring caravans/tents and is occupied by 19 permanent caravans. This was achieved via a permission approved in 2019, 19/00646/FUL.

This application seeks planning permission for a change of use of land provide 21 touring caravan/tent pitches (in other words reduce the touring caravan/tent pitches) and increase the static caravan pitches to 28 static caravan pitches.

Essentially there is an uplift of 9 permanent caravans on site from the 2019 approval.

The area to the south of the site allocated for permanent caravans will be sited behind newly planted hedge rows and therefore separated from the adjacent touring pitches.

The area allocated for permanent caravans will have opening times of 1 March to 31 October each year.

Assessment

1. Principle of Development:

Although the host site is located outside the settlement development boundary of the existing and emerging local plans. The use on site for holiday / tourist purposes has been in existence since 2012.

The site area is not enlarging from the previous approvals on site, simply the number of static caravans permitted to be located on the site is proposed to be increasing, and the number of touring caravan/tent pitches is proposed to decrease.

There are therefore no in principle objections to the principle of the development in this location.

2. Impact on character and appearance of area:

Policy ER19 Extensions to existing static and chalet sites and emerging policy PP10)

Policy ER19 of the Adopted Tendring Local Plan 2007 states that permission for extensions to existing static caravan and chalet sites will be granted providing:

- a) material improvements to the overall layout, amenity and appearance of the site will be secured;
- b) a landscaping scheme designed to minimise the impact of the extended site on the surrounding landscape to a satisfactory standard is provided;
- c) an effective natural boundary to the extended site such as a tree belt is provided; and
- d) the site is not in an area of high flood risk.

The proposed development will not see a significantly detrimental impact to the existing layout, with the re-arranged layout reducing the number of touring caravans and tents but replacing with an additional 9 permanent caravans. The increased static caravans are located to the centre and far west of the site.

No details of the exact static caravan to be installed are offered. However, details on the block plan indicate the caravans will measure 10.7m x 3.7m, with a height of 3.5m and will be finished in green to help them assimilate well with the semi-rural surrounds. These caravans are expected to have their own toilet and washing facilities. In any event, the 2012 approval at appeal allowed for 67 touring pitches, there is an existing toilet and shower block on site that caters for this number of people. The end number proposed as part of this application will be 49 plots in total. Therefore, it would be unreasonable to expect additional toilet and washing facilities as part of this application.

There is shown on the plans, a 6m separation distance between the static caravans, ensuring the development does not appear cramped. The statics are also 3 m from the boundary.

There are no trees expected to be lost during the establishment of the hardstandings for the Static Caravans. Hand tools only will be used in sections of the north aspect of the site to protect the neighbouring trees.

The site is currently well screened with natural boundaries, and the development is located within these established site boundaries. The current proposal includes a significant level of additional planting both within the site and around the boundaries. Both the Landscape Officer and the AONB Officer have not objected to the application. However, the AONB Officer advise against the use of Conifer trees. Officers agree with this assessment and view this planting change as something that can be dealt with via Planning Condition. Therefore, the development subject to planning condition will have an acceptable impact to the surrounding landscape.

The site is also not located within a recognised flood zone.

The proposal is therefore considered acceptable against the above criterion.

With regards to Policy PP10, Officers shall be requesting a bat survey prior to the commencement of the development in order to ensure any suitable mitigation measures are in place before the development takes place, as there is a realistic possibility that bats could be present in the boundary tree line. This is a view shared by the AONB Officer.

PP10 also requires proposals for the use of land as a camping and/or touring caravan/motorhome site (which may incorporate recreational vehicles) must include an electricity hook-up point for each touring caravan/motorhome and facilities for potable water, toilets, showers, washing and waste water disposal. This shall be conditioned as part of the decision. Also, PP10 seeks to ensure that any tents and/or touring caravans/motorhomes are not used as permanent dwellings, camping and touring caravan/motorhome sites will be subject to holiday occupancy conditions and their use limited to certain periods of the year. Again, this will be conditioned as part of any approval.

2. Impacts to Trees

The main body of the application site is being used as a touring caravan park and is set to grass with a metalled road that provides a means of access to pitches.

The site contains several small trees although there are no large trees or other significant areas of vegetation in the main body of the land.

On the northern and western site boundaries there are relatively well established hedgerows with some specimen trees. The block plan indicates that the existing screening will be retained and strengthened by additional planting. The boundary trees and other vegetation perform a valuable screening function.

The largest and most prominent trees are the three Oak on the western boundary. It is possible that the creation of the bases for the static caravans may cause damage to the roots of one of the Oaks and to the Poplar.

The Landscape Officer having reviewed the information contained in the Arboricultural Impact Assessment (AIA) submitted with the application. The Officer has concluded that the Tree Protection Plan (TPP) is adequate for the development.

However, the AONB Officer has declared an objection to the use of Conifers on the boundary. Therefore, Officers suggest an additional landscaping scheme shall be conditioned with to any recommendation to approve, the conditions shall indicate that any failed planting within 10 from the date of permission will be replaced.

Also suggested as planning condition are that the hedge row will not be allowed to go above 2.5 metres in height. Secondly, the static caravan bases are not to be within 3m of the perimeter hedgerows, thus allowing for a more spacious layout and allowing the hedgerow to establish.

3. Impact to Neighbouring Amenities

With regards to residential amenity, policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). The NPPF at Paragraph 127 f) reminds decision makers developments should have a 'high standard of amenity for existing and future users'.

There is a good separation distance between each static caravan to maintain adequate levels of residential amenity on site. This will be controlled via planning condition.

Given this, the single storey nature of the development and the proposed planting to the southern and western boundary, there is not considered to be such significant harm to existing amenities to neighbouring residential dwellings justify a reason for refusal. The Environmental Protection Team and not recommended any planning conditions. Officers however recommend conditions restricting the maximum number of users of the site and overall opening times of the facility.

4. Highway Safety

Paragraph 108 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. Saved Policy TR1A of the adopted Tendring District Local Plan 2007 states that planning permission will only be granted, if amongst other things, if the development reduces or prevents hazards to traffic, while TR7 seeks to ensure adopted parking standards are applied to new developments. These objectives are supported by emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017.

Essex Highways Authority, following consultation, have stated that the proposal will utilise the existing vehicle access for the camp site, and there is adequate room and provision for off-street parking and turning. Accordingly, they do not object to the proposed scheme.

The plans also show one parking space per permanent caravan. This space will be conditioned to be of permeable paving, along with any new internal roads

5. Heritage

The application site is adjacent to a Conservation Area and a number of Grade II Listed buildings. Officers consider that the enlargement would cause less than substantial harm to the nearby Heritage Assets. However, due to the modest scale of the enlargement and the significant soft planting proposed, Officers view the level of harm as 'minor' on the less than substantial scale.

In such cases Paragraph 202 of the NPPF says:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

When re-consulted on this application, ECC Heritage concluded:

'While this would still have a sprawling effect on the site, the open character and its contribution to the settings of the Conservation Area and listed buildings would not be lost completely. Therefore, considering the financial viability of the public house, on balance the current proposal may (*emphasis added*) be acceptable.'

Officers are of the view that the public benefits associated with both the increase in the overall provision and slightly revised offer (in terms of the different split between caravan / tent pitches and statics) in tourism locally and associated spending locally will outweigh the minor harm caused to the nearby Heritage assets. In addition, the use of planning conditions

to further neutralise any harm is considered to be sufficient to remove the remaining doubt that there may have been from a heritage perspective, especially having regard to the wording of the most up to date heritage comments from ECC heritage.

Therefore, there are no objections on heritage grounds.

6. Drainage

The ECC Suds department has indicated that any new areas of hardstanding (either road or bases) should be permeable paving wherever possible to mitigate against any potential increase in surface water flood risk. Officers would include in this list, the associated parking areas.

ECC Suds, have not required a Flood Risk Assessment with the development. Subject to the permeable paving requirement above, Officers agree with this assessment.

The applicant has said the drainage will connect to the mains sewer.

Anglian Water have confirmed the foul drainage from this development is in the catchment of Manningtree Water Recycling Centre and that has available capacity for these flows via the public foul sewer in Harwich Road.

An informative shall remind the developer that if they wish to connect to Anglian Water's sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.

7. Biodiversity

Saved Policies EN6 'Biodiversity' and EN6a 'Protected Species' of the ALP state that development proposals will not be granted planning permission unless existing local biodiversity and protected species are protected. A similar approach is taken in draft Policy PLA4 'Nature Conservation and Geo-Diversity' of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017.

Due to the fact that the site is in active use, the grassed areas of the site are not considered to have any protected species residing locally. However, Officers agree with the AONB Officer in the possibility of bats being within the existing boundary trees. Therefore, a bat and protected bird survey shall be required prior to the commencement of development on site and any appropriate mitigation taken forward into the development and establishment phases.

Given the additional planting proposed a net gain in biodiversity as per emerging policies and the NPPF 2021 would be achieved.

8. Material Considerations in favour of the proposal

In support of their proposal, the applicant has stated the important economic case that the additional tourism shall have to keep the local public house (Strangers Home) open. This has a knock on effect on local employment.

Further sustainable expansions in the tourism sector are welcomed in accordance with the aims of the existing and emerging local policies.

The National Planning Policy Framework supports the economic case towards building a strong competitive economy. Paragraph 81 encourages businesses to expand and adapt, while Paragraph 84 specifically considers the rural economy. Indeed, paragraph 84c) is focused on 'sustainable growth' while Paragraph 85 is concerned with development that is 'sensitive to its surroundings'.

This proposal fulfils these aims of the NPPF and act as further material considerations in support of the proposal from an economic and social perspective.

Other Considerations

There have been three third party letters received, two in support and one neutral comment. The neutral comment raised the following points:

- 1 The trees around the borders to properties and caravans should be at a height of a reasonable hedge and not allowed to become trees.
- 2 There are minimum numbers of facilities that will need to be available if they are to be sharing with the camp site.
3. Is there to be a new drainage connection to take the waste / effluent from the caravans?
4. The access road will need to be constructed in a such a way to allow access for vehicles and prevent flooding and ensure suitable water drain off. What is the access track being constructed of?
5. All hedgerows should be a minimum of 3 meters from any caravan.

These points have been covered in the report and also the conditions below.

Conclusion

This application seeks a modest extension to the number of static caravan pitches at the site from 19 to 28, an uplift of 9 permanent caravans on site from the 2019 approval. Subject to planning conditions, there would negligible impact on the wider landscape, local heritage assets or residential amenity.

The proposal would accord with the aims of existing and emerging Core Strategy policies and would strengthen the tourism offer in this part of the District.

6. Recommendation

Approve, subject to conditions.

7. Conditions / Reasons for Refusal

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of 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, drawing numbers

- 25-2018-11pd Amended proposed site plan (except the use of the Conifer tree on site, see condition 3)
- Tree Protection Plan and Method Statements and Appendices – TPS (December 2020)

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason - To enhance the visual impact of the proposed works, the use of Conifers on site will not be permitted on the northern or western boundaries, due to the fact they are not native to the AONB.

- 4 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 10 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason -To enhance the visual impact of the proposed works.

- 5 No caravan shall be occupied between 1st November and 12th March inclusive in any year.

Reason - To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.

- 6 The caravans shall be occupied for holiday purposes only.

Reason - To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

- 7 The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason - To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation.

- 8 Details of any outdoor lighting and CCTV cameras shall be submitted to and approved in writing by the local planning authority prior to their installation. Development shall be carried out in accordance with the approved details.

Reason - In the interests of preserving neighbouring amenities.

- 9 No more than 21 touring caravan/tent pitches and 28 static caravan pitches shall be stationed on the site at any one time.

Reason - A more intensive development would give rise to additional matters that would require the consideration of the local planning authority in regard to landscaping, visual harm to the area and highway matters.

- 10 The use hereby permitted shall be solely for holiday accommodation. No person shall occupy the site for more than 28 consecutive days.

Reason - To ensure the site is maintained as a tourist location and not for permanent occupation.

- 11 No caravan shall be permitted to return to the site within less than 14 days of vacating the site.

Reason - To ensure the site is maintained as a tourist location and not for permanent occupation.

- 12 No public address or sound system shall be installed or operated on the site.

Reason - In the interests of visual and neighbouring amenity.

- 13 The vehicular access and visibility splays as shown on drawing number 2357/01 Rev B of decision 12/00321/FUL and approved at appeal shall be maintained in perpetuity.

Reason - In the interest of highway safety.

- 14 Prior to commencement of development, an ecology report shall be submitted to the Local Planning Authority to demonstrate the presence or otherwise of bats or any other protected species in the tree line boundary of the site. If considered necessary within the ecological report, any mitigation measures deemed necessary shall be strictly adhered too during the construction phase and ongoing management of the site. The submitted ecology report shall be approved in writing by the Local Planning Authority and adhered to for the lifetime of the development.

Reason: In the interests of conserving protected species.

15. Prior to the commencement of the development, details of the permeable paving for the new access roads, parking bays and static caravan bases shall be submitted to

and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved scheme.

Reason: In the interests of safe drainage operations on the site during times of heavy rain.

16. Prior to the commencement of development, details of the electricity hook-up point for each camping and/or touring caravan/motorhome plot and facilities for potable water, toilets, showers, washing and waste water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme.

Reason: In the interests of good planning, providing the necessary equipment and infrastructure for holiday makers.

17. No static caravan plot shall be within 6m distance of another plot, also no static caravan plot shall be within 3m of the boundary of the site.

Reason: ensuring the development does not appear cramped and to allow for the perimeter hedge row to establish.

18. The roof space of the static caravans shall not be used for balconies or any other habitable purposes. Staircases to the roof spaces shall not be permitted.

Reason: In the interest of visual and residential amenity.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Highways

Informative 1: There should be no obstruction above ground level in relation to the existing vegetation and camp site sign on the north side of the existing vehicle access and retained free of obstruction above 600mm at all times.

This is to provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

Informative 2: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Development Management Team
Ardleigh Depot,

Harwich Road,
Ardleigh,
Colchester,
CO7 7LT

Anglian Water

(1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(2) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

(3) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

(4) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO