

DELEGATED DECISION OFFICER REPORT

AUTHORISATION		INITIALS	DATE
Planning Officer recommendation:		ER	20/06/2024
EIA Development - Notify Planning Casework Unit of Decision:	YES / NO		
Team Leader authorisation / sign off:		ML	20/06/2024
Assistant Planner final checks and despatch:		ER	21/06/2024

Application: 24/00834/CAMPNO **Town / Parish:** Frinton & Walton Town Council

Applicant: Antoinette Lawrence

Address: Land at Addison Road Great Holland

Development: Written Notification under Part 4, Class BC of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for temporary campsites.

1. Town / Parish Council

Not required for this type of notification.

2. Consultation Responses

The Fire Authority have been notified of the notification.

3. Planning History

24/00834/CAMPNO Written Notification under Part 4, Class BC Current
of the Town and Country Planning
(General Permitted Development)
(England) Order 2015 (as amended) for
temporary campsites.

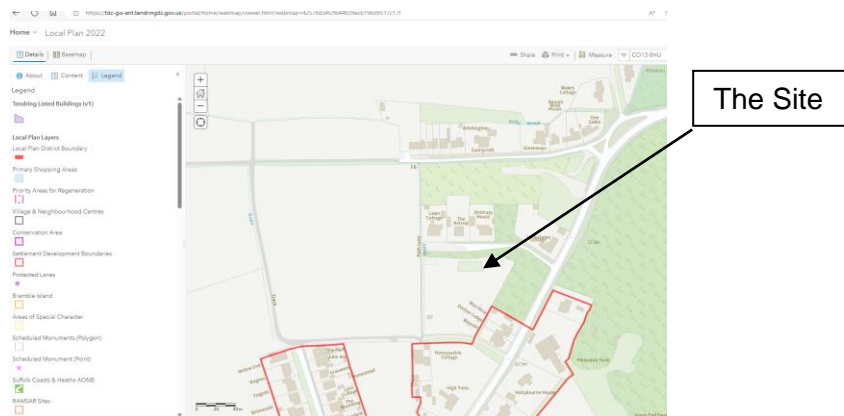
4. Officer Appraisal (including Site Description and Proposal)

Site description

The site comprises of a piece of land located between Addison Road and Hamilton Road.

The below image depicts the Council's interactive Local Plan map and clearly shows the site.

The site is located outside of the development boundary and not within a flood risk area.



Proposal

This notification seeks to establish whether the use of the land for temporary campsites can be considered permitted development under Part 4, Class BC of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application letter confirms that the proposal will be for 50 tents for 60 days between 1st July to 31st of August with 1 day closure on 20th July. The letter confirms that 3 toilets, a sink and a tap in a temporary structure will be provided as well waste/refuse disposal facilities.

Supporting Documents

The information provided with the notification includes:

- Application letter (REC'D 05/06/2024)
- Site Layout Plan (REC'D 10/06/2024)
- Additional Information re waste disposal and dates (REC'D 10/06/2024)

Assesment

The proposal falls under Class Part 4 Class C of the GPDO for “temporary recreational campsites.”

This section covers development consisting of—

(a) the use of any land as a recreational campsite for not more than 60 days in total in any calendar year; and

(b) the provision on such land of—

(i) not more than 50 pitches; and

(ii) any moveable structure reasonably necessary for the purposes of the permitted use.

Development is not by not permitted by Class BC—

(a) on a site of a scheduled monument;

(b) in a safety hazard area;

(c) in a military explosives storage area;

(d) on a site of special scientific interest;

(e) on a site of a listed building;

(f) for the siting of any caravan except a caravan which is used as a motor vehicle designed or adapted for human habitation.

Officer Response – The site does not fall within any of the above restrictions and therefore complies.

Conditions

Development is permitted by Class BC subject to the following conditions—

(a) the developer must make on-site provision for users of the campsite of toilet and waste disposal facilities;

Officer Response – The application letter confirms that 3 toilets, a sink and a tap in a temporary structure will be provided as well waste/refuse disposal facilities.

(b) the developer must notify the local planning authority in writing before commencement of development in each calendar year, providing a copy of the site plan, which must include particulars of—

(i) toilet and waste disposal facilities; and

Officer Response – Complied with.

(ii) the dates on which the site will be in use;

Officer Response - The application letter confirms that the proposal will be for 50 tents for 60 days between 1st July to 31st of August with 1 day closure on 20th July.

(c) the local planning authority (if not the same body as the fire and rescue authority in an area) must as soon as practicable provide to the relevant fire and rescue authority the notice described in paragraph BC.2(b); and

Officer Response – The Essex Fire Officer have been notified.

(d)where the proposed development is on land within Flood Zone 2 or Flood Zone 3, the permitted development is subject to prior approval by the local planning authority before commencement of development in each calendar year.

Officer Response – The site is not located within a Flood Zone 2 or 3.

Other Considerations

It is noted that 5 letters of concern have been received raising concerns over the increased movement of traffic, noise and facilities for waste disposal.

Officer Response – As the proposal conforms to the requirements of permitted development as detailed above it does not constitute a formal planning application and therefore comments are not required to be taken into account when assessing the proposal.

Conclusion

The proposal is therefore considered consistent with the requirements of Part 4 Class BC of the GPDO, and the conditions contained within and is considered permitted development in this instance.

5. Recommendation

Permitted Development – Case Closed.

6. Conditions

None relevant

7. Informatives

Not required for this type of application.

8. Equality Impact Assessment

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

9. **Notification of decision**

Please email Cllr Dan Land