

Technical Support Officer: Leila Robinson/Rachel Rose

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Our Ref: 6/2016/0731

Date: 02 March 2017

Mr Trevor Daisley
The Bungalow
Station Road
Gamlingay
Sandy, Bedfordshire
SG19 3HA

Dear Mr Daisley

Planning Application Number: 6/2016/0731

Location: Land to rear of Aquatic Nursery, Winfrith Newburgh, DT2 8DS

Description: Change of use to touring caravan site for 5 caravans together with associated storage/workshop building with toilet and shower facilities, hard-standing and car parking area, and ancillary service facilities.

I am writing to let you know that this application has been approved. Enclosed with this letter are **important** documents that will require certain **actions before you can start work**. I am enclosing the following documents:

Document	What you need to do
1. Planning decision notice with conditions and advice notes.	<p>1. Submit information to the Council to agree the details required by the conditions listed on the decision notice. These include a scheme of landscaping and a scheme for surface water drainage.</p> <p>A fee is required each and every time you submit information. The decision notice advice notes explains what you need to do.</p> <p>2. Contact our Building Control service to discuss Building Regulations. The Council's in-house team can process your application efficiently. They are familiar with all parts of the district and are able to respond quickly when you need them to visit. They are able to offer competitive fee quotes. Please contact them on 01929 557307 / 557280 or email buildingcontrol@purbeck-dc.gov.uk</p>

Yours sincerely

Leila Robinson/Rachel Rose
Technical Support Officer

Mr Trevor Daisley
The Bungalow
Station Road
Gamlingay
Sandy, Bedfordshire
SG19 3HA

Town and Country Planning Act 1990
Town and Country Planning
(Development Management Procedure) (England) Order 2015

Grant Of Planning Permission

Application Number: 6/2016/0731

Case Officer: Sylvia Leonard

Applicant: Mr Trevor Daisley

Location: Land to rear of Aquatic Nursery, Winfrith Newburgh, DT2 8DS

Description: Change of use to touring caravan site for 5 caravans together with associated storage/workshop building with toilet and shower facilities, hard-standing and car parking area, and ancillary service facilities.

Decision Date: 2 March 2017

Purbeck District Council grants planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

This planning permission does not cover Building Regulations Approval. Please contact them on 01929 557307 / 557280 or email buildingcontrol@purbeck-dc.gov.uk to discuss making an application.

This planning permission is subject to conditions set out over the page.

pp. Sylvia Leonard

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Alan Davies

Development Manager

This planning permission is subject to the following conditions.

1. The development must start within three years of the date of this permission.
Reason: This is a mandatory condition imposed by Section 91 of the Town and Country Planning Act 1990 to encourage development to take place at an early stage.
2. The development permitted must be carried out in accordance with the following approved plans: 1:1250 scale plans ahead site location plan; Killoran Geomatics 1:500 scale topographic survey; Killoran Geomatics 1:200 scale drawing showing hard-standings (Rev D sheet 1 of 2); Killoran Geomatics 1:500 scale drawing showing hard-standings (Rev D sheet 2 of 2); 1:100 scale drawing labelled 'proposed workshop/storage building; and 1:50 scale drawing labelled 'proposed tool shed'.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The site must be operated as a touring caravan site only. For the avoidance of doubt this definition does not include static caravans.
Reason: To ensure that the nature of the permitted use is appropriate to this site and in order to define this permission.
4. The storage of touring caravans must be limited to the proposed hardsurfaced areas shown on the approved drawing by Killoran Geomatics labelled 'proposed DT28DS showing hard-standings (RevDSheet 2 of 2)'.
Reason: To ensure that the site is properly used as a seasonal touring caravan site only.
5. The occupation of the touring caravans must solely be for the purpose of tourism or recreation and not for residential use.
Reason: To ensure that the level and nature of the permitted use is appropriate to this site and in order to define this permission.
6. The total number of touring caravans on the site must not exceed 5 units at any one time.
Reason: To enable the Council to retain long term control over the use of the site in the interests of the visual amenity of the countryside.
7. There will be no further hard surfaces laid down and no further buildings shall be erected despite the powers in Schedule 2 Part 5 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any subsequent revocation or re-enactment).
Reason: To enable the Council to retain appropriate control over the development of the site as it is located within open countryside.
8. The development must be implemented in accordance with the Biodiversity Mitigation Plan by Abbas Ecology dated 18 July 2016 submitted with the planning application.
Reason: In the interests of protecting important wildlife interests and enhancing biodiversity.
9. No development must take place until the Council has approved a scheme of landscaping and boundary treatment. This must include
 - i. Planting plans which must show the species of trees, shrubs and herbaceous plants to be planted and where they will be planted, the size that the trees/shrubs/plants will be on planting, and the number that will be planted;
 - ii. Written detail, which complies with BS 4428:1989 Code of Practice for General Landscape Operations, of how the ground will be prepared and cultivated before planting, the methods that will be used to plant the trees/shrubs/plants and seed or turf of the grassed areas, and details of protection from rabbits and other grazing animals;

- iii. Information, which complies with BS 7370 Part 1 1991 and Part 4 1993 Grounds Maintenance, regarding how the planting will be maintained for the first five years following planting. This should include detail of watering, weed control and pruning;
- iv. Details of boundary treatment.

Reason: These details are required to be agreed prior to the start of any work on the site, in order to ensure the satisfactory landscaping of the site, to enhance the biodiversity, visual amenity and character of the area, and in the interests of neighbour amenity.

10. Before any groundworks start, a scheme for dealing with surface water drainage from the development must be submitted to and approved in writing by the planning department of the Council. This must include details of the on-going management and maintenance of the scheme. The appropriate design standard for the drainage system must be the 1 in 100 year event plus an allowance for the predicted increase in rainfall due to climate change. This requirement is above and completely separate to any building regulations standards. Prior to the submission of those details, an assessment must be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SUDs). The results of the assessment must be provided to the Council. The approved drainage scheme must be implemented before the first occupation of the building/any of the buildings. It must be maintained and managed in accordance with the agreed details.

Reason: These details are required to be agreed before ground works start in order to ensure that consideration is given to installing an appropriate drainage scheme to alleviate the possible risk of flooding to this site and adjoining catchment land.

11. Statement of positive and proactive working: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

For this application: pre-application advice was provided; the application was acceptable as submitted and no further assistance was required.

Planning Decision Notes

Power to grant planning permission

This permission is issued by Purbeck District Council as the local planning authority set out by the Town and Country Planning Act 1990 (as amended) and the Town and Country (Development Management Procedure) (England) Order 2015.

Removal of application site notice

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

How to comply with the conditions of your planning permission

You should not start work until you have agreed with the Council the information requested by the conditions. If you fail to do this the works on site could be unauthorised and the Council may consider enforcement action.

The information must be submitted in writing. There is a standard form which you can download from the website www.dorsetforyou.com/planningapplicationforms/purbeck. A fee is required each and every time you apply to discharge any or all of the conditions (£28 per request for householder applications, £97 per request for all other classes). We will make a decision about any simple conditions (e.g. building materials) within 5 working days. Complex conditions, such as tree reports and drainage schemes may require consultation with the Council's specialist officers. This may take up to 28 days.

Appeals to the Secretary of State

If you disagree with our decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 78 (1) of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **SIX MONTHS** of the date of this notice.

If an **enforcement notice** is served relating to the same or substantially the same land and development as in your application and you want to appeal against our decision, then you must do so within **28 days of the date of service of the enforcement notice**, or within **SIX MONTHS** of the date of the decision notice, whichever date expires first.

An appeal must be made by the applicant. You must use a form that you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or an appeal can be made on-line at this website www.planningportal.gov.uk/pcs

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems that we could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

Purchase Notices

If either the Council or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner may claim that neither the land can be put to a reasonably beneficial use in its existing state, nor can the land be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

If this happens, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Street Naming and Numbering

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website using this link:

<https://www.dorsetforyou.gov.uk/article/412174/Street-naming-and-numbering-in-Purbeck>. If you need help please contact us by email at snn@purbeck-dc.gov.uk or telephone 01929 557317.