

**APPLICATION NO** PA/2010/0760

**APPLICANT** 7 Lakes Country Park

**DEVELOPMENT** Planning permission to vary condition 8 of planning permission PA/2006/1532 dated 7/12/2006 to read 'The site shall not be used as a caravan site between 31st October and 1st March in the succeeding year'

**LOCATION** 7 Lakes Country Park, Wharf Road, Ealand, Crowle

**PARISH** CROWLE

**WARD** Axholme North

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Crowle Town Council

## **POLICIES**

**North Lincolnshire Local Plan:** Policy ST3 (Development Limits) - the site is outside the development limit and is therefore in the open countryside.

Policy RD2 (Development in the Open Countryside) sets out the criteria whereby development in the open countryside may be permitted.

Policy DS1 (General Requirements) states that a high standard of design is required for all developments.

Policy R12 (New Caravan & Camping Facilities) states that new caravan and camping facilities will be granted provided the development is of an appropriate scale and is associated with recreation and tourism attractions, is suitably screened and buildings are limited to essential facilities.

## **CONSULTATIONS**

**Highways:** Do not wish to restrict the grant of planning permission.

**British Waterways:** No comments.

**Network Rail:** No comments.

**Environment Agency:** No objection.

## **TOWN COUNCIL**

Objects on the following grounds:

'Condition 8 should remain the same, it works well and the town council urge planning officers not to vary the condition.'

## **PUBLICITY**

The application has been advertised by way of site notices and the nearest neighbouring property has been written to. No representations have been received.

## **ASSESSMENT**

Planning application PA/2006/1532 resulted in planning permission for the change of use of land from a touring park to static caravans. The plans included static pitches, a new foul water pumping station, a substantial landscaping belt of 8-10m and a 10m maintenance strip for the adjacent drain. This application seeks the variation of condition 8 of that permission which restricted the occupancy of the units to 14 nights by one party with a month elapsing before they could occupy a unit on the site again.

**The key issues in the determination of this application are the principle of the proposed variation of the condition and whether any harm would occur to any party or policy if the variation was granted.**

7 Lakes Country Park is a significant tourist destination with a large number of caravan pitches and extensive sport and recreation facilities. It has a pub, clubhouse incorporating a bar, café, club, bowling alley, health and fitness suite and a bowling green. The application site has been used for touring caravans and is not additional to the overall landholding of 7 Lakes.

However, whilst it was considered appropriate to allow the use of the land for static caravans it was felt necessary to condition the occupancy to limited periods to prevent the establishment of permanent accommodation which would be sub-standard and would conflict with local and national policies.

The developer requests to replace the condition imposed on PA/2006/1532 with the condition imposed on the planning permission for the original site in 1985 which prevented the site being occupied between 31 October and 1 March. This would prevent the permanent occupation of the site, would tie in with the main site and there is no reason to not allow the variation.

## **RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The site shall not be used as a caravan site between 31 October in any one year and 1 March in the succeeding year.

Reason

To prevent the permanent occupation of any caravan on site which would be contrary to policies H5 and ST3 of the North Lincolnshire Local Plan.

3.

The design of the development shall incorporate all the mitigation measures identified in the agreed flood risk assessment dated September 2006.

Reason

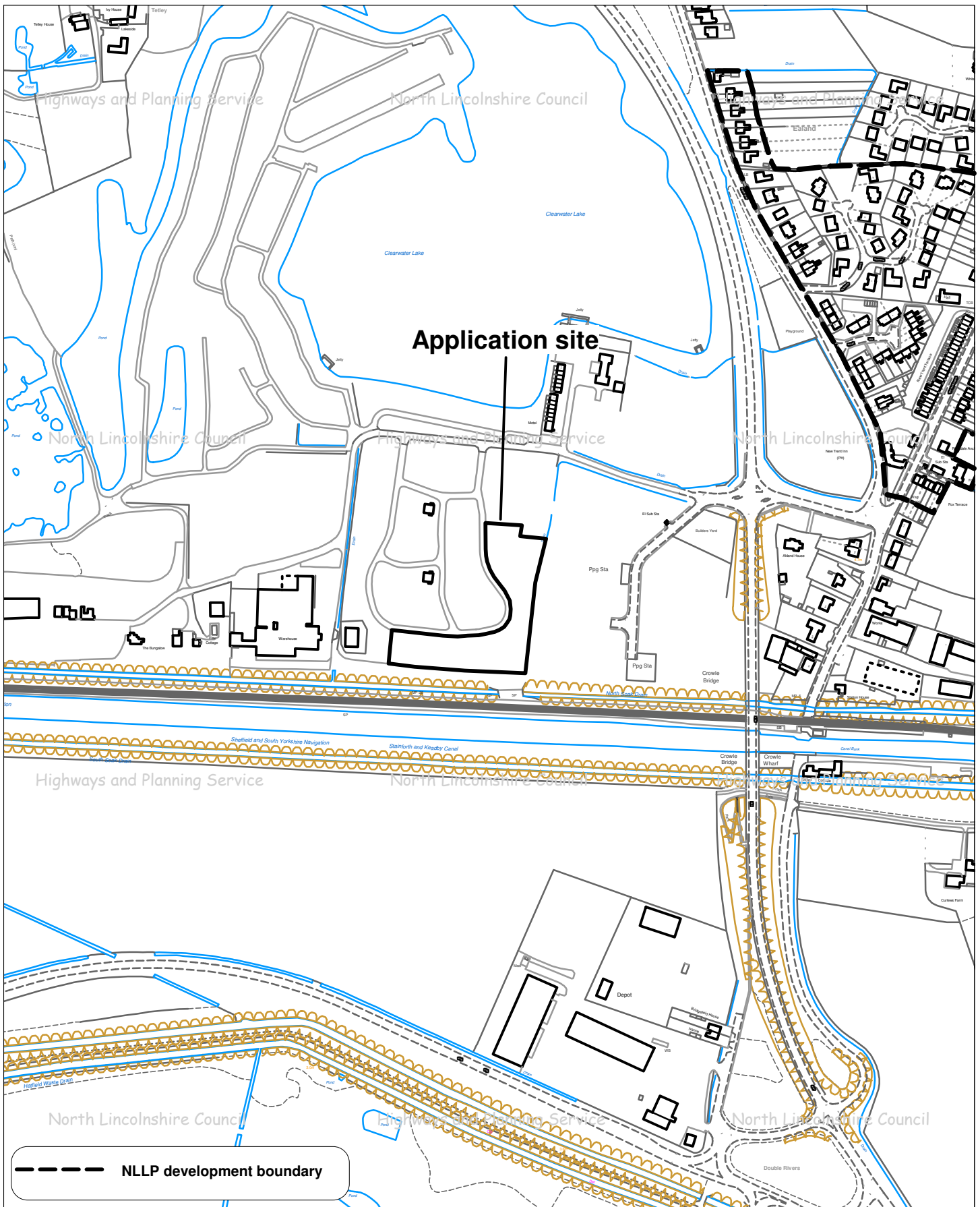
To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

4.

A log shall be maintained of the details of all persons staying in the caravans on the site and the log shall be available for inspection by the local planning authority at all times.

Reason

To prevent the permanent occupation of any caravan on site which would be contrary to policies H5 and ST3 of the North Lincolnshire Local Plan.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



**Highways and Planning Service**

Service Director,  
G Pople

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