

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Hillborough Properties Limited
C/o Miss Debbie Marriage
Parker Dann Limited
Suite S10
Waterside Centre
North Street
Lewes
East Sussex
BN7 2PE

Take notice that Folkestone & Hythe District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

situate at: **NEW ROMNEY CARAVAN PARK CLARK ROAD
GREATSTONE NEW ROMNEY**

and being: **CHANGE OF USE FROM CARAVAN SITE TO HOLIDAY
PARK, INCLUDING 12 X TENT/TOURING PITCHES, 3 X
GLAMPING BASES AND 1 X SHEPHERDS HUT .
TOGETHER WITH THE ERECTION OF A BUILDING TO
PROVIDE RECEPTION, WORKSHOP AND SITE OFFICE,
NEW WC/SHOWER BLOCK TO REPLACE EXISTING
TEMPORARY SHOWER AND TOILET TRAILERS, NEW
WASTE STORAGE/COLLECTION COMPOUND AND RE-
MODELLING OF WELCOME AREA TO INCLUDE NEW
CUSTOMER AND VISITOR PARKING.**

referred to in your application for permission for development received on 8th August 2018.

This Approval is subject to the following conditions:

CONDITIONS

- 1 The development must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: B128.02 Rev A; B128.04; B128.05 Rev A; B128.06 Rev A; B128.08; B128.09; B128.10 Rev A and B128.11.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review.

- 3 The development shall be carried out in strictly in accordance with the mitigation measures and ecological enhancements set out within the Biodiversity Method Statement dated 12 October 2018.

Reason: In the interests of biodiversity.

- 4 All on site accommodation units (tourers/glamping bases/shepherd hut) are only to be used for the prescribed holiday period (2nd February till 1st January).

Reason: In order to prevent any units on site being used as a permanent place of residence which would be contrary to National Planning Policy Framework.

- 5 1. The caravans and any other holiday accommodation on the site shall only be used/occupied for holiday/recreational purposes and shall not be used/occupied as a person's sole or main place of residence at any time.

2. All caravan (or any other holiday accommodation) owners shall be subject to a pitch licence agreement stating that the accommodation is to be used for holiday purposes only and shall not be occupied as a person's sole or main place of residence;

3. The owners/operators of the holiday park site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and any other holiday accommodation on the site, and of their main home addresses. The register shall be made available at all reasonable times for inspection by officers of the local planning authority.

4. The register referred to in 3 above shall be updated annually by an owner/operator request to caravan/other holiday accommodation owners requesting annual proof of their main home address through council tax, or utility bills in the name of the caravan/other holiday accommodation owner at their main home address that shall not be the same as the holiday park and this register shall be made available at all reasonable times to the Local Planning Authority.

Reason:

The caravans and any other holiday accommodation on the site are located within Flood Zone 3a and non-holiday and/or permanent dwellings on the site would be contrary to District Plan policies and Government guidance in the National Planning Policy Framework.

- 6 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water and roof drainage - sealed at ground level has been submitted to an approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reasons: The site is only 10 metres from the nearest combined sewer manhole for the main drainage system in Greatstone provided by the local sewerage provided, Southern Water Services Ltd with a pumping station located on the corner of Clark Road and Meehan Road.

- 7 The tourers on site shall not be occupied under this permission until the site operators have implemented the Flood Warning and Evacuation plan as set out in the Herrington consulting Ltd Flood Risk Assessment dated August 2018. Thereafter the site shall be operated in accordance with this plan.

Reason:

In the interests of the safety of the occupiers of the caravans and in the event of flooding in accordance with saved policy SD1 of the Local Plan Review, policies DSD and SS3 of the Shepway Core Strategy and the NPPF.

- 8 The tourers on site shall not be occupied under this permission until details of the amended Flood Warning Procedures have been fastened securely inside each caravan. Such details of the procedures shall be brought to the attention of each new occupant upon arrival to the site; the site operators shall also appoint a Flood Warden duty rota, whereby a member of staff remains on site 24 hours per day, seven days per week whenever the site is open; and, the Flood Warden shall be responsible for receiving the Agency Flood warnings and ensuring all residents are made aware of the warning.

Reason:

In the interests of the safety of the occupiers of the caravans in the event of flooding which is a potential danger in the area in accordance with saved policy SD1 of the Shepway District Local Plan Review and Government guidance in the National Planning Policy Framework.

- 9 The reception/ office building and caravan/ camping pitches hereby permitted shall not be brought into use until the area shown on the approved plans as vehicle parking spaces has been provided and adequately surfaced. Thereafter the area shall be kept available for parking purposes in association with the tourism use hereby permitted.

Reason:

It is necessary to make provision for adequate off street parking to prevent obstruction of the highway and to safeguard the amenities of adjoining areas in accordance with policies TR12 and SD1 of the Shepway District Local Plan Review.

- 10 The development hereby approved shall be carried out in complete accordance with the details of materials as specified within the application documents and drawings unless otherwise previously agreed in writing by the Local Planning Authority.

Reason: To ensure the appropriate appearance of the completed development and in the interests of visual amenity.

INFORMATIVES

- 1 Your attention is drawn to the requirements of the Building Regulations 2000 and the possibility of the need to obtain consent under such regulations.

Prior to implementing this permission, you should seek advice from Building Control as to whether or not to make an application. Advice and application forms are available from the Civic Centre, Folkestone (telephone numbers 01303 853538). Alternatively another building control body may be able to assist.

In accordance with paragraph 38 the National Planning Policy Framework 2018, Folkestone & Hythe District Council, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions.

The applicant/agent was advised of any issues during the processing of the application and additional information has been submitted to address these.

The development proposed has been considered against the National Planning Policy Framework, Local Plan policy and relevant material planning considerations and it is the view of the Local Planning Authority that planning permission should be granted.

In coming to this decision regard has been had to the following policies:

Saved Local Plan Review policies - SD1, TM4, TM5, TR11, TR12, CO1, CO5.

PPLP - E3, E5

Core Strategy Local Plan - DSD, SS1, SS3, CSD3, CSD8.

National Planning Policy Framework 2018



Dated this 14th day of December 2018

Folkestone & Hythe District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Lisette Patching
Development Management Manager

APPEAL GUIDANCE NOTES

Note:

This permission is confined to permission under the Town and Country Planning Act 1990 (as amended) and does not obviate the necessity for compliance with any enactment, bye-law or other provision whatsoever or of obtaining from the appropriate authority any permission, consent, approval or authorisation which may be required.

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or the grant of it, subject to conditions, then you can appeal to the Secretary of State under Section 78 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 the notice, using a form which you can get from Initial Appeals, The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of a development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which had been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.