OFFICER REPORT

Case No: 24/02304/CLPD Certificate of Lawfulness proposed

Proposal: Lawful development certificate for proposed development of roads, hardstandings, and footpaths.

Location: Willow Caravan Park, Bromholme Lane, Brampton

Applicant: Birch's Leisure Parks Ltd

Grid Ref: 522407 270812

DESCRIPTION OF SITE AND APPLICATION

This application is for a Certificate of Lawful (Proposed) Development for roads, hardstanding's and footpaths relating to those conditions within a caravan licence. The proposed site is an operational caravan site. Partly permitted through planning permission reference and partly immune from enforcement action by two lawful existing development certificates as detailed within the site history.

Permitted development rights remain intact.

The following information has been included within the application;
Location Plan,
Caravan Licence details and conditions
Application form
Cover Letter

NATIONAL GUIDANCE

The Town and Country Planning Act 1990

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

RELEVANT PLANNING HISTORY

9101639FUL - Change of use to recreation including fishing, cafe/shop, caravan and picnic site - Allowed at appeal - 01.06.1993
95/00415/FUL - Erection of toilet block - Permission - 26.07.1995
97/00090/FUL - Variation of condition 12 on planning permission 91/1639 to permit use of caravan site between 1st Mar & 31st Oct - Permission - 01.04.1997
9800661FUL - Change of use of land to allow siting of mobile home - Allowed at Appeal - 18.12.1998
99/00015/FUL - Variation of condition 11 (to allow 35 touring caravans) on consent 91/1639 to allow 50 caravans at any one time - Permission - 26.03.1999
9911604FUL - Variation of condition 12 on consent ref: 91/1639 to allow stationing of 10 caravans throughout the year. Stationing of 5 caravans for winter storage - Permission - 23.12.1999
0303111S73 - Variation of condition 3 of permission ref: 9800661 to allow continued siting of mobile home - Permission - 05.012004

0400182S73 - Variation of condition 9 of permission 9101639 to allow the erection of tents on the western part of the site during the summer months - Permission - 18.03.2004
0601765S73 - Variation of condition 1 of planning permission 0303111 to allow permanent siting of warden's mobile home - Permission - 16.10.2006
16/02472/FUL - 10 touring caravan locations with access road - Permission - 01.06.2017
20/01799/CLED - Use of land as caravan site for 12 months of the year in non-compliance with condition 2 of 99/0015 - Consent - 21.10.2021
23/01044/CLED - Lawful development certificate for continued use of a caravan site which has been used for the last 10 years - Consent - 31.07.2023

CONSULTATIONS

No consultations required.

REPRESENTATIONS

None

SUMMARY OF ISSUES

The proposed development of hardstanding's, footpaths and roads must be assessed against The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) to determine whether the proposals are 'permitted development' or would require an application to be submitted for planning permission.

Schedule 2 - Part 5 - Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits development required by the conditions of a site licence for the time being in force under the 1960 Act.

The application includes site licence reference 'VAN 108' issued under the Caravan sites and control of development act, 1960, sect. 3 dated 2nd November 2023. In addition to the licence the application includes a Schedule of Conditions attached to Site Licence No VAN 108 which fall within the parameters set by Schedule 2 - Part 5 - Class B.

Therefore, Officers consider the proposed development included in the Schedule of Conditions attached to Site Licence No VAN 108, would be permitted under Schedule 2 - Part 5 - Class B.

CONCLUSION

In conclusion, the proposed works on submitted on the Schedule of Conditions attached to Site Licence No VAN 108, relating to the development of roads, hardstanding's and footpaths is considered to be permitted within the meaning of Schedule 2 - Part 5 - Class B of the Town and Country Planning (General Permitted Development) Order 2015 (amended) for which there are no conditions attached.

Therefore, for it is recommended that a certificate for lawful permitted development is granted. .
If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 3883424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**