

Appendix – Decision List

APPLICATION NUMBER: WP/20/00756/FUL

APPLICATION SITE: Waterside Holiday Park, Bowleaze Coveaway, Weymouth, DT3 6PP

PROPOSAL: Extension and improvements to Waterside Holiday Park, comprising use of land for the siting of timber lodges for holiday use, outdoor recreation and play areas, associated access and parking, landscaping planting and infrastructure.

DECISION: Grant permission subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location - drawing number 590/SL01 P4

Site Layout Plan – drawing number 590/01 P5

Site Layout - Area A Holiday Park - drawing number 590/02 P7

Site Layout - Area B Recreation Ground - drawing number 590/03 P6

Planting and Mitigation Proposals - drawing number 590/04 P9

Existing Site Enhancement Strategy - 590/05 P6

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. (i) The lodges/caravans shall be occupied for holiday purposes only and

(ii) The lodges/caravans shall not be occupied as a person's sole, or main place of residence;

(iii) the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the lodges/caravans on the site, and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

4. No external lighting shall be erected on the units hereby approved or within the application site without a lighting scheme having first been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development must be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and biodiversity mitigation.

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5. No more than 31 lodges/caravans shall be positioned on the site as shown on the Site Layout Plan, drawing number 590/01 P5.

Reason: In the interests of visual amenity and to ensure adequate spacing between units.

6. No caravans/lodges or tents shall be sited in the field labelled Nature/Wildlife Area as shown on the Site Layout Plan, drawing number 590/01 P5.

Reason: In the interests of visual amenity.

7. No caravans/lodges shall be stationed on the site until details of external materials for the caravans/lodges, including the colour of the materials have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the caravans/lodges shall be maintained in accordance with the agreed details in perpetuity.

Reason: In the interests of visual amenity.

8. The landscaping shall be implemented in accordance with the details provided in the Landscape and Ecology Management Plan, dated March 2021 and the plans 590/04 P9, 590/03 P6 and 590/02 P7 in the first planting season November-March following the occupation of the caravans/lodges or the completion of the development, whichever is the sooner. Maintenance and replacement of trees and shrubs shall be carried out as necessary for a period of not less than 5 years from the completion of the landscaping scheme and any trees or plants which die, are removed or become seriously damaged or diseased within that 5 years shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

9. No individual caravan/lodge shall be occupied until a landscaping and tree planting scheme for the existing site in accordance with the plan titled Existing Site Enhancement Strategy, drawing number 590/05 P6 shall have been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November-March following first occupation of the caravan/lodges. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: To ensure a landscaping enhancement of the wider site.

10. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no fences, walls or gates or other means of enclosure permitted by Class A of Schedule 2, Part 2 of the 2015 Order shall be erected anywhere on the site or its boundaries.

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Reason: In the interests of visual amenity.

11. No individual caravan/lodge shall be occupied until that caravan/lodge has been provided with one charger for plug-in and other ultra-low emission vehicles in a safe, accessible and convenient location.

Reason: To ensure that adequate provision is made to enable visitors to the development to be able to charge their plug-in and ultra-low emission vehicles.

12. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

13. No development shall take place until details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

14. The development shall be carried out and maintained in accordance with the measures of the Biodiversity Plan, signed by Katy Thomas and dated 29/03/2021 and agreed by the Natural Environment Team on 20/07/2021, unless a subsequent variation is agreed in writing with the Council.

Reason: In the interests of biodiversity mitigation and enhancement.

15. The development shall be carried out and maintained in accordance with the Landscape and Ecology Management Plan, dated March 2021, unless a subsequent variation is agreed in writing with the Council.

Reason: In the interests of biodiversity mitigation and enhancement