

	<b>REPORT TO PLANNING &amp; DEVELOPMENT COMMITTEE</b>  <b>TO BE HELD ON THURSDAY, 7 November 2019</b>	
<b>APPLICATION REFERENCE NO:</b>  <b>19/01463/FL</b>	<b>TARGET DATE:</b>  <b>14 November 2019</b>	<b>GRID REF:</b>  <b>505905-483435</b>

## REPORT OF THE PLANNING SERVICES MANAGER – PSM/19/218

**SUBJECT: Reconfiguration of existing site to provide 207 caravan and motorhome pitches, 12 glamping pods and 12 tent pitches with 2 no. toilet blocks, additional warden compounds, garage and store, 2no. water booster systems and play area. Associated alterations to site roads, landscaping, car parking and site security barriers at Cayton Village Caravan And Motorhome Club Site Mill Lane Cayton Scarborough YO113NN for Caravan And Motorhome Club (Mr Andrew Majcher)**

### 1.0 THE PROPOSAL

1.1 This application relates to the Cayton Village Caravan And Motorhome Club Site, which is owned and operated by the Caravan and Motorhome Club (CAMC). The site comprises an existing caravan and motorhome site containing a reception building, service buildings, access roads and pitches; the majority of which are hardstanding.

1.2 The site is situated along Mill Lane, immediately to the north-east of Cayton. It is an established touring caravan park for 319 touring and tent pitches. The site is split into an upper (The Laurels) and lower area, spread over 8.62 hectares (21.3 acres). The land is surrounded by established vegetation in the form of trees on all sides. Beyond the tree belts, the site is flanked by farmland to the north, highway (Mill Lane) to the east, land for residential development to the south of The Laurels/to the west of the lower site and highway (Limekiln Lane) to the south.

1.3 With respect to planning designations and constraints, the site is located in the open countryside, outside of the Development Limits of any settlement defined in the adopted Local Plan. The site is located within a Drainage Sensitive Area.

1.4 Planning permission is sought for the following:

- a) Demolition of 3 existing toilet blocks and replacement with 2 new blocks
- b) Removal of all pitches in the lower site and replacement with 63 all-weather pitches, 22 serviced pitches, 3 super pitches and 11 grass touring pitches. 12 tent pitches will also be provided
- c) Removal of 5 existing all-weather pitches in the upper site and replacement with 3 super pitches

- d) Replacement of compacted gravel and hardcore roads with macadam surfaced roads
- e) Installation 12 high quality glamping pods located centrally in the lower part of the site, within a specifically landscaped area, along with additional car parking
- f) Demolition of existing store/garage and replacement with new
- g) Provision of 2 water booster systems
- h) Replacement of site security barriers
- i) Provision of additional warden compound
- j) Multi- use games area (NB. Following the completion of the DAS, CAMC has determined to include a multi-use games area in the proposal also).

1.5 The proposed redevelopment will result in 207 caravan and motorhome pitches, 12 glamping pods and 12 tent pitches which is a reduction in the overall number of pitches and represents a reduction in the intensification of site operation. The proposal seeks to improve and update the facilities available within this established site.

1.6 Access would be via the existing vehicular access off Mill Lane.

1.7 In addition to the plans, the application is accompanied by several supporting documents (available to view on the Council's website) including:

- Design and Access Statement;
- Planning Statement;
- Arboricultural Survey, Impact Assessment and Protection Plan;
- Flood Risk Assessment;
- Interim Ecological Impact Assessment.

1.8 This application is required to appear before Members as the application site area is over 1ha and therefore constitutes major development.

## 2.0 SCREENING OPINION REQUIRED?

2.1 No.

## 3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None undertaken.

## 4.0 CONSULTATIONS AND COMMENTS

4.1 The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.2 Cayton Parish Council - No objections.

4.3 Local Highway Authority (NYCC) - No objections.

4.4 Environmental Health Housing (SBC) - No objections.

4.5 Environmental Health Commercial Regulations (SBC) - No comment received to date.

4.6 Parks and Countryside Services Ecology (SBC) - No comment received to date.

4.7 Parks and Countryside Services Arboricultural (SBC) - No comment received to date.

4.8 Yorkshire Water Services Limited - Recommend conditions requiring submission and approval of a full CEMP (Construction Environmental Management Plan), a condition regarding the location of any liquid storage tanks and submission and approval of the surface water drainage scheme.

4.9 Tourism (SBC) - No comment received to date.

4.10 Flood and Coastal Engineer (SBC) - No objections from a land drainage point of view.

4.11 Lead Local Flood Authority - Happy to recommend approval of the application, providing that a pre-commencement condition is applied, requiring the applicant to demonstrate that the proposals do not result in increased surface water from the site.

4.12 Vale of Pickering Internal Drainage Board - No comment received to date.

4.13 Publicity - Consultation period expired on 19 September 2019. 1no. letter neither objecting to or supporting the Planning Application has been received making the following comments:

- An excellent Design & Access statement and totally support the content and intent of the developer. Wishing for better facilities for people with disabilities.

## 5.0 RELEVANT SITE HISTORY

5.1 The site has an extensive planning history. Those entries in the history most relevant to the determination of this application are considered to be:

1994: Erection of a dwelling for Site Manager's accommodation. Application Permitted (with conditions).

1996: Erection of two new toilet and shower blocks to replace existing prefabricated block. Application Permitted (with conditions).

2004: Proposed variation of cumulative approvals to permit touring caravan pitches to be occupied by either casual or seasonal users with retention of existing approved caravan storage facility. Application Permitted (with conditions).

2009: Re organisation of part of existing caravan park to provide enhanced infrastructure including ablutions block. Application Permitted (with conditions).

2018: Erection of a new perimeter 2.4m high steel fencing with lockable gate. Application Permitted (with conditions).

## 6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

### **Scarborough Borough Local Plan 2017**

**SD 1** - Presumption in Favour of Sustainable Development  
**DEC 1** - Principles of Good Design  
**DEC 4** - Protection of Amenity  
**TOU 1** - New Tourism Facilities  
**TOU 4** - Visitor Accommodation and Facilities in the Countryside  
**ENV 3** - Environmental Risk  
**ENV 5** - The Natural Environment  
**ENV 6** - Development Affecting the Countryside  
**ENV 7** - Landscape Protection and Sensitivity

### **National Planning Policy Framework**

**NPPF6** - Building a strong, competitive economy  
**NPPF12** - Achieving well-designed places  
**NPPF14** - Meeting the challenge of climate change, flooding and coastal change  
**NPPF15** - Conserving and enhancing the natural environment

### **Scarborough Borough Supplementary Planning Documents**

None relevant

### **Local Planning Policy and Guidance**

None relevant

## 7.0 ASSESSMENT

7.1 Taking into account the relevant planning policy, consultation responses and all other material planning considerations, in Officers' view the key issues for consideration in the determination of this application are:

- A) Principle of the proposed development and landscape impact;
- B) Impact on neighbour amenity including the adjoining committed housing site;
- C) Ecology and trees;
- D) Highways and parking;
- E) Drainage.

## A) Principle of the proposed development and landscape impact

7.2 The application site lies within the open countryside outside of the Development Limits of any settlement as defined in the Local Plan. Therefore, as a proposal for improvements to an existing site in the open countryside, policies ENV6 (Development Affecting the Countryside) and TOU4 (Visitor Accommodation and Facilities in the Countryside) are applicable. Additionally, policy TOU1 (New Tourism Facilities) is also relevant.

7.3 Local Plan policy ENV6 seeks to protect the 'open countryside' for its own sake, and restricts development to that for which a countryside location is essential and precludes development except for certain circumstances. One such circumstance is where a development proposal accords with the provisions of policy TOU4. Policy TOU4 states that new visitor accommodation in the countryside will be permitted where: it is of an appropriate scale relative to its location; sited to be visually unobtrusive and able to be successfully integrated into the surrounding landscape due to the topography and established screening; and has a road network and access which can safely accommodate the associated traffic. This policy overrides the need for essential development where tourist accommodation is concerned. In addition, policy TOU1 lends general support to new or enhanced tourism facilities which respect the distinctive tourism character of the area in terms of scale and nature and, where possible, help to reduce the seasonal nature of tourism.

7.4 The National Planning Policy Framework is also an important consideration in assessing the principle of the development. It states that significant weight should be placed on the need to support economic growth and productivity; and that the sustainable growth and expansion of all types of business in rural areas should be enabled, including sustainable rural tourism developments that respect the countryside.

7.5 It is considered that these policies are generally supportive in principle of the expansion of tourist accommodation like proposed providing it meets the detailed criteria of those policies, other relevant planning policies and satisfies other material considerations.

7.6 The proposal would deliver an extensive diversification of existing tourism offer at site (to include 'glamping pods' and 'super pitches' to meet the needs of the tourism industry) and enhancement of the layout (reduction in density of and number of plots on the site, at the same time as quality of provision is increased, and occupancy levels of retained pitches are moved upwards) and facilities. As part of a scheme of modernisation and improvement (to align the offering to market requirements), your Officers consider that the proposal is supported by the provisions of the NPPF.

7.7 This is a proposal for refurbishment of the existing holiday park of an appropriate scale and nature in a locality which is characterised in a visual sense by the existing touring caravan site. Importantly, this application does not extend the boundaries of the existing holiday park; the proposed development actually reduces the overall number of pitches. With this in mind, the proposal does not amount to a material intensification of use of the site. Instead, it appears to Officers that primary motivation behind the proposal is investment in the park to renew and improve facilities and to align the nature of the offering to changed market requirements and expectations. The applicants have presented a detailed case in support of their application within the Design and Access Statement.

7.8 Considering the criteria of policy TOU4 outlined above, the proposal is for a modest level of development that would not be likely to cause detrimental impact on its countryside location. The development is sited within the confines of the site, largely screened from public views by established tree planting (mainly coniferous trees) on all sides. The landscaping is effective even in the winter period. The proposals do not involve any extension of the existing caravan site or alteration to its boundaries. There are no proposed alterations to the existing constructed access.

7.9 Officers consider that the proposal for a spacious, properly planned and landscaped touring site will provide a material visual enhancement over the existing 'old fashioned' uniform and regimented rows with low quality landscaping. Given the effectiveness of the existing screening, it is evident that the proposed development will not detract from the appearance of the surrounding landscape nor make the site more prominent within it or impact upon residential amenity. Indeed it will hardly be visible from outside the site so dense is the existing planting. Also, additional planting is proposed within the site. As the site will continue to operate as a touring caravan site, its context within the local area will remain the same. To summarise on the point of visual impact, the proposal involves the consolidation and re-distribution of pitches within the envelope of the existing site.

7.10 Local Plan policy ENV7 is concerned with landscape protection including: the sense of openness; the pattern and complexity of the landscape; the experience derived from a particular landscape character; its relationship with settlement edges and inter visibility. In the context of the wider landscape and its enjoyment by the wider public, it is not considered that this proposal would have a serious adverse impact. Should planning permission be granted, it is recommended that conditions be used to ensure that the proposed landscaping is carried out.

7.11 With this in mind, subject to the favourable consideration of the other planning matters, Officers consider the scheme to be in accordance with policies TOU1, TOU4, ENV6 and ENV7 and therefore acceptable in principle.

#### B) Impact on neighbour amenity including the adjoining committed housing site

7.12 Policy DEC4 of the Local Plan concerns the protection of amenity. In this instance, the key consideration would be impact on neighbouring residential properties in close proximity. The policy states proposals should not give rise to unacceptable impacts by means of [amongst other things] disturbance arising from noise, light pollution and other activities.

7.13 The closest relationship between any of the caravans on the site and existing third party property (the neighbouring dwellings immediately to the south west of the application site known as Limekiln Lane) will be approximately 20 metres.

7.14 Given the separation distance involved and the nature of the site (long established holiday park), Officers do not consider that there will be undue overbearing or overshadowing impacts. In the view of Officers, views of Limekiln Lane from the caravans closest to the boundary with Limekiln Lane will be sufficiently distant and oblique (due to the existing boundary treatment) for there not to be any significant loss

of residential amenity. Also, the pitches alongside Limekiln Lane are set behind a substantial bank, screening them from the road and nearby houses.

7.15 Furthermore, at present there are 15 5m high lighting columns located on the upper site and 11 located on the lower site. These are all to be removed and replaced with low level lights which will be approximately 1m high. This will vastly reduce light pollution from the site and significantly reduce the impact of site lighting on the surrounding area. The only exception will be a single 3m lighting column installed at the site entrance to provide sufficient spread of light to facilitate safe movement around the barriers and site entrance area.

7.16 It should be noted that the grassed land to the south of The Laurels and to the west of the lower site of the caravan park benefits from an outline planning permission for the erection of 80 no. dwellings. As a committed site for residential development, Officers have considered whether there would be an unacceptable relationship between the two different land uses.

7.17 Shared boundaries between the caravan park and the committed housing site benefit from established vegetation (existing mature tree planting) which is effective even in the winter period. At the lower caravan site, the pitches currently back onto a large earth bund with planting along its length (western boundary). The applicant owns the whole bund plus a footpath on the western side, which is currently used as a dog walk. The applicant has confirmed that the boundary treatment will remain as the existing 1m high post and mesh fence. The bund and planting on the bund will also remain as existing. Whilst there is a slight increase of pitches on that boundary (from 18 to 20 pitches), the proposed pitches will be no closer to the boundary than the existing ones. To the south of The Laurels, the site is well screened by existing very dense mature tree planting.

7.18 It is considered that the existing boundary treatments together with proposed new boundary planting from the committed housing site will provide adequate separation (bufferzones) between the residential development and the caravan park in the interests of providing an appropriate level of amenity for future residents.

7.19 Furthermore, a reduction in the overall number of pitches represents a reduction in the intensification of site operation and has the potential to improve the living conditions of those living near site, through reduced density and plot numbers and removal of tall lighting columns.

7.20 It is not considered that this proposal will have an adverse effect on residential amenity and meets the requirements of Local Plan policy DEC4 concerning protection of amenity.

### C) Ecology and trees

7.21 Whilst to date the Council's Ecologist has not responded to the formal consultation exercise, Officers have assessed the proposals against Natural England Standing Advice for species protected by law. As the proposal relates to an existing touring caravan park, Officers consider the site to be of low biodiversity value and it is unlikely that species protected by law or their habitat will be harmed.

7.22 The application has been accompanied by an Ecology Report which details the results of ecological surveys of the site, assesses the impact of the proposal on ecology and proposes various mitigation measures. It concludes that:

- The majority of the Site possesses limited ecological interest, therefore the proposed works are unlikely to cause significant adverse effects on important ecological features.

7.23 The site contains an element of established trees formed by small groups of trees planted within the centre of the site and larger boundary groups around the site perimeter. The overall number of trees to be removed is in the region of 100. The majority of these trees are young to early mature. The impact the proposed tree removal will have on public visual amenity is negligible. All the trees to be removed are located within the interior of the site. As such, all the established trees around the perimeter of the site will be retained. There will be no discernible difference to the appearance of the site (in arboricultural terms) when viewed from publicly accessible locations. The proposed development can provide new tree planting in mitigation for the tree loss identified. This will take the form of new onsite tree planting.

7.24 Should planning permission be granted, it is suggested that conditions be used to ensure that the proposed works do not result in adverse impacts on species and habitats.

#### D) Highways and parking

7.25 Pedestrian and vehicular access is to be via the existing access. The existing path to Cayton in the south-west corner of the lower site will be retained to allow easy pedestrian access into Cayton and its associated facilities. Parking is to be provided in a separate macadam car park located close to the site entrance.

7.26 The Local Highway Authority is the statutory consultee in the planning process on highways related matters, and the Council is reliant on their expert advice. They have offered 'no objections', and with this in mind Officers do not consider that the safety or convenience of users of the public highway will be harmed by the development.

#### E) Drainage

7.27 The proposal site falls within a drainage sensitive area. In such areas, in order to ensure that any development does not cumulatively increase the risk of flooding within the locality, the Local Planning Authority would seek to ensure that any proposals do not increase the rate of surface water run-off. It is acknowledged that the development could cause an increase in surface water run-off due to the increase in impermeable area.

7.28 The application has been accompanied by a Flood Risk Assessment which concludes that overall flood risk to the site is low. However, it acknowledges that:

- There could be risk to surface water flooding in the south of the site. This area is currently utilised as caravan pitches and the latest development proposals will be an improvement on the current layout in the 'lower' site, as the existing pitches encroach on

the drainage channel. These will be removed in place of 6 no. grass touring pitches, which will be located further within the site. No structures will be built within this area.

- In the 'upper' site, the proposed workshop is located on the edge of a depression, which is subject to surface water flooding. It is recommended that FFL's should be raised above existing ground levels.

7.29 The County Council as the Lead Local Flood Authority is the statutory consultee on matters related to surface water drainage and the Local Planning Authority is reliant on the technical advice of this agency. As can be seen from their consultation response, subject to the pre-commencement approval of detailed drainage design, the LLFA is recommending approval of the application.

7.30 Since receipt of the LLFA's response, the LPA received additional technical information on drainage from the applicant. Should further comments from the LLFA be received, an update will be provided at the meeting.

7.31 Yorkshire Water have recommended conditions requiring submission and approval of a full CEMP (Construction Environmental Management Plan), a condition regarding the location of any liquid storage tanks and submission and approval of a surface water drainage scheme.

7.32 The Internal Drainage Board have not provided any comments to date. Should comments be received, Officers will update Members at the Committee meeting.

## PRE-COMMENCEMENT CONDITIONS

The LLFA and Yorkshire Water have recommended conditions requiring full surface water drainage details and a full CEMP (Construction Environmental Management Plan) be submitted pre-commencement of development. Agreement with the applicant on the pre-commencement conditions has to be sought or a pre-commencement condition notice has to be served unless the LLFA and/or Yorkshire Water confirm that they are satisfied by the proposals. The comments of the LLFA on the additional surface water drainage/flood risk information are awaited.

## POSITIVE AND PROACTIVE STATEMENT

The proposed development as submitted is acceptable and the application was therefore approved without the need for further proactive action from the Local Planning Authority.

## RECOMMENDATION

That subject to comments from drainage consultees PERMISSION BE GRANTED, subject to the following condition(s):

- 1 The development hereby approved shall be carried out in strict accordance with the following:

Electricity Bollard Specifications received by the Local Planning Authority on the 11 July 2019,

Post Top Light Specifications received by the Local Planning Authority on the 11 July 2019,

Proposed Play Equipment Image received by the Local Planning Authority on the 11 July 2019,

Proposed Site Plan (drawing no. CAY-2019-P-103C) received by the Local Planning Authority on the 14 August 2019,

Proposed Site Wide Lighting Layout (drawing no. CAY-2019-P-110A) received by the Local Planning Authority on the 14 August 2019,

Proposed Storage Shed (drawing no. CAY-2019-P-125) received by the Local Planning Authority on the 14 August 2019,

Proposed Tractor Store and Workshop (drawing no. CAY-2019-P-201A) received by the Local Planning Authority on the 14 August 2019,

Proposed S.Pod 4 Plans and Elevations (drawing no. CAY-2019-P-211) received by the Local Planning Authority on the 14 August 2019,

Proposed S.Pod 6 Plans and Elevations (drawing no. CAY-2019-P-212) received by the Local Planning Authority on the 14 August 2019,

Proposed Assistant Warden Utility Pod (drawing no. CAY-2019-P-214) received by the Local Planning Authority on the 14 August 2019,

Proposed Lower Site Toilet Block Plan and Elevations (drawing no. CAY-2019-P-300) received by the Local Planning Authority on the 14 August 2019,

Proposed Laurels Toilet Block Plan and Elevations (drawing no. CAY-2019-P-375A) received by the Local Planning Authority on the 14 August 2019,

Proposed Water Point (drawing no. CAY-2019-P-405) received by the Local Planning Authority on the 14 August 2019,

Proposed Dog and Cycle Wash (drawing no. CAY-2019-P-406) received by the Local Planning Authority on the 14 August 2019,

Proposed All-Weather Pitch Details (drawing no. CAY-2019-P-407) received by the Local Planning Authority on the 14 August 2019,

Proposed Standard Serviced Pitch Details (drawing no. CAY-2019-P-408) received by the Local Planning Authority on the 14 August 2019,

Proposed Standard Service Point (drawing no. CAY-2019-P-409) received by the Local Planning Authority on the 14 August 2019,

Proposed Standard Palisade Fence Detail (drawing no. CAY-2019-P-410) received by the Local Planning Authority on the 14 August 2019,

Proposed Motor Van Waste Point (M.V.W.P.) Details (drawing no. CAY-2019-P-411A) received by the Local Planning Authority on the 14 August 2019,

Typical Site Sections (drawing no. CAY-2019-P-875) received by the Local Planning Authority on the 14 August 2019,

Proposed Play Equipment Elevations (drawing no. CAY-2019-P-876) received by the Local Planning Authority on the 14 August 2019,

Proposed Site Wide Planting Layout Plan (drawing no. CAY-2019-P-120) received by the Local Planning Authority on the 15 August 2019.

Reason: For the avoidance of doubt.

- 2 The development hereby approved shall be occupied for holiday purposes only and only during the period commencing on 1st March in each year and ending on 4th January in the following year. None of the development hereby approved shall be occupied as a person's sole or main place of residence and shall not be utilised by any person or persons for a period exceeding 28 days in any calendar year.

Reason: In order to preclude permanent occupancy in the interest of avoiding such development in the countryside in accordance with policy ENV6 of the Scarborough Borough Local Plan 2017.

- 3 The landscaping scheme specified on approved drawing CAY-2019-P-120 shall be implemented in full within 12 months of the development commencing. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within five years of the completion of the development, a new tree or shrub of equivalent number and species shall be planted as a replacement.

Reason: In the interests of the appearance of the area, to minimise the visual impact of the development and to comply with policies DEC1, TOU4, ENV6 and ENV7 of the Scarborough Borough Local Plan.

- 4 The development shall be implemented in accordance with the recommendations of the submitted Interim Ecological Impact Assessment (ref: CSA/4204/03 received by the Council on 17 June 2019).

Reason: In the interests of the appearance of the area and to ensure opportunities for biodiversity enhancement are maximised in accordance with policies DEC1 and ENV5 of the Local Plan.

- 5 The development shall be implemented in accordance with the recommendations of the submitted Arboricultural Survey, Impact Assessment and Protection Plan (ref: C.2981 received by the Council on 17 June 2019).

Reason: To minimise the impact on existing boundary planting to ensure the impact on the character of the area is not undue in accordance with policies DEC1 and ENV7 of the Local Plan.

- 6 The residential occupation of the warden compound and of the existing accommodation within the reception building hereby permitted shall only be occupied by the wardens of Cayton Village Caravan and Motorhome Club Site for the purposes of the essential managerial presence in accordance with the details of the application, and occupation shall cease and the accommodation removed from the site within 2 months of Cayton Village Caravan and Motorhome Club Site no longer being used for recreational/tourism purposes.

Reason: In order to prevent unrestricted residential development in the countryside and to accord with policy ENV6 of the Scarborough Borough Local Plan 2017.

- 7 No construction shall take place until a full CEMP (Construction Environmental Management Plan) has been submitted to and approved by the Local Planning Authority. The CEMP shall be based on a robust Site Investigation to include depth and composition of bedrock, drift strata and made ground across the site. The CEMP shall consider existing, construction and post-construction risks and mitigation include but not be exclusive to a method statement detailing design and construction of foundations of any buildings. The development shall be constructed in full accordance with the approved CEMP and the mitigation measures contained therein.

Reason: To ensure that the water environment and public water supply is protected.

- 8 Any liquid storage tanks should be located within a bund with a capacity of not less than 110% of the largest tank or largest combined volume of connected tanks.

Reason: To ensure that there are no polluting discharges to the groundwater resource and to ensure that there are no discharges to the public sewerage system which may injure the sewer, interfere with free flow or prejudicially affect the treatment and disposal of its contents.

- 9 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to the means of ensuring the rate of surface water discharge to the public sewer network does not exceed that arising from the existing use of the site.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal.

- 10 Surface water from vehicle parking and hard-standing areas shall be passed through an interceptor of adequate capacity prior to discharge to the public sewer. Roof drainage should not be passed through any interceptor.

Reason: In the interest of satisfactory drainage.

- 11 Development shall not commence until a scheme (including drawings) detailing how additional surface water drainage will be managed on site without increasing runoff off site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that there is no increase in surface water runoff from the site for all events up to and including the 1 in 100 year + 30% climate change event. The scheme must also identify how the current site drainage is maintained and managed and how any new drainage as part of the scheme will be maintained for the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

## Notes

- 1 The removal of vegetation from the site must occur outside the core nesting bird season (March to August inclusive) unless a check for nesting birds is undertaken by an ecologist immediately prior to works commencing.
- 2 Suitable protective fencing shall be erected around sections of hedgerows/planting vulnerable to damage in accordance with BS 5837:2012 and as set out within the submitted Arboricultural Survey, Impact Assessment and Protection Plan (ref: C.2981 received by the Council on 17 June 2019). Any removal of vegetation required shall be kept to a minimum and supplementary/compensatory planting of suitable native species would be required.

*David Walker*

## **Background Papers:**

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MRS KATJA HARPER ON 01723 383532 email [katja.harper@scarborough.gov.uk](mailto:katja.harper@scarborough.gov.uk)



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