

Requested conditions for the Turbary House Nursery site:

Touring Caravan Site (IF permission is given)

What	Explanation
<p>Touring Caravan Site to be classified as 048G CARAVAN SITES AND PITCHES.</p> <p>Caravan Storage Site to be classified as 047G - CARAVAN PARKS (LEISURE).</p>	<p>This accurately describes the site and is in line with government advice: https://www.gov.uk/guidance/rating-manual-section-6-part-3-valuation-of-all-property-classes/section-185-caravans-caravan-sites-parks-and-pitches</p> <p>Descriptions should be as precise as practicable.</p> <p>The following Special Category Codes should be used, as Unit Generalist Classes the appropriate suffix letter is G: 047G - CARAVAN PARKS (LEISURE) - where static vans present; 048G - CARAVAN SITES AND PITCHES - where no static vans, includes 5CLs and camping sites; 054G - CHALET PARKS.</p>
<p>Brick building to house showers, toilets and laundry facilities is not permitted and only touring caravans are given permission.</p>	<p>The physical mass and bulk of up to 27 caravans and the shower block, toilets and laundry facility, access tracks and electrical hook ups together with the additional vehicles, awnings, canopies and other paraphernalia associated with them would have a materially greater impact on the openness of the green belt than the current storage use. In addition, large engines moving constantly on and off the site change the profile of the site significantly, polluting air quality and being a negative factor in climate change.</p> <p>This building does not meet the ‘very special circumstances’ exemption required to satisfy national and local policies – to allow construction on greenbelt. Many touring caravan sites do not have an ancillary toilet/shower building on site.</p>

	<p>Planning Officer notes: “A local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt.” This building does NOT meet any of the exceptions for buildings.</p> <p>The table in the Planning Officer’s report, showing the impact on the openness of the Green Belt (7.5 13) does NOT include the new brick building that is proposed as part of the touring caravan site.</p>
<p>Number of caravans on the site reduced to follow 6m rule between units.</p>	<p>This is in line with national policy; it is a fire risk for caravans to be positioned too close to each other.</p> <p>This will reduce the number of caravans on the site and this in turn will mean there is even less need for a toilet/shower/laundry building.</p>
<p>Conditions to control use of the Pitches.</p>	<ul style="list-style-type: none"> • Site operates April – September only; • Stay limited to 2 weeks; • No fires; • No dogs (potential for dog fouling and trespassing; noise implications of barking dogs); • noise restrictions are put in place at the touring caravan site, so that loud music does not disturb the peace and quiet of the area; • restrictions are put on the arrival/departure times of touring caravans so that motorised activity is limited at unsociable hours.
<p>The position of the touring caravan site is moved 30-50m further east, to allow appropriate stand-off from the wildlife zone we are propagating.</p>	<p>The existing storage use on this part of the site is recommended to move ‘<i>away from residential receptors</i>’. We have provided members with video footage to illustrate how easily sound travels from this part of the site to our house and garden. Noise from a touring caravan site includes: vehicles moving, setting up at site; televisions and radios; music; arguments; other.</p>
<p>Lighting survey.</p>	<p>This will have an impact on our residential amenity and on the wildlife in the area: bird of prey centre; nesting bats; nesting birds; hedgehogs; deer.</p>

Field between our boundary and touring caravan site dedicated 'nil use'.	This part of the site is undeveloped and represents one of the few parts of the site not being intensified. If it is not classified as 'nil use', the likelihood is that it will become an extension of the touring caravan site and used as recreation by visitors to the site.
The boundary between the bird of prey centre and the western field is to remain intact (not moved northwards/into the field) and this is to be documented as part of any permissions.	This part of the site is undeveloped and represents one of the few parts of the site not being intensified. If it is not classified as 'nil use', the likelihood is that it will become an extension of the bird of prey centre.
Parking spots not permitted at the western part of the site.	There is no need for any parking at this part of the site and parking here would add to the overbearing nature of the development.
A 4 metre high solid wooden fence to be installed between the field and the touring caravan site.	A 4m high, solid wooden fence erected at the edge of the touring caravan site, approx 50m from our boundary, so that any noise/light from the touring caravan site does not disturb ourselves and wildlife (deer, bats, hedgehogs, etc.). This will also prevent trespassing into this field. Currently, a lightweight net is proposed to mark the boundary here.
This 4 metre high wooden fence to be erected before any new developments at the site begin, to screen us, and neighbours, from the noise. All development work to take place weekdays only, and 9-5 only. Sewage tanker business moved first, to take this away from residential receptors immediately.	This fence will screen us, and neighbours, from the noise produced as the site is developed. This will safeguard our residential amenity at the weekends. This has been problematic for us over a 2+ year period, despite two visits and restrictions by Planning Enforcement Officers.
A 2 metre high iron slat fence is installed by our boundary treeline.	To help prevent trespassing. This type of fence will allow migrating wildlife to pass through easily.
Site proposed for touring caravan site, and the wider site, is subject to investigation	Risk Assessment recommends:

<p>prior to development, as proposed by the 'Risk Assessment'</p>	<p>6.1 Based on the findings of the Preliminary Risk Assessment herein, a number of potential risks associated with contamination and ground gas have been identified with respect to the re-development of the site to include a touring caravan site (including access tracks, electrical hook-ups, a toilet block and showing facilities), a convenience shop, café and workshop with an associated recreational area (including archery, laser, clay shooting and a petting zoo).</p> <p>6.2 A site wide quantitative risk assessment will be required to fully assess the potential risks from contamination and inform the requirements for any remediation/mitigation works that may be required.</p>
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Caravan storage and other B8/B2/Class E use

<p>Limited to existing number of 80 caravans.</p>	<p>This will prevent the development and urban sprawl the Green Belt more than necessary. This development is described as 'centralising' existing use rather than 'expanding' so there is no need to increase the number of caravans being stored on site.</p>
<p>Log processing (new use – Class E)</p>	<p>This is a retrospective application for Class E use: log processing. Timber processing is not a permitted use of Green Belt.</p> <p>It is very noisy. If permitted, regulations should be implemented so that timber processing takes place once or twice a week only, during set hours, eg. Tuesday and Thursday morning only, 10am – 12pm.</p> <p>Similar case dismissed: Mole Valley District Council (2018).</p>
<p>Sewage tankers and other large industrial vehicles.</p>	<p>Restrictions placed on movement around site to weekdays between 9am and 5pm. No activity over the weekend.</p>
<p>Height restrictions.</p>	<p>Some of the fairground equipment is high and creates an ugly profile.</p>
<p>Tarmac refused for touring caravan site and caravan storage.</p>	<p>Tarmac has a negative impact on migrating wildlife and creates localised flooding. It is highly unusual for touring caravan sites and caravan storage sites to be tarmac-based; they are usually situated on open grass.</p>

Static caravan next to Bird of Prey Centre.	The Planning Enforcement Officer has stipulated that the use of the static caravan needs to be described. It may be used for residential use, unless use is stipulated.
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Recreation

Restrictions on operating hours should be placed on the recreational activities.	To minimise the detrimental impact the proposal will have on residential amenity. If clay pigeon shooting is given permission, we propose similar restrictions to those operating at Longton Clay Shooting Ground (two hours on Sundays only and in the summer (April to Sept) 7-8.30 only on Wednesday evenings).
Clay pigeon shooting to be granted permission for nil sound only.	<p>The applicant refers to the use of lasers only for the clay pigeon shooting activity. Each rifle has a volume control, from low to high. Any use of the volume to be disallowed so that the activity can run in the way described by the applicant: laser only.</p> <p>Video footage from the Turbary Clay Pigeon Shooting facebook page, showing a shoot on the site, illustrates the actual noise levels:</p> <p>https://www.facebook.com/111902727309214/videos/367792501069038/</p> <p>(please unmute the video when watching)</p>

Parking

This should be limited to the areas of B8 and recreation use only.	<p>This is another area where retrospective planning permission is being sought.</p> <p>Consideration should be given to the need for parking at the caravan storage site and touring caravan site. No parking should be permitted at the western part of the site as it is not needed and impacts on the character of the Green Belt.</p> <p>We suggest that a total of 40 spaces across the B8 and recreation uses is more than adequate for what is described in the application.</p>
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Road

This is another retrospective application.

IF the road is granted permission, it will create urban sprawl across the site, including previously unused parts of the site.

This should be mitigated by the touring caravan site being refused permission, so that the overall size and spread of the site is in line with the application.

The touring caravan site sits at the western edge, away from the main body of the site, and is the logical part to take out of the application.

Mr and Mrs Keller

4th March 2021