



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
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Fenland Model Club
C/o Mr Nicholas Plumb
15 Lode Way
Haddenham
Ely
Cambs
CB6 3UL

This matter is being dealt with by:

Ann Caffall

Telephone: 01353 665555
E-mail: ann.caffall@eastcambs.gov.uk
My Ref: 12/00882/FUL
Your ref

27th February 2013

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: Change of use of land for flying model aircraft - retrospective
Location: Fenland Model Club Hive Road Witcham Cambridgeshire
Applicant: Fenland Model Club

This consent for planning permission is granted in accordance with the application reference **12/00882/FUL** registered 30th October 2012 and the plans, drawings and documents as listed,

Plan Reference
LOCATION

Version No

Date Received
30th October 2012

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

- 1 The use hereby permitted shall enure for the benefit of members of the Fenland Model Club only.
- 1 Reason: The application was approved on the basis that the Fenland Model Club is affiliated to the British Model Flying Association and that each member must be a current member of the BFMA. As such the proposal is in accordance Policy EN2 of the East Cambridgeshire Core Strategy 2009 relating to residential amenity

- 2 All activity on the site shall be undertaken in accordance with the Department of the Environment Code of Practice on noise from model aircraft 1982 and the British Model Flying Association Members Handbook.
- 2 Reason: The application was approved on the basis that the Fenland Model Club is affiliated to the British Model Flying Association and that each member must be a current member of the BFMA. As such the proposal is in accordance Policies EN1, EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 relating to residential amenity and the character of the countryside.
- 3 A log shall be maintained by the applicant and be completed by all visitors to the site. The information recorded shall include the date, name of member, time on and off the site, reason for visit, type of aircraft flown, times of flight and name of member who displayed the warning flags. The log will be subject to a monthly Committee check to ensure its correct completion, annotated accordingly and will be made available to the Local Planning Authority at any reasonable time.
- 3 Reason: In the interests of the proper management of the site having regard to residential amenity and the character of the countryside in accordance with Policies EN1, EN2 and EN8 of the Core Strategy 2009.
- 4 A maximum of 5 aircraft shall be in the air at any one time, which may include up to 3 internal combustion engine aircraft, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Reason: To safeguard the residential amenity of neighbouring occupiers and other countryside users in the vicinity of the site and to prevent noise pollution in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009.
- 5 No model aircraft shall be flown from the site unless there is a designated model aircraft club representative from the Fenland Model Club present to supervise activities.
- 5 Reason: In the interests of proper management of the site having regard to the Code of Practice on Noise from Model Aircraft 1982 and the British Model Fly Association Handbook in order to protect the amenities of the adjoining residential occupiers and other countryside users in accordance with Policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009.
- 6 Within 3 months of the date of this decision a plan at 1:500 scale shall be submitted to and agreed in writing with the Local Planning Authority showing the following features;
Places of launch
Pits
Storage areas
Runway
Parking areas sufficient for a minimum of 6 cars.
- These areas shall be provided in accordance with the approved plan and thereafter retained for that specific use unless otherwise agreed in writing by way of a formal application to the Local Planning Authority.
- 6 Reason: In the interests of proper planning of the area, and neighbourliness in accordance with Policies EN1 and EN2 of the Core Strategy 2009
- 7 No aircraft may be flown within 200m of any residential property.

- 7 Reason: The British Model Flying Association recommends that models should not be flown closer to any noise sensitive premises than 200 metres. In the interests of residential amenity in accordance with Policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009.
- 8 Electric models are permitted to operate from the site during the following times
10:00hrs - 19:00 hrs on Mondays to Saturdays
10:00hrs - 17:00hrs on Sundays and Bank Holidays
- 8 Reason: To safeguard the character of the area for other countryside users and in order to protect the residential amenities of dwellings in the area and prevent noise pollution in accordance with policies EN1, EN2 and EN8 of the East Cambridgeshire Core Strategy 2009.
- 9 Internal Combustion Models may only be operated from the site on any two days per calendar week (a week shall be taken from Monday to Sunday), and only between the following hours:
10:00hrs to 19:00hrs on Mondays to Fridays
10:00hrs to 14:00hrs on Saturdays
10:00hrs to 12:00hrs on Sundays and Bank Holidays
unless otherwise agreed in writing by way of a formal planning application to the Local Planning Authority.
- 9 Reason: To safeguard the character of the area for other countryside users, the amenities of residential properties in the area and prevent noise pollution in accordance with policies EN1, EN2 and EN8 of the East Cambridgeshire Core Strategy 2009.
- 10 No gas turbines powered aircraft shall be operated from the site.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, other countryside users and to prevent noise pollution in accordance with policies EN1, EN2 and EN8 of the East Cambridgeshire Core Strategy 2009.
- 11 Notwithstanding the provisions of the Part 4 Class B, of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order), the use of the land for any temporary purpose is not permitted.
- 11 The application has been permitted on the basis that the site is operated on a regulated basis by members of the Fenland Model Club for the flying of aircraft and for no other purpose. In the interests of protecting the character of the area for other countryside users and residents in the area in accordance with Policy EN2 and EN1 of the Core Strategy 2009.
- 12 Within 3 months of the date of this decision notice the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
- 12 Reason: In the interests of highway safety and to ensure satisfactory access to/from the site consistent with the practice of Cambridgeshire County Council as Local Highway Authority, in dealing with planning applications in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009
- 13 Within 3 months of the date of the decision notice, a method statement shall be submitted to the Local Planning Authority detailing measures to be taken to enhance the biodiversity of the site including details of management and retention of the pond on the north western boundary of the site.

All works shall be carried within 12 months of the date of the decision notice, in accordance with the approved method statement and the approved features shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority

- 13 In order to comply with Policy EN6 of the East Cambridgeshire District Core Strategy.
- 14 Within 28 days of the date of this decision notice details of the position, size, and wording of signs to be erected on the public by-ways Nos. 8 and 10, informing users that model aircraft fly in the area. shall be submitted to and agreed in writing by the Local Planning Authority. The agreed signage shall be erected at the applicant's expense within 2 months of the date of this decision notice, and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.
- 14 In the interests of amenity of users of Public Byways in accordance with Policy EN2 of the East Cambridgeshire District Council Core Strategy 2009.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 This decision has been made in accordance with the following policies

East Cambridgeshire Core Strategy 2009

CS1	Spatial Strategy
CS6	Environment
S6	Transport impact
S7	Parking provision
EN1	Landscape and settlement character
EN2	Design
EN6	Biodiversity and geology
EN8	Pollution

National Planning Policy Framework 2012National Planning Policy Framework 2012

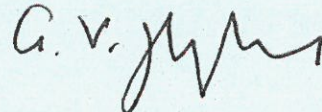
Core Planning Policies

- 3 Supporting a prosperous rural economy
- 11 Conserving and enhancing the natural environment

- 2 Approval has been granted because the proposal is broadly in accord with the policies of the current Development Plan. It is considered that it would not raise any adverse issues of either visual or residential amenity, or introduce any elements detrimental to highway safety that cannot

be addressed by the imposition of suitable conditions. The change of use of the land has been assessed as being in accord with the character and appearance of the locality.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Dated: 27th February 2013

Head of Planning & Sustainable Development Services

