

Committee Date: 22 July 2010

Reference: 10/00395/FUL
Date submitted: 28.05.2010
Applicant: Mr C Smith
Location: Land Off Main Street, Eaton
Proposal: 4 holiday log cabin units, office, storage barn and improvement to access from road.

Proposal :-

This application seeks full planning permission for the erection of 4 log cabins for holiday accommodation, the erection of a utilities block and office. This will be used for storage of items in connection with the use of the site for holiday accommodation. The development site is located off Main Street, outside the Village Envelope but within the Conservation Area. The site has an area of approximately 0.3 hectares and is bounded by residential development to the north and east and open countryside to the south and west.

The site contains former agricultural buildings used for log storage.

This application has been submitted following a refusal of a development for 3 log cabins, an office/barn and a touring caravan site in 2009, Members may recall that it was considered that the introduction of touring caravans on to narrow rural roads would be a danger and that the noise from the development would affect the amenity of neighbours. The applicant has sought to amend the scheme by reducing the level of activity at the site and deleting the touring caravan element.

The application to be considered by Committee due to the number of representations received and the history of the site.

An amended plan has been received which corrects a minor error in the size of the log cabins on the block plan.

Relevant History:-

09/00171/CON - Conservation Area Consent to demolish the existing barns on site – Approved 22.05.2009.

09/00155/FUL - Erection of 3 Log Cabin style holiday units, erection of a utilities block and office, erection of steel framed storage barn, improvement to access from road and electric hook ups for 7 touring caravans – refused 22.05.2009.

97/00511/FUL - Conversion of redundant farm buildings into 4 residential units and erection of 4 houses in redundant farmyard/stackyard – Refused 02.10.1997.

Planning Policies:-

PPS 1 ‘Delivering Sustainable Development’ - The guidance says that planning should promote sustainable and inclusive patterns of development. A key principle involves the need to reduce the need to travel by car and to identify land for development in locations where there is, or the potential for, a realistic choice of access by means other than the private car. The Government is committed to promoting a strong, stable, and productive economy that aims to bring jobs and prosperity for all. Planning authorities should ensure that suitable locations are available for

industrial, commercial, retail, public sector (e.g. health and education) tourism and leisure developments, so that the economy can prosper.

PPS4: Planning for Sustainable Economic Growth - contains advice on dealing with applications in rural areas and applies the principles of sustainable development.

With specific regard to tourist accommodation, the PPS advises that L.P.A's should:-

- support provision of rural tourist accommodation in sustainable locations which benefits the rural economy
- weigh the objective of providing facilities with the need to protect the landscape
- should be located within existing buildings or sites close to villages
- support expansion of existing facilities where this helps their viability
- recognise areas of statutory designation

“Good Practice Guide on Planning for Tourism” – provides guidance on the role of planning in tourism development. It also underlines the importance of protecting and enhancing the visual quality of sites to ensure the development fits in well with its environs. Annex 1 addresses accommodation and advises:

- Planners should carefully weigh the objective of providing adequate facilities and sites with the need to protect landscapes and environmentally sensitive sites.
- New sites that are close to existing settlements and other services will generally be more sustainable as some local services may be accessed by means other than by car.

PPS5: Planning for the Historic Environment – Planning for the Historic Environment states that the general presumption should be in favour of retaining heritage assets which make a positive contribution to the character and appearance of a conservation area.

There is a presumption in favour of preserving the setting and character of heritage assets.

Melton Local Plan (saved policies):

Policy OS2 - does not allow for development outside the town and village envelopes shown on the proposals map except for development essential to the operational requirements of agriculture and forestry, and small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.

Policy BE1 - Siting and design of buildings: Allows for new buildings subject to criteria including the design harmonising with the surroundings, no adverse impact on neighbouring properties by loss of privacy or outlook, adequate space around and between buildings being provided and adequate access and parking arrangements being made.

Local Development Framework Core Strategy ‘Preferred Options’ seeks to support small scale attractions based on enjoying the countryside, historic town and villages, churches, events, festivals, waterways and food. Holiday accommodation (holiday lodges, caravans) linked to existing attractions may also be acceptable.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Highway Authority – The access can be made to meet an acceptable standard and would not be dangerous</p> <p>Recommends conditions.</p>	<p>Noted. It is considered that these issues can be secured through the use of conditions.</p> <p>A more detailed commentary on highway safety issues are considered below.</p>

<p>MBC Conservation Officer - The site is a former stack yard related to the converted farm buildings adjacent. It is now an open space complete with derelict timber farm buildings on the edge of the village conservation area.</p> <p>The site is enclosed by a mature hedge to the front and side boundaries so can only be glimpsed from the highway through the existing gateway. In that regard the proposed timber holiday lodges, which are set to the back of the site will only be partially visible from beyond the site. As ultimately they will replace the existing derelict timber buildings on site that are due for demolition I do not feel there will be any adverse effect on the Conservation Area.</p> <p>Although not a conservation issue per se, I note that they are however quite close to the adjacent residential conversions and may impact on their amenity.</p> <p>Efforts have been made to minimise the impact of the other buildings associated with the holiday use of the site. The toilets/ office block and storage building are to be sited behind the hedgerow close to the highway and will also be behind a close boarded fence - as such will be completely screened. Ground works and additional landscaping will also be undertaken to improve the appearance of the site.</p> <p>Subject to the additional screening/landscaping I have no strong objections to these proposals.</p>	<p>Noted. A further commentary on the points raised is considered below.</p>
<p>English Heritage – do not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance and on the basis of the Councils specialist Conservation advice.</p>	<p>Noted.</p>
<p>Melton Mowbray and District Civic Society - Small scale tourism development should not be detrimental to the appearance and character of an area but this proposed development would be detrimental to the character of the village.</p> <p>Log cabins are not suitable in this location which is outside the Village Envelope but within the Conservation Area.</p> <p>There are no leisure facilities on the site therefore holiday-makers would have to use their vehicles to travel to such facilities.</p> <p>The additional traffic movements would be detrimental to the village environment.</p>	<p>Noted – see comments in relation to Conservation Area.</p> <p>Log cabins are not necessarily unsuitable – see detailed comments below</p> <p>Noted</p> <p>Noted, but traffic would not be significant</p>

<p>The proposed development would cause noise and disturbance and result in a loss of amenities for the adjoining properties.</p>	<p>Noted – see detailed comments below</p>
<p>Archaeology - have checked the site against the Leicestershire & Rutland Historic Environment Record (HER) and do not feel that any archaeological work is required as part of the scheme.</p> <p>The works described appear to be on a small scale and as such below ground remains are unlikely to be affected by the works.</p>	<p>Noted</p>
<p>Eaton Parish Council – The Parish Council has considered the above planning application and visited the site and would comment as follows:</p> <p>The Parish Council object to this application on the following grounds which are encapsulated in the Melton Local Plan</p> <p>The site is in a prominent location at one of the entrance roads to the village and the proposed plan is not in keeping with the village scene at this point.</p> <p>The land in question is within the conservation area and is currently to the best of the Councils knowledge agricultural.</p> <p>There would be an impact on neighbouring properties which would intrude on their privacy and tranquillity.</p> <p>The office and storage barn is a permanent buildings and falls outside the village envelope, and will impact on neighbouring properties.(Melton Local Plan OS2).</p> <p>The Council has considerable concerns regarding the safety aspect of the entrance even though access is to be improved.</p>	<p>It is considered that the small amount of development proposed will not have a detrimental impact upon the open countryside.</p> <p>The existing native hedge is to be thickened by more planting and in time this will further screen the site from the highway and passing vehicles. It is considered that the development will not have a detrimental impact upon the open countryside location due to the screening of the site.</p> <p>The Conservation officer raises no objections and the re-use of agricultural sites is encouraged by Government policy.</p> <p>It is not considered that the activity in connection with a modest number of holiday cabins would have any appreciable impact on residential amenity. The neighbouring property is a significant distance away from the cabins and there are buildings in between.</p> <p>The storage building/office at the frontage of the site will be constructed from ironstone, reclaimed brick and reclaimed pantiles which are in keeping with adjacent properties and the holiday lodges are proposed to be timber which is considered to be in keeping with agricultural buildings/stabling typically found in the open countryside and the existing buildings on the site are of similar appearance.</p> <p>The Highway Authority has been consulted and considers that the necessary visibility splays can be provided so that the access is acceptable (see above).</p>

<p>The entrance is directly opposite the entrance to the Community Park play area and is on a blind bend. As the application is for holiday type accommodation it would be fair to assume that some children would be staying on the site. This may lead to the temptation to dash across the road to the play area which given the nature of the access would not be ideal. Whilst the Parish Council appreciates it cannot assume this would happen it must be a possibility it could and this in turn must raise concerns over road safety issues.</p> <p>Developments of this nature are required to be environmentally and economically sustainable, there are similar facilities within the village(PPS1).</p> <p>There are also other types of holiday lets/accommodation available within the Parish.</p> <p>The Parish Council therefore requests that these views be taken into consideration when assessing this application.</p>	<p>The running of the site will have to comply with the Caravan License as defined by the Caravan and Control of Development Act 1960.</p> <p>The viability of the proposal is not a planning consideration. The viability of a proposal is the judgement of the applicant not for the planning process.</p> <p>The planning system does not operate to protect existing businesses from competition</p> <p>The buildings are required in association with the tourism use and are therefore considered to be in accordance with Policy OS2 which allows for limited small scale development for recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside</p>
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Representations:

A site notice was posted and the immediate neighbouring properties consulted by letter. At the time of writing this report 15 letters of objection representing 17 residents have been received. The letters are objecting to the proposal on the following grounds:

Representation	Assessment of Head of Regulatory Services
<p>Highway Safety:</p> <ul style="list-style-type: none"> Poor visibility – the access is located on a blind bend- applicants attempts to reduce the bank are not satisfactory. Additional traffic using the roads 	<p>The site is currently accessed via a pair of wooden gates at the north west of the site. This is proposed to be improved in accordance with Highway Authority guidelines. There is also a second entrance on the eastern side of the site, through a metal gate, which is accessed from a drive shared with 3 neighbouring dwellings, however, this will not be used as part of the proposal.</p> <p>The Highway Authority have been consulted on the proposal and confirm that although the existing access serving the site has inadequate visibility splays on to Main Street, the applicant can carry out alterations within the site frontage to rectify this. Accordingly the application is considered acceptable in terms of highway safety.</p> <p>The proposal is small scale and a traffic impact assessment is not required with a proposal of this</p>

<ul style="list-style-type: none"> • Entry to the village is over a weak bridge • Not safe for pedestrians – The entrance is opposite a children’s playing field and there are no pavements • There is not enough space for parking provision on the site • No disabled parking or bicycle parking • Concern regarding use of neighbouring access to turn/park 	<p>scale. It is considered by the Highways Authority that the road network is suitable for use by cars towing touring caravans due to the rural activities that are already taking place in the immediate surroundings. Farm vehicles regularly use the network (and would have visited the site when it was a working farm) and the increase in visitors is not considered to be a problem in this respect.</p> <p>There are no reported personal injury accidents along this road, or elsewhere in the village to indicate that there is a problem with safety on this route. It is not uncommon for rural roads to have no footpath provision.</p> <p>The application proposes 4 log cabin style holiday units (the 7 touring caravans being deleted). The plans submitted show that sufficient parking provision can be adequately provided on site.</p> <p>The proposed access to the site is considered to meet Highway Authority standards and therefore there should be no requirement to use neighbouring accesses.</p>
<p>Character of the area -</p> <ul style="list-style-type: none"> • Not a suitable location • Inappropriate use in the open countryside and area of particularly attractive countryside • How will the site be managed – an untidy site will have a detrimental impact on the open countryside. • 	<p>The site is situated immediately adjacent to the village of Eaton. The Local Plan and emerging Core Strategy seek to support tourism and leisure facilities close to existing settlements. The countryside location is often a factor when choosing a place to stay, even on short term basis for uses of leisure. It is considered that the location is acceptable for this leisure activity and will provide overnight facilities that are currently lacking in the borough of Melton.</p> <p>It is considered that the impact of proposal will not greatly affect the character of the countryside due to the screening of the site. A condition can be imposed to secure an appropriate surfacing material is to be used so that it does not create a detrimental impact upon the character of the area.</p> <p>The proposal includes an office building and it is understood that the applicant intends to oversee the running of the site and will visit daily to check the facilities and for security reasons. It is not proposed to staff the site permanently and no residential accommodation is required. The site will have to comply with the conditions of a Caravan Licence as defined in the Caravan Sites and Control of Development Act 1960 and will be strictly controlled by Melton Borough Council.</p>

<ul style="list-style-type: none"> • Impact on site designation as an Area of Particular Attractive Countryside (APAC) • The design/materials of the proposed buildings have no affinity with existing vernacular buildings • The size/scale of the development is far too large relative to the village – will create a dominant and oppressive environment • Harm to the Conservation Area (additional screening will not mitigate). Not in keeping with the character and appearance of the area • Caravans will create an eyesore • The site is a prominent and elevated position on the entrance to the village 	<p>The policies relating to APAC sites have not been saved. It is considered that this particular site does not have any particular features to warrant such a designation and the proposal has been assessed on the impact upon the open countryside and not as an APAC site due having no policy support.</p> <p>The application proposes a number of buildings in connection with the proposed tourist use. A storage/office block is proposed to be constructed on the frontage of the site. This is of a simple pitched roof design and is proposed to be constructed of ironstone, reclaimed brick and pantiles which are in keeping with the vicinity of the site. The building is 14 metres in length and will have a ridge height of 4 metres.. This is in keeping with many agricultural buildings in the open countryside and is not considered to be out of keeping. The holiday lodges are proposed to be approximately 13.8 metres long by 6.1 metres wide and will have a ridge height of 3.9 metres. The style of lodges proposed are a variation on a traditional log cabin and therefore it is considered that the size, design and materials will be in keeping with the character and appearance of the open countryside and the conservation area, which would be unharmed (and therefore preserved) by the proposals.</p> <p>The site previously formed part of a farm complex and there are currently 2 derelict barns remaining on the site that are timber framed with corrugated roofs and cladding. The site is currently well screened by native hedging, bushes and fencing. Additional landscaping is proposed to ensure that the site is well screened. The proposed caravans/lodges will therefore be well screened from most public viewpoints by the existing boundary treatment. This screening will help to mitigate the potential visual impact of the proposal upon the character and appearance of the countryside. The caravan pitches are unlikely to be in use at all times and as the caravans are transportable, the long term impact on the countryside is considered to be minimal.</p>
<p>Viability and Market Research –</p> <ul style="list-style-type: none"> • Not economically sustainable - no credible/viable business plan submitted • Where is the justification for the need – there is not sufficient demand • Existing Bed and Breakfast facilities are on offer in the village and elsewhere and are never full • Proposed development is not reflective of the size of the site and the money that will 	<p>There is not a legal requirement for the applicant to provide a viability study with the application. Whether a proposal is viable is not a planning consideration and the applicant is not required to submit a business plan.</p> <p>The application is to be determined on what has been applied for and not what may happen in the future. In the event of any expansion a fresh</p>

<p>need to be invested. Future expansion will be required in order to be viable.</p> <ul style="list-style-type: none"> Concerned that the site will become uncontrolled, sprawling caravans for tourists or any other visitors to the site. 	<p>planning application will be required and will have to under go the same rigours of the planning system.</p> <p>Should permission be granted the use on the site will be strictly controlled by the Local Planning Authority. It will be limited by the terms of the permission and any conditions and in the event of any breach of planning conditions Enforcement Action will be pending. The site will also be regulated by The Caravan and Control of Development Act 1960 any increase in caravans on the site will have to have the license amended.</p>
<p>Planning Policy –</p> <ul style="list-style-type: none"> Application is contrary to national, regional and local planning policies The site is located outside Village Envelope Not sustainable – Increased reliance on the car. No facilities in village (contrary to PPS1 and PPS7) Contrary to TM2 – will become a residential mobile home park 	<p>The site is located in the open countryside and in terms of the principle and policy in question it is considered that the proposal must satisfy the policies contained within local development framework, policies OS2 of the Melton Local Plan and PPS5 not 7.</p> <p>Proposal is for holiday homes and not permanent residential accommodation.</p> <p>The relevant policy is summarised below:- Policy OS2 provides a general presumption against development in the open countryside except for limited small scale development for recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.</p> <p>PPS4 and Good Practice Guide for Tourism, states that the requirement for tourist facilities should be identified where needs are not met by existing facilities and that new facilities should be provided in, or close to, service centres or villages. Such facilities should be allowed providing they will not detract from the attractiveness or importance of the surrounding countryside. Regarding caravan parks specifically it states that planning authorities should :-</p> <p>“(i) carefully weigh the objective of providing adequate facilities and sites with the need to protect landscapes and environmentally sensitive sites, and examine the scope for relocating any existing, visually or environmentally-intrusive sites away from sensitive areas, or for re-location away from sites prone to flooding or coastal erosion;</p> <p>(ii) where appropriate (e.g. in popular holiday areas), set out policies in Local Development Documents on the provision of new holiday and touring caravan sites and chalet developments, and on the expansion and improvement of existing sites and developments (e.g. to improve layouts and provide better landscaping); and</p> <p>(iii) ensure that new or expanded sites are not</p>

	<p>prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening.”</p> <p>Tourism and leisure is one of the most important sectors of the rural economy. Local tourist attractions range from major attractions such as Belvoir Castle and twin Lakes to small tea rooms and craft work shops. There is potential for the local tourism industry to grow but in a way that is sensitive to the character of the area. The Local Development Framework ‘Preferred Options’ seeks to support small scale attractions based on enjoying the countryside, historic town and villages, churches, events, festivals, waterways and food.</p> <p>PPS7 is no longer extant guidance on this matter. PPS 4 encourages a positive approach to developments that contribute to the rural economy and facilitate access to the countryside. The expectation in PPS4 that accommodation should be ‘in or adjacent’ to towns and villages is specifically qualified to those “requiring new buildings”. This development is located immediately adjacent to the village of Eaton and includes only a single amenities block and is therefore considered to meet the nature of development referred to.</p> <p>The development is likely to generate some economic benefits at a local level as visitors will spend more in the locality (the local pub/village shop) and at a general level will contribute to the quantity and choice of holiday accommodation available.</p> <p>However, it is also considered that the location is such that visitors would inevitably travel from the site to fulfill conventional visitor activities (including shopping, visiting attractions etc). In this respect the location is considered to perform poorly in sustainability terms given the limited range of facilities within the village. However, the context for this consideration is that visitors would be likely to travel regularly from the site regardless of its location and consideration must be given to whether this location would exacerbate these patterns. The Borough of Melton has a number of eating establishments that could benefit from tourists staying in the area. In particular the village of Eaton has a public house which provides lunch and evening meals that would be with walking distance to the applications site.</p> <p>It is considered that the small scale development for the provisions 4 holiday lodges (touring caravan pitches now deleted) with storage shed complies</p>
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	with the objectives of local and national policies.
<p>Impact on Residential Amenities –</p> <ul style="list-style-type: none"> • Loss of amenity to neighbouring residents from associated noise, BBQ smells, lighting etc • Increase in noise/disturbance and light pollution • Loss of tranquillity • Loss of privacy to neighbouring properties – the dwellings to the east are at a lower level than the site • Security Risk – potential increase in anti-social behaviour and crime • Reasons for refusal remain unchanged <ul style="list-style-type: none"> • Too dense a development – will increase population of village by 10% 	<p>There are a number of residential properties located to the north and east of the site, the remainder of the site is surrounded by open countryside. The dwellings to the north are located approximately 15 metres from the front boundary of the site across Main Street. The site is well screened from these properties by existing tree and hedge planting on top of a grass bank.</p> <p>To the east of the site are three dwellings which all have ground and first floor windows which overlook the site. These dwellings are located approximately 25 metres from the site boundary and all have double garages and garden areas which lie between the site and the dwellings. The boundary treatment currently consists of picket fencing and planting and the applicant is proposing additional planting to improve the screening. These dwellings are located on a lower level to the site and therefore the site is elevated in respect of the dwellings.</p> <p>The application site consists of 0.3 hectares and the proposal is for 4 log cabins - the provision of seven touring caravan pitches has been deleted. This is not a significant number.</p> <p>The use of the site is unlikely to generate a significant degree of noise and disturbance to the neighbouring properties due to the distances involved. It not likely to result in a loss of residential amenities to the adjoining properties. The proposal is therefore considered to comply with Policy BE1 of the adopted Melton Local Plan.</p> <p>No details of external lighting have been submitted with the application. However, a condition requiring details of all lighting columns within the site will ensure that the impact is kept to a minimum.</p>
<p>Other Matters:-</p> <ul style="list-style-type: none"> • If consent is granted it will set a precedent and future expansion will be unable to be resisted. • The drawings are not to scale – there is not enough space on the site for all the buildings proposed 	<p>In the event of further applications on the site for an increase in caravans and structures the cumulative impact upon the character of the area will be a material consideration. Any proposal would have to satisfy national, regional and local policy to be considered acceptable.</p> <p>An amended plan has been received which corrects a minor error in the size of the log cabins on the block plan.</p> <p>The drawings submitted are to a recognised scale and dimensions can be taken from them. The site would appear to be large enough to accommodate</p>

<ul style="list-style-type: none"> • Scale of development and likely impact on the use of Eaton Community Park • Lack of supervision of campsite – safety of children • Introduction of temporary visitors are a potential (perceived) threat to local children and could result in a reduction in the use of the Park • Extra use of the park can not be catered for and will result in extra maintenance • Visitors will not respect ‘quiet’ area of the park • The sewerage system is already overloaded • Potential for flooding – increase in surface water retention • Decrease in property values • Site could become a builders yard by the applicant – it is not an agricultural site 	<p>the uses proposed and there is no evidence to demonstrate otherwise.</p> <p>The use of the Community park is not limited to residents of the village and it is therefore not possible to enforce restrictions on the numbers of people using the facility.</p> <p>The users of the site will be responsible for ensuring any children staying at the site are correctly supervised.</p> <p>There is no reason to assume that tourists/visitors would constitute a threat.</p> <p>The site will be business rated and therefore contribute to the cost of facilities.</p> <p>There is no reason to assume that this will be the case</p> <p>The application proposes to connect the drains to the main sewer. There is no evidence to suggest that there is an existing problem that will be exacerbated by the development proposed.</p> <p>The majority of the site will be retained as grass and therefore the overall change in impermeable area will not be significant. The lodges will be raised on blocks or by similar means well above the ground level. As such the development will not change the characteristics of the site in terms of floodplain storage.</p> <p>This is not a planning consideration.</p> <p>Applications can only be considered on their merits and not in relation to potential future uses – such uses would need to be the subject of a further application</p>
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Conclusion

The proposal seeks to apply for full planning permission for 4 log cabin style holiday units and office block/w.c and storage building, (with the electric hook ups and pitches for a maximum of 7 touring caravans, a utility building and barn from the previous application being omitted).. The improvements to the access comply with Highway standards and the proposed buildings are considered not to cause any detrimental harm to the countryside due to the construction materials proposed and the screening for the site from the highway.

The proposal is considered to comply with the objectives of national and local planning policies and the emerging Local Development Framework in terms of generating tourist accommodation and supporting the PPS4 objectives of contributing to the rural economy and facilitating access to the countryside. There is a

lack of these types of facilities within the Borough and there are many rural tourist attractions within the Vale of Belvoir that would support this proposal. It is considered that the impact on travel patterns and other sustainability considerations would be very limited by its scale and location, such that no significantly harmful affects could be demonstrated.

Previous concerns that the use of the site is likely to generate a degree of noise and disturbance to the neighbouring properties is considered to have been overcome by the deletion of the touring caravan proposals. The use of 4 holiday chalets is not likely to generate any more noise than residents enjoying the use of their gardens and if the site was certificated by the Caravan Club, it would benefit from 'Permitted development' rights for 5 caravans in any event.

It is not considered that this type of holiday use (log cabins) in proximity to residential dwellings is unacceptable and is unlikely to result in a loss of residential amenities to the adjoining properties that could be supported at appeal. The proposal is not therefore considered to be contrary to Policy BE1 of the adopted Melton Local Plan and is accordingly recommended for approval.

RECOMMENDATION:- Approval with the following conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The log-cabins hereby approved shall be subject to the following restrictions:-
 - (i) The caravans/tents shall only be occupied for holiday purposes only and shall not be occupied as a persons sole, or main place of residence and
 - (ii) The owner/occupier of the site shall maintain and up-to-date register of the names of all owners/occupiers of individual caravans/tents on the site, and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
3. Within 2 months of their stationing on the site, the external surfaces of the log cabins hereby permitted shall be painted and/or stained in accordance with a colour scheme to be first agreed in writing by the Local Planning Authority and shall thereafter be retained in the agreed colour.
4. No development shall start on site until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall also indicate and specify all existing trees and hedgerows on the land which shall be retained in their entirety, unless otherwise agreed in writing by the Local Planning Authority, together with measures for their protection in the course of development.
5. Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. Any trees or plants which, within a period of five years after planting are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

6. No development shall start on site until all materials to be used in the construction of the office/storage building (walling and roofing materials and type of materials for the construction of the windows/doors) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and shall thereafter be so retained.
7. No development shall commence on site until provision has been made for the satisfactory disposal of foul and surface water from the site in accordance with a scheme which shall first have been submitted to and approved by the Local Planning Authority.
8. Before development commences the existing access shall be improved fully in accordance with a scheme that shall first have been submitted to and approved by the Lpa. Such a scheme shall include the provision of appropriate visibility splays, surfacing, drainage, width and radii all in accordance with Highway Authority standards. Once provided the access shall thereafter be permanently so maintained.
9. Before the development is first brought into use, parking and turning facilities shall have been provided, hard surfaced and made available for use within the curtilage of the site fully in accordance with a scheme that shall first have been submitted to and approved by the Lpa. Once provided these facilities shall thereafter be permanently so maintained.
10. The office/storage building hereby approved, shall only be used in conjunction with the adjacent use of the site for holiday log-cabins and for no other purpose, (including any purpose falling within Use Class B1, B2 or B8 as defined in the Town and Country Planning [Use Classes] Order 1987, or any amendments to that Order).

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the holiday accommodation hereby approved is not used for unauthorised permanent residential occupation.
3. To ensure a satisfactory standard of external appearance.
4. To ensure satisfactory landscaping is provided within a reasonable period.
5. To ensure the provision, establishment and maintenance of landscaping to a reasonable standard in accordance with the approved proposals.
6. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted
7. To ensure that satisfactory provision is made at the appropriate time for the disposal of foul and surface water.
8. In the general interests of Highway safety.
9. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
10. In order to protect the amenities of the occupiers of nearby properties, in the interests of visual amenity and as the site is not suitable for a more intensive use.

Contact: Mr R.Forrester

12th July 2010