

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	22 June 2021
Site Location:	The Croft The Leigh Gloucester Gloucestershire GL19 4AG
Application No:	20/00957/FUL
Ward:	Severn Vale North
Parish:	Leigh
Proposal:	Change of use of land for the siting of two holiday yurts on decking and provision of an ancillary amenity building.
Report by:	Helen Stocks
Appendices:	Site Location Plan (drawing no: 323/20/PL001B) Proposed Site Plan (drawing no: 323/20/PL101D) Proposed Yurt & Timber Deck Plans (drawing no: 323/20/PL103) Proposed Elevations & Floor Plan (drawing no: 323/20/PL102A) Proposed Landscaping Plan (drawing no: 323/20/PL04B)
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1. The application relates to a parcel of land to the north of The Croft; a non-designated heritage asset, which comprises a traditional brick-built cottage dating from the 17th century, located in the rural village of The Leigh. The Croft is currently undergoing renovation following the grant of planning permission for an extension and erection of a detached garage in June 2020. The application site forms part of the residential garden and paddock associated with the property. Access to the site is gained from Blacksmiths Lane.
- 1.2. The application site is located in the Landscape Protection Zone (LPZ) and is within Flood Zone 1. There is a public right of way (PRoW) immediately north of the site boundary running in an east-west direction. There are neighbouring properties within vicinity of the site although it is immediately bound by agricultural land.
- 1.3. The current proposal is for the change of use of land for the siting of two holiday yurts, on decking pads, an ancillary amenity building and associated parking for four vehicles. The proposed yurts would comprise 2no. '5 metre Original Lotus Belle' canvas tents which span 7.5 metres and have a maximum height of 3.2 metres. The yurts would be sited on a timber decking measuring 5.5 metres by 6.5 metres.

- 1.4. The proposed amenity building would be located within the part of the site which currently forms part of the residential garden of The Croft. It would be a simple, rectangular structure (circa. 30 square metres) with a dual-pitched roof and would provide toilet and shower facilities along with a small kitchen area. External facing materials would be horizontal timber boarding and natural slate. The proposed parking area would be located directly opposite the amenity building and would be surfaced with loose gravel. Access would be achieved from the existing egress onto Blacksmiths Lane which serves The Croft.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
T.2369	Erection of garage, workshed and tool store.	PERMIT	15.05.1956
20/00237/FUL	Erection of a two storey rear extension, a single storey side extension replacing existing lean-to extensions, and erection of detached garage to replace existing outbuildings and sheds.	PERMIT	17.06.2020

3.0 RELEVANT POLICY

- 3.1. The following planning guidance and policies are relevant to the consideration of this application:

National guidance

- 3.2. National Planning Policy Framework (NPPF).
 3.3. Planning Practice Guidance (PPG).

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) - Adopted 11 December 2017

- 3.4. Policies: SD4, SD6, SD8, SD9, SD14, INF1, INF2.

Tewkesbury Borough Local Plan to 2011 - March 2006 (TBLP)

- 3.5. Policies: TOR1, TOR5, LND3.

Tewkesbury Borough Plan 2011-2031 – Pre-Submission Version (October 2019) (PSTBP)

- 3.6. Policies: TOR1, TOR3, LAN2, NAT1, ENV2, TRAC1, TRAC9.

The Leigh Neighbourhood Development Plan

- 3.7. The Leigh Parish Council are currently in the plan preparation phase of their neighbourhood plan and have produced a draft for consultation (Regulation 14). The draft neighbourhood plan can be afforded no weight at present given its stage in the plan preparation process.
 3.8. Human Rights Act 1998 – Article 8 (Right to Respect for Private and Family Life).
 3.9. The First Protocol, Article 1 (Protection of Property).

4.0 CONSULTATIONS

4.1. **The Leigh Parish Council:** Objection raised on the following grounds (as summarised):

- There is concern about the increased footfall using the public right of way and that people will stray from the footpath which poses health and safety concerns due to proximity of farm animals and heavy farm machinery.
- People using the yurts will sit outside and noise will travel, together with the knowledge that there is no sound proofing to the walls of a yurt. It was noted however that the landowners will be living on site and able to monitor noise levels.
- The proposal will create additional traffic coming into the village, using the narrow country lanes to access the site.
- The provision of an ancillary block suggests that further yurts could be added if the venture proved successful.
- The proposal does not fit with the emerging NDP which has now been submitted to TBC and has been drafted using feedback from residents during consultations.
- The proposal does not comply with Policies TOR1 and TOR3. There is no existing appropriate building to convert or re-use and the proposal is not located within or adjacent to an existing site. There is not an 'essential' need for this proposal in open countryside.

4.2. **County Highways Officer:** No objection subject to conditions.

4.3. **Environmental Health Officer:** No objection in terms of noise / nuisance issues.

4.4. **Conservation Officer:** No objection subject to condition.

4.5. Flood Risk & Drainage Officer: No objections.

4.6. **Ecological Advisor:** No objection subject to conditions.

4.7. **Landscape Consultant:** No objection subject to minor revisions to the proposed landscaping scheme.

4.8. Full copies of all the consultation responses are available online at:
<https://publicaccess.tewkesbury.gov.uk/online-applications/>

5.0 PUBLICITY AND REPRESENTATIONS

5.1. The application has been publicised through the posting of a site notice for a period of 21 days. Letters of representation have been received raising objections to the proposal for the following reasons:

- This application is badly timed given the original house has not been fully renovated and the detached garage with ancillary space above has not been started. This has a planning restriction for it not to be used as separate accommodation.
- The proposal would result in loss of amenity to neighbouring property – The Lodge, Stonehouse Cottage and The Old Post – from visual intrusion and unacceptable noise arising from camping related activities. It is inappropriate to develop a camp site within a village setting with all associated nuisance and noise to be generated from the proposal.

- The entrance to The Croft has previously been blocked by drain water with the Fire Brigade unable to clear and vulnerable residents opposite stranded. The application should include full details of how safe access will be achieved for emergency vehicles and safe disposal of waste when flooding occurs.
- It would be preferable to see an application to extend the unbuilt garage as ancillary accommodation. These would be more economical, ecological and better for everyone.
- The site is a unique, tranquil and wild animal sanctuary. The proposed development would destroy this setting and would have a detrimental impact on local wildlife which is enjoyed by users of the footpath. There are rare species of birds, newts and other wild fowl.
- The proposal would be visually detrimental and intrusive in a Landscape Protection Zone. The development would be seen by seven properties at various angles. This would not be mitigated by the proposed landscaping and existing mature hedging and trees has already been removed from the site.
- There is no street lighting in the village and the artificial lights associated with the development would cause extreme visual nuisance and light pollution. No details have been provided in respect of external lighting and the impact this could have on local wildlife, specifically the local bat population.
- There is no access to public transport near the proposed site and visitors would be reliant on use of private car. The lanes in the village are single track with poor visibility and development would increase risk of accidents and injury to other users, including walkers and horse riders. The provision of another four – six cars using Blacksmith Lane poses a major passing issue and would add to the problem of excessive traffic in and around the village.
- There is possibility of more yurts being added in the future as there is space within the site to accommodate this and grow the business. The expanse of unused land suggests the rest of the field will be used for additional camping in the future, especially given the substantial toilet block, kitchen and car parking area currently proposed.
- There are no mains sewage facilities in the village. This presents regular problems in terms of smells and overflow and an increase of people per tent using a toilet block on a regular basis would exacerbate these problems.
- There would be a detrimental impact on the Non-Designated Heritage Asset.
- The application does not comply with the Neighbourhood Development Plan. Residents do not wish to see campsites and caravan sites within the village. Single track roads and lack of amenities makes it an unsuitable site for this business.
- There are no local amenities within the village, with the nearest shop being the garage on the A38 approximately 2 miles from the property. This is the same for the nearest pub. The policy wording states development should be close to amenities to stop traffic etc.

5.2. Full copies of all the representation responses are available online at:
<https://publicaccess.tewkesbury.gov.uk/online-applications/>

6.0 POLICY CONTEXT

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 6.2. The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 6.3. The Pre-Submission Tewkesbury Borough Plan was submitted to the Secretary of State for Housing, Communities and Local Government on 18 May 2020 for examination. On the basis of the stage of preparation it has reached it is considered that the plan can be afforded at least moderate weight. However, the weight to be attributed to individual policies will be subject to the extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given) and their degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).
- 6.4. The relevant policies are set out in the appropriate sections of this report.

7.0 ANALYSIS

Principle of development

- 7.1. Section 6 of the NPPF places significant weight on the need to support economic growth and productivity by taking a positive approach to sustainable new development. Amongst other things, paragraph 83 specifies that planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside. It is noted that decision-makers should recognise that sites to meet local business and community needs in rural area may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances, it will be important to ensure development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunity to make a location more sustainable.
- 7.2. Saved Local Plan Policy TOR1 is supportive of proposals for tourism related development provided that, inter alia, priority is given to the re-use of existing buildings, there is good access, the siting, design and scale is in keeping with the landscape and there being no unacceptable impact on the safe operation of the highway network. Emerging Policy TOR1 of the PSTBP is similarly worded.
- 7.3. Saved Local Plan Policy TOR5 relates specifically to touring caravan and camping sites. It is stated that applications for such development will be judged against their impact on the landscape. In all cases applications will not be permitted where there is unacceptable environmental or amenity impact or where the site is not easily accessible from a main route. Emerging Policy TOR1 of the PSTBP is more detailed and requires new sites within the open countryside to demonstrate why the proposed location is essential. It also states the number and size of any associated new buildings should be kept to the minimum necessary and should seek to re-use existing buildings where possible.

- 7.4. There is clear support for tourism related development at a national and local level. In this case, the proposal is recognised to constitute a small campsite with good access for walkers to the network of public footpaths in the surrounding area. The site is within an open countryside location but this is deemed appropriate given the nature of the proposal which would not be suitable nor desirable within the close confines of a settlement boundary. The proposal would also serve to improve visitor accommodation in accordance with the Council's Economic Development and Tourism Strategy 2017-2021.
- 7.5. Objections have been received from the Parish Council and local residents on grounds that the proposal is not within or adjacent to an existing campsite, does not involve the conversion of an existing building and would place high reliance on travel by private car thus failing to comply with the existing/emerging policy requirements. These matters have been duly considered; however, the NPPF is supportive of and recognises that rural tourism developments may be sited in less accessible locations. The key consideration in these cases is to ensure proposals are sensitive to their surroundings and do not have an unacceptable impact on local roads.
- 7.6. For these reasons, the proposal is deemed acceptable in principle subject to its compliance with other policy considerations, notably its impact on the landscape, local amenity and highway network as required by the NPPF and Saved Local Plan Policies TOR1 and TOR5.

Landscape impact

- 7.7. The NPPF sets out planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. This is echoed in JCS Policy SD6 which similarly requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. All proposals are required to demonstrate how the development will protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement or area.
- 7.8. Saved Local Plan Policy LND3 relates to the Landscape Protection Zone (LPZ) where special protection is given to the ecology and visual amenity of the river environment. Development will not be permitted which has a detrimental visual or ecological effect on the character of the river banks or associated landscape setting of the Severn Vale, or has an adverse impact on the water environment. Emerging Policy LAN2 of the PSTBP maintains this approach, adding that reasonable opportunities should be taken for the enhancement of the environment and landscape including the provision for improved public access.
- 7.9. It is recognised within the reasoned justification of Saved Local Plan Policy TOR5 that camping sites can be visually intrusive in the landscape detracting from the very landscape quality that visitors come to see.
- 7.10. The application is a small-scale proposal that would comprise only 2 pitches in total. Each pitch would contain a yurt / bell tent sited on a small timber decking area within the existing paddock. The proposed yurts would form temporary accommodation and it is advised within the supporting Planning Statement that the yurts would be taken down when not in use. Both pitches would share facilities within the proposed amenity building which would be located close to existing structures and within the residential garden area currently afforded to The Croft. This ancillary building would be of modest size (9.8 metres length, 3 metres width, 3.3 metres height) and is shown to house 1no. disabled person WC/shower, 1no. unisex toilet, 2no. shower rooms and 1 kitchen area. The bin store would be located to the rear of the kitchen area.

- 7.11. Objections have been received from local residents raising concern that the proposed development would be visually detrimental and form an intrusive feature within the LPZ. It is also commented that the proposal would be seen from several properties at various angles. While it is acknowledged that elements of the proposal would be visible from short-distances, the application has been accompanied by a detailed landscaping plan which shows new hedgerow and tree planting would be undertaken along the north and west site boundaries to enclose this part of the paddock and provide natural screening of the proposed yurts. The eastern site boundary already comprises mature hedgerow but additional planting would be undertaken, where required, to fill in any gaps. Additional planting would also be undertaken within the site itself to provide an attractive environment for guests and to ensure each pitch has adequate privacy. There is a PRoW (ref: ALH12) running immediately north of the site where footpath users would inevitably catch glimpses of the proposal but this would largely be mitigated by existing and proposed landscaping.
- 7.12. The Consultant Landscape Officer has been consulted on the application and has provided detailed comments on the proposed landscaping scheme. Minor revisions were sought in respect of the proposed species mix and size at time of planting, along with details of the proposed protection measures, but otherwise no objection was raised. An updated landscaping plan has subsequently been submitted to address these matters.
- 7.13. The introduction of new hedgerow planting would result in the sub-division of the paddock but this would not be detrimental to landscape character, particularly in this locality, where there are several small land parcels defined by boundary hedging. When taking account of the proposed screening alongside the temporary nature of the proposed yurts, it is not considered that the proposal would have a harmful impact on the visual amenity of the LPZ. Moreover, the main purpose the LPZ designation is to protect the visual amenity and ecology associated with the river bank. In this case, the River Severn is located some 2km to the west and the proposal would not be perceptible from this distance. The proposed yurts could be easily dismantled and removed from site and the level of harm arising from its visual presence both in the short-term prior to the hedgerow becoming established and in short-distance views would not be of such a scale to warrant the refusal of the application on landscape grounds.
- 7.14. With regard to the siting of the proposed amenity building, this would be located close to existing structures and would not therefore appear incongruous in the landscape. The chosen materials are deemed appropriate, and the building would assimilate to and be read against the backdrop of neighbouring buildings. Moreover, historic aerial imagery shows there has been small ancillary outbuildings in this part of the site previously and a much larger building could be erected – albeit not for the use proposed – within this part of the site under permitted development rights.
- 7.15. Similarly, the proposed car parking area would be contained within the part of the site currently used as residential garden. It would be located to the rear of the garage building (recently approved but unbuilt) associated with The Croft. The surfacing materials would comprise gravel / stone and would be in keeping with the character of the area.
- 7.16. For these reasons, it is considered that the proposal would not have an undue impact of the landscape character and visual amenity of the LPZ and would therefore accord with Saved Local Plan Policy LND3, JCS Policy SD6 and Emerging Policy LAN2 of the PSTBP.

Residential amenity

- 7.17. JCS Policy SD14 states new development must cause no unacceptable harm to local amenity, including the amenity of neighbouring occupants. This requirement is also stipulated in Saved Local Plan Policy TOR5.

- 7.18. The application site is regarded as being within open countryside although it is within close proximity to residential properties located along Blacksmith Lane to the south of the site. Several objections have been made on grounds that the proposal would have an undue impact on the residential amenity of neighbouring property from noise and light pollution arising from guests staying at the site.
- 7.19. The closest residential property would be The Croft itself at a distance of approximately 45 metres. No more than four properties are located within 100 metres of the siting of the proposed yurts. The supporting Planning Statement advises that the location of the proposed yurts was informed by presence of neighbouring property and the proposed siting was selected to increase separation in the interests of protecting resident amenity
- 7.20. The Environmental Health Officer has been consulted on the proposal and has raised no objection in terms of noise / nuisance. The size of the proposed yurts would be ideally suited for couples and/or families of four and it is not considered that the provision of two pitches in the stated location would give rise to unacceptable noise levels over and above what would typically be associated with the use of a residential property/garden. Existing and proposed hedgerow planting would have the dual function of providing a sound barrier and the applicants have advised that all guests would be provided with a welcome pack setting out clear guidance on any noise nuisance. This would be managed by the applicants who would have an on-site presence by virtue of residing at The Croft.
- 7.21. In terms of light pollution, it is not considered that the lighting levels emitted from inside the proposed yurts would be overly intrusive to result in any undue impact on residential amenity. No details have been submitted with the application in terms of any external lighting. While it is not anticipated that low level external lighting would be an issue, it is recommended that further details would need to be provided through the imposition of a planning condition to ensure there would be no detrimental impact on local amenity in accordance with JCS Policy SD14.

Heritage Impact

- 7.22. The Croft is neither listed nor located within a Conservation Area; however, it is considered to be a non-designated heritage asset dating back as early as the 17th century. Later additions have been added and the property is currently undergoing further renovation following the grant of planning permission in June 2020 for extensions to the building.
- 7.23. JCS Policy SD8 concerns the historic environment and states that non-designated heritage assets and their setting will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place.
- 7.24. The Conservation Officer was consulted on the application in respect of the proposal's impact on the setting of The Croft. It is commented that the new amenity building would be sited in a location where there were various sheds over the years. The proposed building is considered to be discrete and of traditional materials that would not have an adverse impact upon the setting of The Croft. The Conservation Officer also considers the proposed yurt, associated timber decking and increased traffic movements would have little impact upon the setting of the heritage asset. No objection has been raised by the Conservation Officer subject to a condition requiring samples of the roofing materials and timber cladding of the proposed amenity building to be agreed.

Biodiversity

- 7.25. JCS Policy SD9 seeks to protect and enhance the biodiversity and geological resource of the JCS area. This will be achieved by encouraging new development to contribute positively to biodiversity and geodiversity while linking with wider networks of green infrastructure. For example, by incorporating habitat features into the design to assist in the creation and enhancement of wildlife corridors and ecological stepping stones between sites.
- 7.26. Emerging Policy NAT1 of the PSTBP relates to biodiversity, geodiversity and important natural features and provides that development likely to result in the loss, deterioration or harm to features of environmental quality will not be permitted unless the need/benefits for development outweigh the impact, the development cannot be located on a site with less harmful impacts and measures can avoid, mitigate or, as a last resort, compensate for the adverse effects.
- 7.27. The application site is a mix of residential garden and paddock associated with The Croft. The supporting Planning Statement advises both areas are landscaped and regularly mown with minimal ecological value. Nevertheless, the application site is within an area identified as having high potential for great crested newts. The application was therefore accompanied by a 'Great Crested Newt Habitat Suitability Index Assessment' undertaken in November 2020. The assessment identified the closest pond to the site as being located approximately 20 metres south-east, with a second pond located outside the site boundary approximately 90 metres north-west. These ponds were identified as being 'unsuitable' and having 'poor' suitability for great crested newts respectively. It was concluded that the likelihood of the proposed development giving rise to an offense under wildlife legislation or resulting in any measurable impact upon the favourable conservation status of great crested newts as being 'highly unlikely'.
- 7.28. The Council's Ecological Advisor has been consulted on the application and reviewed the above assessment as well as considering the wider ecological impacts of the proposed development. The submitted information has been deemed sufficient and no objections have been raised subject to conditions. These would be to secure appropriate mitigation and to require the submission of a lighting strategy scheme in the interests of protecting adjacent habitats from unacceptable light spillage. Subject to such measures being undertaken and implemented, the proposal is deemed to accord with JCS Policy SD9 and emerging Policy NAT1 of the PSTBP.

Access and highway safety

- 7.29. JCS Policy INF1 sets out that planning permission shall only be granted where the impact of the development is not considered to be severe. It further states that safe and efficient access to the highway network should be provided for all transport means.
- 7.30. The proposed development would be accessed via the existing entrance onto Blacksmith Lane which serves The Croft. A new car parking area would be located within the confines of the site, providing off-road parking spaces for four no. vehicles. The access track and parking area would be surfaced in loose gravel.
- 7.31. The County Highways Authority has been consulted on the proposal and has raised no objection to the proposal subject to the imposition of conditions which require the access and parking area to be completed prior to the use commencing and for the parking spaces to be designed to enable electrical charging.

7.32. A number of objections have been received from local residents and the Parish Council in respect of the unsuitability of Blacksmith Lane in accommodating extra traffic arising from the proposed development. These concerns have been noted, however, the NPPF is clear that planning applications should only be refused on highway grounds where the impact would be severe. The County Highways Authority has reviewed the submission information and concludes there would be no unacceptable impact on highway safety or a severe impact on congestion. There is no reason for the Local Planning Authority to take a different view and any intensification resulting from the provision of 2no. yurts in this area is not deemed to be of such severity that would warrant refusal of the application.

Other Material Considerations

7.33. Objections have been raised on grounds that the site entrance has previously been subject to flooding. However, this occurred as the result of a blocked drain. The site is located within Flood Zone 1 with safe access and egress routes. The application was accompanied by a Water Management Statement which has been reviewed by the Council's Flood Risk & Drainage Officer. The submitted information is deemed acceptable; no objection is therefore raised in respect drainage and flood risk.

7.34. Representations have been made raising concern that additional yurts could be added to the site in the future. There is no indication as part of this submission that the applicants intend to increase the current proposal to more than 2 pitches. However, while this may be the case, the description of development is sufficiently precise that the addition of any further pitches would require an application for planning permission and would need to be duly considered.

8.0 CONCLUSION AND RECOMMENDATION

8.1. For the above reasons, the proposal is acceptable in principle and would accord with the provisions of the NPPF and Saved Local Plan Policies TOR1 and TOR5. It has been assessed as providing a sustainable form of rural tourism that would support economic growth and assist in achieving the aims of the Council's Economic Development and Tourism Strategy 2017-2021 which serves to improve visitor accommodation in the Borough.

8.2. Subject to the imposition of conditions requiring the development to be undertaken in accordance with the submitted landscaping scheme, it is considered that the impact of the proposal on the local landscape, specifically the LPZ, would be acceptable. There would be no undue harm to local amenity and it is not considered that the level of traffic that would be generated by the proposal would have an unacceptable impact on the safe operation of the highway network. Conditions are required in respect of ecological mitigation and exact details of external facing materials for the ancillary building are necessary given the site's relationship to the main dwelling which is a non-designated heritage asset.

8.3. The proposal is therefore considered acceptable and complies with the provisions of the NPPF and the requirements of local planning policy in relation to tourism related development in the open countryside. Thus, the application is recommended for **PERMIT subject to conditions**.

CONDITIONS:

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved documents:
 - Site Location Plan (drawing no: 323/20/PL001B).
 - Proposed Site Plan (drawing no: 323/20/PL101D).
 - Proposed Elevations & Floor Plan (drawing no: 323/20/PL102A).
 - Proposed Yurt & Timber Deck Plans (drawing no: 323/20/PL103).
 - Proposed Landscaping Plan (drawing no: 323/20/PL04B).
 - Great Crested Newt Habitat Suitability Index Assessment, prepared by Focus Ecology (12 November 2020).
 - Great Crested Newts Reasonable Avoidance Measures (RAMS) Method Statement, prepared by Focus Environmental Consultants (December 2020).

Except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

3. Prior to their installation, full details and/or samples of the external facing finishing materials proposed to be used on the ancillary amenity building shall be submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to the details/samples so approved.

Reason: To ensure that the proposed development is in keeping with the character of the area and does not harm the setting of the non-designated heritage asset, The Croft.

4. The site shall be used for short term holiday purposes only and shall not be occupied as a person's sole or main place of residence.

Reason: The proposed development would be situated in the open countryside, outside any defined settlement boundary where new residential development will be strictly controlled. The proposed accommodation is only acceptable as a holiday let/ tourism development.

5. The development hereby permitted shall be carried out in strict accordance with all mitigation detailed within the Great Crested Newt Habitat Suitability Assessment (Focus Ecology, November 2020) and the Great Crested Newt Reasonable Avoidance Measures (Focus Ecology, December 2020).

Reason: To safeguard any harmful impact upon Great Crested Newts.

6. The development hereby permitted shall not be brought into use until evidence of installation of ecological enhancements have been submitted to and approved in writing by the Local Planning Authority. These enhancements should include but not limited to bat boxes, hibernacula, grassland management and hedgerow planting which shall be retained for the duration of the use.

Reason: To ensure that the development does not adversely impact protected species.

7. No external lighting to the development shall be installed at the site unless first submitted to and approved in writing by the Local Planning Authority. Any proposal would need to detail the location and specification of the lighting, supported by a contouring plan demonstrating any light spill into adjacent habitats. The lighting proposals shall be informed by the project ecologists, installed in accordance with any approved details and similarly maintained thereafter.

Reason: In the interests of local amenity and to minimise harm to biodiversity.

8. The development shall be carried out in strict accordance with the approved landscaping scheme as shown on drawing no: 323/20/PL04B. All planting, seeding or turfing in the approved details of the landscaping scheme shall be carried out prior to occupation of the development / use hereby permitted, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the new development is afforded an adequate level of screening and will be visually attractive in the interests of amenity and landscape character.

9. Prior to the occupation of the development / use hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no: 323/30/PL101D but with a minimum entrance width of 4.1 metres. Any gates shall be situated at least 5 metres back from the carriageway edge and hung so as not to open outwards towards the public highway. The area of access road within at least 5 metres of the carriageway edge shall be surfaced in bound materials and shall be maintained thereafter.

Reason: To reduce potential highway impact by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic, cyclists and pedestrians in accordance with the NPPF.

10. The development / use hereby permitted shall not be occupied until the vehicular parking area shown on approved plan drawing no: 323/30/PL101D has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

11. Prior to occupation of the development / use hereby permitted, the vehicular parking spaces shall be designed to enable charging of plug-in and other ultra-low emissions vehicles in safe, accessible and convenient locations.

Reason: To promote sustainable travel and healthy communities.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no walls, fences, other means of enclosure, temporary or otherwise, shall be erected without the prior express permission of the Local Planning Authority.

Reason: In the interests of visual amenity and landscape character.

INFORMATIVES:

1. In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.