

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	19 October 2021
Site Location:	Land Attached To April Cottage 39 Newtown Toddington
Application No:	21/00347/FUL
Ward:	Isbourne
Parish:	Toddington
Proposal:	Use of land for the stationing of two shepherd huts for holiday let purposes and provision of associated vehicular parking area.
Report by:	Gemma Smith
Appendices:	Site Location Plan amended 1.04.2021 21:1930:SP02 Existing Site Plan 21:1930:02 Elevations and Floor Plans of Shepherds Huts 21:1930:03 Internal Floor Plans 21:1930:DR01 Drainage Layout 21:1930:SP01 A Block Plan as Existing 21:1930:SP05 A/1 Proposed Block Plan 21:1930:SP06 A/1 Proposed Site Plan
Recommendation:	Permit

1.0 Application Site

- 1.1. The application site relates to land to the rear of the residential property 'April Cottage', 39 Newtown, a detached stone property located amongst a small row of properties on the northern side of the B4077. The site lies within the linear settlement of New Town, Toddington and is bounded to the east and west by residential properties. To the south of the site lies the main B4077 and to the north lies an area of paddock land which falls within the same ownership that is presently being used for the stabling of the applicants' horses.
- 1.2. The dwellinghouse is served by a front access and the rear area comprising of stable block, paddocks and a chicken run is served by an existing private access that runs behind the properties along this stretch from the B4077.
- 1.3. A Public Right of Way (Reference ATO20 Toddington Footpath 20) runs perpendicularly along the access from the B4077 and into the fields, north, beyond.
- 1.4. The site lies within the Cotswolds Area of Outstanding Natural Beauty.

2.0 Planning History

Application Number	Proposal	Decision	Decision Date
04/01658/FUL	Erection of private stable building	PER	17.01.2005
96/00507/FUL	Use of garden for display of activity toys for viewing/use of members of the public	PER	20.08.1996

3.0 RELEVANT POLICY

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

3.1 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

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

- Policy SD4 (Design Requirements)
- Policy SD6 (Landscape)
- Policy SD7 (The Cotswolds Area of Outstanding Natural Beauty)
- Policy SD14 (Health and Environmental Quality)
- Policy INF1 (Transport Network)

3.3 Tewkesbury Borough Local Plan to 2011 – March 2006 (TBPL)

- Policy LND1 (Area of Outstanding Natural Beauty)
- Policy TOR1 (General Tourism Policy)
- Policy TOR2 (Serviced/Self Catering Accommodation)
- Policy TOR4 (New Static Caravan/Log Cabin/Chalet Sites)

3.4 Tewkesbury Borough Plan 2011-2031 Pre-submission Version (October 2019)

- Policy TOR1 (Tourism Related Development)
- Policy TOR2 (Serviced/Self-Catering Accommodation)
- Policy TOR3 (Caravan and camping sites)
- Policy LAN1 (Special Landscape Areas)

- Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features)
- Policy ENV2 (Flood Risk and Water Management)
- Policy TRAC9 (Parking Provision)

3.6 Other relevant policy

- Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
- The First Protocol - Article 1 (Protection of Property)
- Tewkesbury Borough Council Economic Development and Tourism Strategy
- Cotswold AONB Management Plan (2018-2030)

4.0 APPLICATION DETAILS

The Proposal

- 4.1** Planning permission is sought for the use of land for the stationing of 2 no. shepherds huts for holiday let purposes and provision of associated vehicular parking area.
- 4.2** The shepherd's huts with parking spaces would be sited within an existing gravelled surface adjacent to paddocks and stables.
- 4.3** The shepherd's huts would each measure approx. 5.4m in length, 2.4m in width and 2.6m in height. Sited on wheels, the overall height of each hut would be set at approx. 3.4m. Internally the space would measure approx. 11.3 sq.m.
- 4.4** The shepherd's huts would be constructed with facing light grey colour painted horizontal boarding under black corrugated sheeting with painted timber windows and doors. Each hut would be on traditional style cast iron wheels finished in black.
- 4.5** The huts would be accessed by the existing track that leads off the B4077 that currently serves the existing stable block to the west and the neighbouring dwellinghouses.
- 4.6** A landscaping scheme is proposed to blend the proposal within the landscape. This would comprise of hedgerow planting and trees which can be seen on plan reference 21:1930 P06A/1 entitled 'Part Site Plan as Proposed'.
- 4.7** Utilities would be supplied from April Cottage and foul drainage is proposed to be connected to an existing drain system.
- 4.8** The application is also supported by a letter addressing Parish Council initial concerns from Applicant dated 19.04.2021 with the following points:
 - Access to the B4077 is an established lane which has been used previously to park 11 no. trailers towed in and out of the access on a regular basis without incidence.
 - Home Farm use this lane to access their back fields with large farm machinery such as tractors and trailers etc.

- Subject to the removal of the trailers, the lanes daily usage would significantly be reduced.
- The yard and stabling has been granted within the AONB over 15 years ago.
- The shepherd huts proposed would blend into the surrounding environment.
- Offering accommodation in the rural area would have a positive impact on the rural area.
- The shepherd's huts would be connected to mains drainage. The drainage outlet attachment can be disengaged at any time in order to move the huts.
- The Applicants have discussed the proposed venture with the neighbouring properties and have given their full support to the proposal.

5.0 CONSULTATIONS AND REPRESENTATIONS

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

5.1 Toddington Parish Council – Final Response: Objection. The Parish Council reiterate the previous objection to the initial proposal.

- The site is an area of AONB and its use for commercial activity is out of keeping with the surroundings and intrusive to the landscape.
- The landscaping plan submitted does not mitigate this.
- Concerned with the precedent for commercial use of the land.

Initial Response: Objection summarised as follows:

- Access to the site is very poor and not suitable for traffic;
- The Shepherd Huts will be sited within AONB;
- The council believes the land to be classed as agricultural land and therefore would require change of use for commercial use;
- The Shepherd Huts could not be classed as temporary as they are being connected to the mains drainage and sewers.

Gloucestershire County Council Highways Officer – No Objection subject to relevant conditions relating to a condition seeking the provision of 1 no. electric charging point.

Gloucestershire County Council Footpaths/PROW Officer – No comments received.

Tree Officer – No objection subject to conditions with comments relating to a revised species mix for the hedgerow proposed.

Environmental Health Officer – No objection or adverse comments to make in relation to noise.

Flood Risk & Management Officer – No objection.

Severn Trent Water- No objections as the proposal would have minimal impact on the public sewerage system. It is noted that there is apparatus in the area of the planned development and that the developer will need to contact STW New Connections team to assess diversion requirements.

6.0 PUBLICITY AND REPRESENTATIONS

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

6.1 The application has been publicised through the posting of a site notice for a period of 21 days. There have been thirteen representations received in response. These comprise of ten in support of the proposal and three objecting to the scheme.

6.2 Ten responses have been received raising no objection to the application, making the following comments:

- Do not anticipate disruptive volumes of traffic on the proposed access running along adjacent neighbours rear garden in comparison to previous uses at the site.
- Do not consider that the proposal would result in a detrimental impact on the AONB.
- The proposed shepherds huts would be more pleasing to view than 11 or so large white trailers.
- The proposed shepherds huts would blend well within the AONB.
- Considers that the proposed shepherds huts would be attractive to view from PROW.
- The proposal would be more in-keeping with the area than the existing uses of the land.
- Temporary nature of the structures mean that there would be no detriment to agricultural land.
- In response to Parish Council, the access from the B4077 is used on a daily basis by the local neighbouring properties without incidence. The proposed use would be more positive than the existing towing of large trailers up and down the lane.
- The proposed shepherds huts would be far more sympathetic to the area than the previous trailers on site, which no one complained about.
- Landscaped area would be an improvement
- Reduction of traffic should the proposal go ahead.
- Toddington is an excellent centre for visitors to enjoy, however there is little holiday accommodation available.

- Benefits to the local economy.
- Following the previous year and restrictions, the small proposal attracting visitors can only be a benefit [to the local economy].

Three objections have been received making the following comments:

- Concerns for the precedent of allowing the siting of two caravans
- Inevitably the proposed tourist use would inflict noise pollution on neighbouring properties.
- Should the proposal be connected to sewerage system / utilities than the same depth of scrutiny should be attributed to the proposal as residential applications.
- Contrary to Policies within the Joint Core Strategy.
- No gain to the community.
- Outdoor holiday facilities would be detrimental to the enjoyment of nearby residents.
- The addition of extra people using the outside area will increase the impact of noise.
- Concerns with the expansion of the business and the devaluing of nearby properties.
- Unauthorised previous change of use of the land within the AONB from agricultural land should not be an appropriate reason to justify another business development from the site.

7.0 POLICY CONTEXT

7.1 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.

7.2 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.

7.3 The Tewkesbury Borough Plan (TBP) has reached an advanced stage. The Examination in Public was held in February/March 2021 and the Inspector's post hearings Main Modifications letter was received on 16 June 2021. In this letter the Inspector provided his current view as to what modifications are required to make the Plan 'sound'. Those policies in the Pre-submission version of the TBP which are not listed as requiring main modifications may now attract more weight in the consideration of applications, with those policies which do in the Inspector's view require main modifications attracting less weight depending on the extent of the changes required. The TBP remains an emerging plan and the weight that may be attributed to individual policies will still 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 the degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).

7.4 The relevant policies are set out in the appropriate sections of this report.

7.5 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2019 and the Tewkesbury Borough Plan 2011-2031 Pre-Submission Version (October 2019).

8.0 ANALYSIS

Introduction

8.1 The planning proposal is brought before Members of the Planning Committee for determination as the Parish Council object to the proposal which differs to the recommendation of approval from the case officer.

8.2 The key issues for the determination of this planning proposal would be:

- Principle of development
- Design, Scale and Impact on Visual Amenity
- Impact on AONB
- Impact on Neighbouring Amenity
- Impact on Highways and Access
- Drainage Matters
- Other Matters

Principle of Development

8.3 Saved Policy TOR1 of the TBLP is the general tourism policy and specifies that the Borough will support proposals for tourism related development provided that, where appropriate it would be acceptable on a number of key criteria:

- 1. The priority is given to the re-use of existing buildings in accordance with council policy*
- 2. There is good access including access for walkers, cyclists and those with special needs*
- 3. The proposal supports the local plan's wider objectives, particularly in relation to conservation, transport, recreation, economic development, the environment and nature conservation.*
- 4. The siting, design and scale is in keeping with the landscape and wherever*

possible and practicable seeks to enhance it

5. *The proposal aims to interpret the physical and historic heritage of the area*
6. *A proposal that would attract substantial numbers of visitors should be accessible by public transport as well as by car;*

and subject to there being no unacceptable impact on the safety or satisfactory operation of the highway network”

- 8.4** The objectives of this policy are echoed within the emerging Policy TOR1 of the PSTBLP.
- 8.5** Saved Policy TOR2 of the TBLP together with emerging Policy TOR2 of the PSTBLP restricts the development of serviced and self-catering accommodation outside residential development boundaries, except where the proposal would result in the renovation and improved use of existing buildings.
- 8.6** The site lies to the east of the defined settlement boundary for Toddington as set out within the TBLP Proposals Map, however the site remains outside of a residential development boundary for the purposes of Saved Policy TOR2 of the TBLP. The settlement boundaries defined within the TBLP Proposals Map were not been carried forward through the adoption of the JCS.
- 8.7** Emerging Policy TOR3 seeks for proposals for new caravan for tourist accommodation should be located within or adjacent to defined settlements as identified on the Policies Map. Within the emerging PSTBLP it is identified that New Town is defined with a residential settlement boundary. However whilst the host dwelling resides within the new defined boundary, the application site lies adjacent to the emerging defined residential boundary.
- 8.8** Paragraph 84 within the NPPF seeks for the promotion of ‘sustainable rural tourism’, saved Policy TOR1 of the TBLP specifies that proposals for tourism related development will be supported provided that, where appropriate there is good access including access for walkers, cyclists and those with special needs.
- 8.9** Emerging Policy TOR1 of the PSTBP similarly specifies that Tewkesbury Borough Council will support proposals for tourism related development and extensions to existing tourist development provided that there is good inclusive access for all potential users. In addition, saved Policy TOR4 of the TBLP specifies that any proposal for new static caravan, log cabin or chalet sites must be well related to main routes.
- 8.10** Holiday lets are supported in the Tewkesbury Borough Council Economic Development and Tourism Strategy 2017-2021 The strategy in point e) Encourage investment to improve the provision of visitor accommodation.
- 8.11** The Cotswold AONB Management Plan is also a material planning consideration which sets out core values for the protection and future enhancement of the AONB with relevant emphasis placed on the creation of local distinctiveness. In addition, the plan promotes the provision of low cost accommodation to improve access and recreation opportunities to the AONB for all sections of society (Outcome 13).

- 8.12** The site is located just outside of the emerging residential development boundary and east of Toddington. The proposal is a small-scale venture and it is considered that the proposed tourist accommodation would contribute, albeit in a small way, to the local rural economy within the service village of Toddington supporting local shops and the local public house
- 8.13** Sited behind existing dwellings the huts would have excellent connectivity to local footpaths for walking activities. The application site is not considered “isolated” and thus on balance is acceptable in principle. The development is considered to represent, on balance, a sustainable form of rural tourism. As such it is considered that the development accords with the overarching sustainable objectives of the NPPF. Further discussion in relation to the siting and design, impact on landscape, highway network and environment setting are set out within the below paragraphs in this report.
- 8.14** There have been reports that the land in question (or in some part of) has been previously used in association with a commercial business in particular relating to trailers. Additional information submitted from the Applicant states that there have been previous uses on the land in question. There is no planning permission associated with the uses of the land in question, however the principal of the proposal is considered on its own merits.

Design and Scale

- 8.15** Policy SD4 of the JCS sets out requirements for high quality design while Saved Policy TOR1 of the TBLP and Emerging Policy TOR1 of the PSTBLP seeks for the siting, design and scale is in keeping with the built, natural and historic environment setting and wherever possible and practicable seeks to enhance it.
- 8.16** The development is small in scale comprising of the use of land for the stationing of two shepherds huts and associated parking (one space to serve each). The land in question is adjacent to existing stables and the land comprises of existing hardstanding. The huts would be sited on land adjacent to a stable block that was granted permission under planning reference 04/01658/FUL
- 8.17** The shepherds huts themselves are small in scale and would be set at approx. 3.4m on wheels. A revised site plan includes a landscaping scheme showing that a new hedgerow would be planted around the northern and eastern boundaries of the site. A 1.2m tall timber post and rail fence will be erected along the western and southern boundaries.
- 8.18** Overall it is considered that the proposal would be commensurate in scale and would be constructed out of materials sympathetic to the rural context. By way of scale and height together with the landscaping proposed it is not considered that the proposal would give rise to unacceptable visual intrusion into the landscape.
- 8.19** As such, the proposal is considered to accord with Saved Policy TOR1 of the PBLP, Policy SD4 of the JCS together with emerging policy TOR1 of the PSTBLP.

Impact on Landscape and Cotswolds AONB

- 8.20** The site is located within the Cotswold Area of Outstanding Natural Beauty. A Public Right of Way (PROW reference ATO20) runs perpendicularly to the north east of the site.

- 8.21** Paragraph 174 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and, at Paragraph 176, it emphasises that great weight should be given to conserving landscape and scenic beauty in AONBs. Additionally, it points out that AONBs have the highest status of protection in relation to landscape and scenic beauty.
- 8.22** Saved Policy TOR1 of the TBLP together with the emerging Policy TOR1 of the PSTBLP supports tourism related development provided that the siting, design and scale of the proposal is in keeping with the landscape wherever possible and where practical seeks to enhance it. In addition, saved Policy TOR4 of the TBLP specifies that, in considering proposals for new static caravan, log cabin or chalet sites, overriding protection will be afforded to the landscape, particularly with regard to siting and landscape design and impact on local amenity. It states that particular interest will be had to the protection of the natural landscape in the AONB and the Special Landscape Area. This is echoed within emerging Policy TOR3 of the PSTBLP.
- 8.23** Policy SD6 considers development will consider the landscape and visual sensitivity of the area in which they are located or affect. This is reflected in Saved Policy LND1 of the TBLP, Policy SD7 of the JCS and emerging Policy LAN1 of the PSTBLP which sets out that developments are required to conserve and, where appropriate, enhance the landscape, scenic beauty, cultural heritage and other special qualities in an AONB.
- 8.24** The Cotswold AONB Management Plan (CMP) is also a material planning consideration which sets out core values for the protection and future enhancement of the AONB with relevant emphasis placed on local distinctiveness. The CMP considers that the sustainable management of the landscape is therefore essential to the future prosperity of the tourism industry. Conserving the Cotswolds' special qualities and increasing awareness and understanding of them whilst supporting local communities and generating income for the area should be the basis on which tourism is developed. Policy UE1 part 3 considers that visitors should be provided with a range of type and priced accommodation options that are compatible with conserving and enhancing the natural beauty of the AONB.
- 8.25** A revised site plan includes a landscaping scheme showing that a new hedgerow would be planted around the northern and eastern boundaries of the site. A 1.2m tall timber post and rail fence will be erected along the western and southern boundaries. The Tree Officer has been consulted and has no objection subject to a different species mix than proposed for the hedgerow. This could be secured by condition.
- 8.26** The shepherds huts are sited amongst other land uses that are compatible with the rural landscape. The huts would be sited on existing hardstanding and in line with the existing stables at the site. It is not considered there would be any further encroachment into the open countryside in this part.
- 8.27** In relation to harm, the shepherds huts would be constructed out of a muted palette of external materials and finishes and the landscaping proposed would blend the proposal into the landscape. It is not considered that the boundary treatments proposed would result in the site being viewed as an overly alien feature in the countryside given the immediate context and scale.

- 8.28** Overall, it is not considered that the proposal would be overtly prominent within the landscape in this part that would be significant in detrimentally impacting the landscape and Cotswolds AONB to warrant a refusal.

Effect on the Living Conditions of Neighbouring Dwellings

- 8.29** Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.
- 8.30** Concerns have been raised in relation to the outdoor nature of the accommodation and the impact that visitors would have on nearby neighbouring dwellings. There have been largely representations of support for the proposal from the nearby neighbouring residents. There has only been one objection made in relation to the potential of noise disturbance from the intended use.
- 8.31** Clarification has been sought from the Applicant, that the shepherds huts are designed to accommodate a maximum of two people each. Bookings would be via an online booking platform such as Airbnb. It is hoped that there would be the flexibility to allow 52-week holiday operations, although in reality there are quieter periods of the year, meaning that there will never been all year-round occupancy.
- 8.32** Given the limitations to the number of occupants owing to the small scale nature of the shepherds huts, it is not considered that the accommodation would give rise to large gatherings or events. The Applicant lives at April Cottage with their private garden amenity to the rear.
- 8.33** The Environmental Health Officer has been consulted on the proposal and has no adverse comments to make in relation to noise.
- 8.34** As such, the proposal is considered to accord with Saved Policy TOR4 of the TBLP, Policy SD4 of the JCS together with emerging policy

Highways Impact

- 8.35** Policy INF1 of the JCS sets out that permission shall only be granted where the impact of 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. Emerging Policy TRAC9 of the PSTBP states that proposals need to make provision for appropriate parking and access arrangements.
- 8.36** The Local Highway Authority have been consulted on the proposal and have no objection. They comment that the junction with the main B4077 appears to have reasonable visibility splays and the geometry is sufficient for the proposed development and associated vehicular movements. The proposal is therefore not deemed to result in any harm. The Local Highways Authority seek a condition for electric charging points in order to promote sustainable transport modes. There would be designated parking within the site to serve each hut. An amended site plan indicates the siting of an electric car charging point.

- 8.37** Concerns have been raised as to whether the access track that leads from Nursery Lane to the west of the application site would be utilised to provide access to the shepherds huts. There would be no access to the site using this private track. The intended access as shown on the red line site plan is the existing access that currently serves the properties from the rear and is used for the private stables.

Drainage Matters

- 8.38** Policy INF 2 Emerging Policy ENV2 of the PSTBLP requires new development to incorporate sustainable drainage systems, manage surface water drainage, to avoid increase in discharge to the public sewer, ensure flood risk is not increased elsewhere and to protect the quality of the receiving watercourse and groundwater.
- 8.39** The hierarchy of foul drainage disposal in the Planning Practice Guidance is to the public sewerage system, and when that is not available; a private treatment plant, septic tank or cesspool.
- 8.40** A drainage Report, Drainage Statement, Water Management Statement and proposed Drainage Layout accompany the planning proposal. Drainage from the shepherds huts are to be taken and connected to existing manhole and connected to April Cottages foul drainage system.
- 8.41** The Lead Local Drainage Engineer has no objection. As such it is considered that the proposal would accord with Policy INF2 of the JCS and Emerging Policy ENV2 of the PSTBLP.

Other Matters

- 8.42** During the course of the application it was discussed with the Applicant that there have been a number of developments at the site that do not benefit from planning permission. The Applicant did not wish to include these developments within this application and thus may need to be regularised in the future either by lawful development certificate or a formal planning application.

8.0 CONCLUSION AND RECOMMENDATION

- 8.1** In light of the above observations it is considered that the proposal would accord with the relevant policies as addressed above. As such the proposal is recommended for approval subject to the following 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 documents:

- Site Location Plan as amended dated 1.04.2021
- 21:1930:SP02 entitled 'part Site Plan as Existing' received 15.03.2021
- 21:1930:02 entitled 'Proposed Shepherds Huts' received 15.03.2021
- 21:1930:03 entitled 'Proposed Shepherds Huts int Layout' 15.03.2021
- 21:1930:DR01 entitled 'Drainage Layout for Shepherds Huts' received 1.04.2021
- 21:1930:SP01 A entitled 'Site Plan as Existing' received 1.04.2021
- 21:1930:SP05 A/1 entitled 'Site Plan as Proposed' received 23.06.2021
- 21:1930:SP06 A/1 entitled 'Part site plan as proposed' received 23.06.2021
- 1930 Landscaping Scheme received 23.06.2021

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. The shepherds huts shall be constructed out of the materials specified within plan reference 21:1930:02 entitled 'Proposed Shepherds Huts' received by the Local Planning Authority 15th March 2021 together with confirmation that the wheels shall be finished in black.

Reason: To ensure that the proposed development does not detract from the rural landscape.

4. A hedge shall be planted along the northern and eastern boundaries of the land before first occupation of the shepherds huts in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The hedge shall thereafter be so tended as to grow to, and to remain at, a height of not less than 1.2 metres.

Reason: To safeguard and enhance the character and landscape of the area.

5. All planting comprised in the approved details of tree/hedgerow planting shall be carried out in the first planting season following the occupation of any building or the completion of the development, whichever is the sooner. Any trees or hedgerows, which within a period of 5 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. If any trees or hedgerows fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year period.

Reason: To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area.

6. The use shall not commence until the space has been laid out within the site as indicated within the approved plan reference 21:1930:SP06 A/1 entitled 'Part site plan as proposed' and such spaces shall be retained for parking purposes thereafter.

7. The proposed holiday units shall only be occupied as holiday units and shall not be occupied by any individual family or group for more than 1 month in any one period of a 12 month period.

Reason: The building is unsuitable to accommodate a permanent residential use by reason of its structure and location.

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 the 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.