

# TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

<b>Committee:</b>	Planning
<b>Date:</b>	19 July 2022
<b>Site Location:</b>	Cotswold Grange Country Park, Downfield Lane, Twyning
<b>Application No:</b>	20/00937/FUL
<b>Ward:</b>	Twyning
<b>Parish:</b>	Twyning Parish Council
<b>Proposal:</b>	Extension to existing holiday park to provide 29 leisure caravans including landscaping and access.
<b>Report by:</b>	Rehal Tajinder
<b>Appendices:</b>	<ul style="list-style-type: none"> <li>- PL_001 site location plan</li> <li>- PL_002 Block Plan</li> <li>- PI_1003 Proposed site layout Plan</li> <li>- Ecological survey – received 17/05/22</li> <li>- PL_1003 -Proposed drainage plan -received 24/05/22</li> <li>- PL_2001 Proposed bin Layout Plan</li> <li>- Soft Landscaping Proposal - received 01/06/22</li> </ul>
<b>Recommendation:</b>	Permit
<b>Reason for referral to committee:</b>	Parish Council objection

<b>1.0</b>	<b>SITE DESCRIPTION AND PROPOSAL</b>
1.1	The site is Cotswold Grange Caravan Park which has been established for a significant period of time. The current site comprises approximately 4.64 hectares. The site is located to the south side of Downfield Lane.
1.2	Since 1962 there have been various planning permissions on the site that have contributed to 150 Caravans on the site.
1.3	Although the site was previously designated as being located with the Landscape Protection Zone (LPZ), this landscape designation was not carried forward into the TBP and this Policy no longer applies.

<b>2.0</b>	<b>RELEVANT PLANNING HISTORY</b>
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Application Number	Proposal	Decision	Decision Date
T.1256	Siting of two caravans for summer months.	PERMIT	17.06.1952
05/00215/FUL	Change of use of land from agricultural land to extension of existing holiday caravan park (Stationing of 30 additional static caravans)	PER	03.06.2005
06/01244/FUL	Demolition of existing barn and re-build	WDN	30.08.2007
15/00733/CLP	Proposed siting of six caravans for residential occupation by persons aged 45 and over.	GRANT	28.10.2015
16/00443/CLP	Proposed stationing of caravans for the purposes of permanent residential accommodation.	CLPCER	24.08.2016

<b>3.0</b>	<b>RELEVANT POLICY</b>
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	The following planning guidance and policies are relevant to the consideration of this application:
<b>3.1</b>	<b>National guidance</b>
	National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)
<b>3.2</b>	<b>Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017</b>
	<p><b>SP1</b> (Employment)</p> <p><b>SP2</b> 'Distribution of New Development</p> <p><b>SD3</b> (Sustainable Design and Construction);</p> <p><b>SD4</b> (Design Requirements)</p> <p><b>SD6</b> 'Landscape)</p> <p><b>SD9</b> (Biodiversity and Geodiversity)</p> <p><b>SD14</b> (Health and Environmental Quality)</p> <p><b>INF1</b> Transport Network</p> <p><b>INF2</b> (Flood Risk Management)</p> <p><b>INF3</b> (Green Infrastructure )</p>
<b>3.4</b>	<b>Tewkesbury Borough Plan (TBP) 2011-2031 – Adopted June 2022</b>
	<p><b>LAN1</b> (Special Landscape Area)</p> <p><b>EMP4</b> (Rural Employment Development)</p> <p><b>TOR1</b> (Tourism Related Development)</p> <p><b>TOR3</b> (Caravan and Camping Sites)</p> <p><b>NAT1</b> (Biodiversity, Geodiversity and Important Natural Features)</p>

	<p><b>ENV2</b> (Flood Risk and Water Management)</p> <p><b>TRAC1</b> (Pedestrian Accessibility)</p> <p><b>TRAC9</b> (Parking Provision)</p>
3.5	<p><b>Neighbourhood Plan</b></p> <p>The Twyning Neighbourhood Development Plan (NDP)</p> <p><b>GD1</b> (Development Outside the Development Boundary)</p> <p><b>GD3</b> (Development Principles)</p> <p><b>GD4</b> (Landscape and Bio-Diversity)</p> <p><b>GD5</b> (Provision for Vehicles)</p> <p><b>GD6</b> (Effect on Neighbouring Properties)</p> <p><b>GD7</b> (Water Resources, Quality and Flood Risk)</p> <p><b>GD8</b> (Lighting)</p> <p><b>H5</b> (Mobile Homes)</p> <p><b>LF1</b> (Infrastructure)</p> <p><b>TP1</b> (Traffic)</p>
3.6	<p><b>Other relevant policies/legislation</b></p> <ul style="list-style-type: none"> <li>– Human Rights Act 1998 Article 8 (Right to Respect for Private and Family Life)</li> <li>– The First Protocol - Article 1 (Protection of Property)</li> </ul>
4.0	<p><b>CONSULTATIONS</b></p>
4.1	<p>Full copies of all the consultation responses are available online at <a href="https://publicaccess.tewkesbury.gov.uk/online-applications/">https://publicaccess.tewkesbury.gov.uk/online-applications/</a>.</p>
4.2	<p><b>Twyning Parish Council</b> objection to the proposal on the following grounds:</p> <ul style="list-style-type: none"> <li>• The development lies outside the Twyning Neighbourhood Development Plan (TNDP) Boundary</li> <li>• Additional 29 caravan pitches which would represent an overbearing form of development.</li> <li>• The proposals will be detrimental to a unique Landscape Protection Zone</li> <li>• Destruction of the landscape features in this locality</li> <li>• The proposals would increase traffic congestion in the local road network</li> <li>• There is insufficient information on mitigation for surface water runoff</li> <li>• The proposal does not comply with Council policies.</li> </ul> <p><b>Sustainable Drainage Engineer</b> – The drainage officer has no objection to the updated amended drawings that show key filter drains and indicative cross section plans.</p>

	<p><b>Building Control</b> – No comments.</p> <p><b>Environmental Health Officer</b> - No adverse comments to make with regards to air quality.</p> <p><b>Heritage Team</b> - There is a low risk that archaeological remains will be adversely affected, therefore no objection.</p> <p><b>Ecology Officer</b> – Satisfied with LEMP and shadow HRA which demonstrates that the proposal will not have significant impact on SACS.</p> <p><b>Minerals and Waste Policy Officer</b> - Planning application contains waste statement this is adequate for this proposal therefore no comments on this application.</p> <p><b>Natural England</b> – No objection subject to planning condition.</p> <p><b>Landscape Officer</b> – No objection on the basis of the revised information submitted.</p> <p><b>Environmental Agency</b> – Environmental agency objects to the proposal due to insufficient information submitted in the form of ground level survey to ordnance datum.</p> <p><b>Gloucestershire Highways Authority</b> - No objection</p>
<b>5.0</b>	<b>PUBLICITY AND REPRESENTATIONS</b>
5.1	The application has been publicised through the posting of a site notice for a period of 21 days.
5.2	<p>17 representations objecting to the application have been received. The comments are summarised below:</p> <ul style="list-style-type: none"> <li>• Twyning Village is unsuitable for existing traffic.</li> <li>• Would impact on attractive views.</li> <li>• Insufficient sewerage and waste capacity.</li> <li>• Proposal would impact on landscape protection zone and the setting of the Village.</li> <li>• No sufficient information on mitigation for surface water runoff.</li> <li>• Overdevelopment of Caravan would impact traffic flow.</li> <li>• Proposal would impact upon existing biodiversity.</li> <li>• The proposed drainage and sewerage issues would be caused from the proposed development.</li> <li>• The development would encroach the countryside and reduce the open space between the villages.</li> <li>• The proposed development would impact upon the existing countryside.</li> <li>• The proposed development would cause overdevelopment on the site.</li> </ul>

<b>6.0</b>	<b>POLICY CONTEXT</b>
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), Tewkesbury Borough Plan 2011 – 2031 and a number of 'made' Neighbourhood Development Plans, including the Twyning Neighbourhood Development Plan (April 2018).
6.3	The relevant policies are set out in the appropriate sections of this report.
<b>7.0</b>	<b>ANALYSIS</b>
	<b>Principle of development</b>
7.1	Section 6 of the NPPF relates to "Building a strong, competitive economy" and, at paragraph 82a specifies that planning policies and decisions set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.
7.2	<p>Policy TOR1 of the TBP sets out that the Council will support proposals for tourism related development and extensions to existing tourist development provided that:</p> <ol style="list-style-type: none"> <li>1. Where possible the proposal should involve the appropriate conversion and re-use of existing buildings;</li> <li>2. There is good inclusive access for all potential users;</li> <li>3. The proposal supports the plan's wider objectives, particularly in relation to conservation, transport, health, heritage conservation, recreation, economic development, the environment and nature conservation;</li> <li>4. 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;</li> <li>5. There is no unacceptable impact on the safety or satisfactory operation of the highway network.</li> <li>6. Where a proposal would attract substantial numbers of visitors it should be accessible by all modes of transport, including public transport as appropriate to scale of the proposal.</li> </ol>
7.3	Local Plan Policy TOR3 requires that proposals for new or extended caravan and camping sites for tourist accommodation should be located within or adjacent to existing settlements as identified on the Policies Map or existing sites of tourism or hospitality facilities and accommodation. All proposals must be of a scale commensurate with the surrounding area, including the scale of existing settlements. In considering all proposals, overriding protection will be afforded to the landscape and character of the area, particularly with regard to siting, topography and landscape design, as well as to the amenity of any neighbouring uses.

7.4	The site has a complex history, but the planning statement sets out that the use of the existing site comprises a mix of leisure and residential uses (as established by a series of Certificates of Lawfulness), which are incorporated within a singular leisure site; being served by the same site offices, welfare, and infrastructure.
7.5	An extension to the existing site is therefore considered to be acceptable in principle, subject to compliance with the various criteria set out above. These elements are discussed below.
	<b>Design and Landscape Impact</b>
7.6	Section 12 of the NPPF relates to "Achieving well-designed places" and sets out a number of key principles. Policy SD4 (Design Requirements) of the JCS accords with the NPPF's design objectives and sets out that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.
7.7	In terms of landscape impact, Section 15 of the NPPF relates to "Conserving and Enhancing the Natural Environment" and, at paragraph 170, specifies that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, and by recognising the intrinsic character and beauty of the countryside.
7.8	Policy SD6 (Landscape) of the JCS specifies that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social wellbeing. It also states that all applications for development will consider the landscape and visual sensitivity of the area in which they are to be located or which they may affect. Policy SD6 further specifies that proposals for appropriate mitigation and enhancement measures should also accompany applications.
7.9	Policy LAN2 of the TBP requires that all development must, through sensitive design, siting, and landscaping, be appropriate to, and integrated into, their existing landscape setting. All proposals which have potential for significant landscape and visual effects should be accompanied and informed by a Landscape and Visual Impact Assessment (LVIA). Policy GD4 of the Twyning Neighbourhood Development Plan requires development to respect the local landscape quality and to ensure that any important public views are maintained wherever possible.
7.10	The application is supported by a Visual Impact Assessment report (VIA) that argues that the proposed development responds positively and respects the surrounding site. The VIA which assesses views towards the application site from surrounding viewpoints, including those on local roads to the eastern and northernmost extents of Twyning and Twyning Green, and limited public vantage points in and around the River Avon. The VIA considers that those views offer a negligible visual interrelationship by way of the proposal's introduction due to the configuration of the application site and its relationship with the existing visual extent of Cotswold Grange Country Park, the narrow lanes and established mature hedgerow and boundary planting surrounding both the application site and adjacent fields, separation distance and the pinch point of development to its southern extents and existing built form.

7.11	Mitigation is proposed in the form of a substantial provision of soft landscaping along the southwestern boundary of the application site with the use of semi-matured species that would provide substantial provision. The proposed semi mature tree planting would have some visual impact however the native hedge planting to the long southwestern boundary would consist of similar transplants. The proposed new hedges and tree planting along the Southwest boundary would also mitigate the visual impact of the development to some extent with the native hedgerow.
7.12	Overall, the VIA concludes that the proposed development would result in a negligible landscape and visual impact upon the surrounding area by comparison to the existing baseline environment.
7.13	<p>Following comments from the Council's Landscape Advisor, the following amendments were made to the proposal:</p> <ul style="list-style-type: none"> <li>• Moving the units away from the western boundary;</li> <li>• Reduce the numbers on the western extents from No.10 units to No.7, to increase spacing between the units;</li> <li>• Provide a landscaping and planting scheme for the site, including increasing the green buffer on the western edge and detailing the landscaping approach to open space.</li> </ul>
7.14	The Council's Landscape Advisor is satisfied with the submitted Visual Impact Assessment report in that it provides relevant regulations and demonstrates in proportion to the scale and nature of the proposed development, and on the basis of the revised layout raises no objection to the proposal.
7.15	It is relevant that planning permission for residential housing scheme (19/01084/OUT) for up to 52 units was allowed on Appeal on land close to site to the western site of Downfield Lane. Once implemented, the scheme would bring the built edge of the village closer to the application site (to within approximately 120m at its closest point). However, it is the case that an area of open land that would separate the built edge of the settlement and the application site (as extended). The Councils Landscape Advisor has commented informally that the proposed mitigation would remain effective and raised no concerns in this regard.
7.16	It is therefore concluded that subject to the proposed mitigation, the proposed development would not result in significant harm to the riverbank and its associated landscaping setting and would comply with planning policy SD4 and SD6 of the JCS policies LND3, TOR1, TOR4 and T0R6 of the TBLP and saved policy GD4 of the Twyning NDP.
	<b>Impact on Residential amenity</b>
7.17	Policy SD4 of the JCS sets out that new development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space, and the avoidance or mitigation of potential disturbances, including visual intrusion, noise, smell and pollution. Policy SD14 of the JCS, which relates to 'Health and Environmental Quality', specifies that new development must cause no unacceptable harm to local amenity including the amenity of neighbouring occupants

7.18	Policy GD6 of the Twyning NDP requires development proposals to demonstrate that they will not lead to unacceptable levels of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or have an overbearing effect on neighbouring properties.
7.19	The proposed caravan site by virtue of the scale and form of the proposed units and their proximity to adjacent sites, it is considered that there would be no significant adverse effect on adjoining occupiers in terms of overshadowing, overbearing impact, or loss of privacy. The Environmental Health Officer raises no objection to the application in terms of noise/nuisance adversely impacting by any future occupants. On this basis, no specific noise mitigation measures have been identified to be required for the proposed caravans. The proposed development has the potential to give rise to short term effects upon existing noise sensitive receptors surrounding the site. However appropriate mitigation and management measures should be adopted during development to ensure any potential effects would be minimised.
7.20	Additional road traffic would result in no significant adverse effects. The ES concluded that with appropriate mitigation and management measures adopted during the construction of the proposed development, potential noise and vibration effects would be reduced to an acceptable level.
7.21	impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement
7.22	The NPPF sets out that planning decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, considering the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative
7.23	In terms of the overall air quality effect of additional road traffic emissions generated by the proposed development the Council's Environmental Health Officer (EHO) has reviewed the assessment and offer no adverse comments with regard to air quality.
	<b>Accessibility and Highway Safety</b>
7.24	Section 9 of the NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
7.25	Policy INF1 of the JCS requires developers to provide safe and accessible connections to the transport network to enable travel choice for residents and commuters. All proposals should provide for safe and efficient access to the highway network for all transport modes; encourage maximum potential use of walking, cycling and passenger transport networks to ensure that credible travel choices are provided by sustainable modes. Planning permission will be granted only where the impact of development is not considered to be severe.

7.26	The location of the site is approximately 400 metres from the centre of Twyning which contains a number of local amenity facilities which tourists at the caravan park could utilise. The park is walking distance from the centre of Twyning. Therefore, tourists would not need to rely heavily on car modes due to sustainable location. There are few pedestrian facilities leading up to the Caravan Park however there are wide verges which pedestrians could utilise in the event of a vehicle passing which is considered acceptable in terms of highways guidelines.
7.27	The Highways officer has suggested that the proposed Caravan Park extension would not generate significant traffic as it recognised that the leisure uses would not generate substantial traffic during the morning and evening peak. It is not considered that the extension would cause safety or capacity impacts on the surrounding road network. The development would utilise the existing highway network in which the Local Highway authority have no objection.
<b>Ecological impacts</b>	
7.28	The NPPF sets out, inter alia, that when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments, especially where this can secure measurable gains for biodiversity. Policy SD9 of the JCS seeks to protect and, wherever possible enhance biodiversity, including wildlife and habitats. Emerging Policy NAT1 of the TBP states that development proposals that will conserve, and where possible restore and/or enhance, biodiversity will be permitted. Policy GD4 of the Twyning Neighbourhood Development Plan requires development to consider biodiversity
7.29	An ecological Appraisal assessment has been submitted with the application. In summary, the report concluded that the biodiversity value of the site would be enhanced post-construction subject to mitigation including addition of bat boxes, bird boxes and hibernacula. The landscaping would also be improved by planting new native species hedgerows and trees on the western boundary
7.30	The Councils Ecological Advisor (EA) initially sought clarification in relation to the suitability of any trees to be removed for Bats, adjustment to the buffer for nesting birds, installation of hibernaculum and supervision of all clearance/disturbance works by a suitably qualified ecologist. It was also required that necessary for the applicant to prepare a Habitats Regulations Assessment to assess whether the proposals will impact on European Protected Sites within the wider area.
7.31	An updated Ecological Appraisal and Habitat Regulations Assessment was subsequently provided, and the Councils Ecological Advisor raises no objections subject to conditions. Similarly Natural England have no objection.
7.32	In conclusion there is no evidence that suggests that there are any overriding ecological constraints to the development for the siting of the caravans. The scheme provides appropriate mitigation against reptiles this can also be secured through appropriate planning conditions.

	<b>Drainage and flood risk</b>
7.33	The NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. Policy INF2 of the JCS seeks to prevent development that would be at risk of flooding. Proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site and that the risk of flooding should be minimised by providing resilience and taking into account climate change. For sites of strategic scale, the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites must be assessed and effectively mitigated. It also requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage. This is reflected in Policy ENV2 of the TBP.
7.34	The proposed siting of caravans would not create any changes to the surface water however the water runoff from the road network could be made with impermeable surface. The site is located on superficial deposits of sand and gravel so simple filter drains at the edge of an asphalt road would manage the problems. The applicant has provided plans that shows how foul drainage and surface water would be dealt with. The Councils drainage officer is satisfied with the submitted plans. On this basis, and subject to planning conditions, the Lead Local Flood Authority (LLFA) conclude that the flood risk impacts would be acceptable.
7.35	The Environment Agency originally objected to the proposal in that it stated that floor level for Ordnance Datum was less and based on the 'more vulnerable' use classification and without a specific model, the applicant could use the nominal allowances contained within their local climate change guidance this would provide a design flood level of 13.72m AOD(N), which would need to be applied to the setting of floor levels. The applicant has updated the floor level showing 13.72m this therefore complies with the requirement of Environmental agency.
<b>8.0</b>	<b>CONCLUSION</b>
8.1	Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70(2) of the Act 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.
	<b>Benefits</b>
8.2	The development would contribute towards tourism within the Brough and provide economic and social benefits. It is clear that a number of benefits would flow from this development if permitted, including the construction process. There would also be economic and social benefits arising from the development through employment and tourists visiting the site. It would also generate money for the local economy and help improve local services within Twyning.

	<b>Harms</b>
8.3	The identified harm to landscape is predominantly no more than minor adverse, on establishment of mitigation landscaping and taking account that the proposal broadly accords with the site-specific criteria in policy. It is considered that the impact of the proposal on the landscape is acceptable. Notwithstanding this matter, a minor adverse harm is identified on the landscape and weight should be afforded to conserving and enhancing the landscape in the overall planning balance.
	<b>Neutral</b>
8.4	It has been established through the submission documents that subject to securing satisfactory measures of imposing of appropriate planning conditions, the development would not give rise to unacceptable impacts in terms of, design and layout, highway safety, ecology, trees, surface water or flooding.
	<b>Overall conclusion</b>
8.5	Whilst there would be some harm arising from the development, this harm is not considered to be significant. Significant weight should therefore be given to the provision of tourist facility within the Borough.
8.6	Taking account of all the material considerations and the weight to be attributed to each one, it is considered that identified harms would not outweigh the benefits in the overall planning balance. It is therefore recommended that <b>planning permission be granted, subject to the conditions below.</b>
	<b>CONDITIONS:</b>
1	The works hereby permitted shall be begun before the expiration of five years from the date of this consent.  <b>Reason:</b> 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 below approved; <ul style="list-style-type: none"> <li>- PL_001 Site location plan</li> <li>- PL_002 Block plan</li> <li>- PI_1003 REV B Proposed site layout plan</li> <li>- Ecological survey – received 17/05/2022</li> <li>- PL_1003 - Proposed drainage plan - received 24/05/2022</li> <li>- PL_2001 Proposed Bin Layout Plan</li> <li>- 22-009-P-01 Soft Landscaping Proposal - received 01/06/2022</li> <li>- Landscape and Visual impact Assessment May 2022 - received 17/05/2022</li> </ul> <b>Reason:</b> To ensure that the development is carried out in accordance with the approved plans.

3	<p>All planting comprised in the approved details Landscape Proposals and Management - 22-009-P-01 Soft Landscaping Proposal 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.</p> <p><b>Reason:</b> To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area</p>
4	<p>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 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.</p> <p><b>Reason:</b> The accommodation unsuitable for a permanent residential use by reason of its nature and location.</p>
5	<p>The finished floor level would be minimum height of 13.12m Based on the historic level of 12.92 metres Above Ordnance Datum (Newlyn). All development shall be carried out in accordance with the approved details.</p> <p><b>Reason:</b> To ensure that the development integrates harmoniously with its surroundings and does not adversely impact upon the amenity of neighbouring residents.</p>
6	<p>No development shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Risk assessment of potentially damaging construction activities including provisions for protected species,</li> <li>• Identification of 'biodiversity protection zones' including (but not exclusively) hedgerows and mature trees,</li> <li>• Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements),</li> <li>• The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour after sunset),</li> <li>• The times during construction when ecological or environmental specialists need to be present on site to oversee works,</li> <li>• Responsible persons and lines of communication,</li> <li>• The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person,</li> <li>• Use of protective fences, exclusion barriers and warning signs; and</li> </ul>

	<ul style="list-style-type: none"><li>• Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.</li></ul> <p>The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.</p> <p><b>Reason:</b> To ensure proper provision is made to safeguard protected species</p>
	<p><b><u>Informative</u></b></p> <p>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.</p>