

REFERENCE NO - 19/500305/FULL		
APPLICATION PROPOSAL Change of use of land for the erection of 6 no. one-bedroom tourist lodges.		
ADDRESS River Wood Chegworth Lane Harrietsham Kent		
RECOMMENDATION – GRANT PLANNING PERMISSION subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The provision of holiday let/tourist lodge accommodation within rural locations such as this accord with Government guidance in the NPPF and adopted Local Plan policies which are supportive of the principle of holiday/tourism related development in the rural areas of the borough. The proposed holiday let/tourist lodge development is modest in scale, both in terms of the number and size of the units and the number of guests that could be accommodated on the site. The site is well screened from public views by existing trees, hedgerows and woodland and the new proposed planting proposed will further soften any visual impact. The proposal is unlikely to impact upon neighbour amenity, given the modest scale of the proposed holiday let/tourist lodge use. The access arrangements to and from the site are suitable for the modest scale holiday let/tourist lodge development proposed. The access arrangements within the site make provision for vehicle parking and for vehicles to turn and enter and leave the site in a forward gear. The proposed holiday let/tourist lodge use and the activity within the site associated with the use are unlikely to have an impact on habitats within the adjoining woodland and Local Wildlife Site. The application does also provide an opportunity to improve the Local Wildlife Site by re-introducing coppicing back into the woodland and potentially increasing the species diversity within the site. The re-introduction of coppicing into the woodland can be secured by planning condition. The application does not raise any overriding issues of conflict with the relevant Government guidance in the NPPF (2019) or the policies in the adopted Maidstone Borough Local Plan (2017).		
REASON FOR REFERRAL TO COMMITTEE Harrietsham Parish Council wish to see the planning application refused and request the application be reported to committee if officers are minded to approve.		
WARD Harrietsham And Lenham	PARISH/TOWN COUNCIL Harrietsham	APPLICANT Mr J Dixon AGENT Martin Potts Associates
TARGET DECISION DATE 02/09/19 (extended target date)		PUBLICITY EXPIRY DATE 20/05/19

Relevant Planning History

No relevant planning history.

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The site is on the eastern side and at the northern end of Chegworth Lane. The site is close to the pedestrian underpass which runs under the M20 motorway, the railway and the A20 Ashford Road, to link up with the footways along Ashford Road.
- 1.02 The roughly triangular shaped site lies to the east of a small group of residential properties at the northern end of Chegworth Lane and extends some 230m approx. along the embankment to the southern side of the M20 motorway.
- 1.03 The site is accessed in the north-western corner via an accessway off Chegworth Lane that also serves the adjoining residential property 'Wentways'. The open grassed site is bounded by woodland and the River Len to the south and forms part of a larger parcel of land which the applicant purchased from the Leeds Castle Estate in 2017. The woodland to the south is outside the red line boundary of the application site but is in the applicant's ownership (blue line on the submitted site location plan)

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1.04 The site forms part of the open countryside to the west of the Harrietsham village settlement as shown on the Policies Map to the Maidstone Borough Local Plan (Adopted 2017). The site is separated from the village settlement by the M20 motorway, the A20 Ashford Road and the railway.

1.05 The site is within the Len Valley Landscape of Local Value as defined on the Policies Map to the Maidstone Borough Local Plan (Adopted 2017). The woodland area including the River Len which bounds the site to the south is designated as a Local Wildlife Site (River Len, Alder Carr to Fairbourne Mill Meadows, Harrietsham) as designated by the Maidstone Borough Local Plan. The site is within the KCC Minerals Safeguarding Area.

2. PROPOSAL

2.01 The application proposes the use of the land at the western end of the site for the stationing of six one-bedroom tourist lodges. The existing access in the north-western corner of the site off Chegworth Lane is to be continued which is along the southern edge of the embankment to the M20 motorway. The six detached tourist lodges are sited running west to east along the new access within the site.

2.02 The timber weatherboard clad one-bedroom lodges have a 8m x 5m footprint, including covered veranda to the southern side, and incorporate a shallow pitched felt roof with an overall height of 4m approx. above ground level.

2.03 The submitted plans indicate that each lodge will have a private area enclosed by hedgerows to the southern side. Six car parking spaces are to be provided off the access within the site and a vehicle turning facility is proposed at the eastern end of the accessway.

2.04 The submitted plans show the provision of new hedgerow planting to the northern, eastern and western perimeters of the western part of the site to be used for the stationing of the tourist lodges. The eastern part of the site is to remain undeveloped.

3. POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Maidstone Borough Local Plan 2017: Policies SS1, SP17, SP21, DM1, DM3, DM8, DM23, DM30, DM37, DM38

KCC Minerals Plan

4. LOCAL REPRESENTATIONS

Local Residents:

4.01 Three representations received from local residents and one on behalf of a local resident raising the following (summarised) issues:

- The proposed development is not in keeping with the character of the area.
- The proposed use/development of the land will result in significant disturbance to wildlife.
- Potential ecological harm is of concern.
- The use of a septic tank for foul sewage disposal could impact on the water quality of the River Len and the Great Water at Leeds Castle.
- Development of the site could lead to flooding issues downstream of the River Len.
- The restricted access is not suitable for increased vehicle activity and parking.
- Increased vehicular and pedestrian traffic will seriously affect neighbours.
- Additional traffic, car lights and traffic movements could infringe on the privacy of the neighbouring properties due to the close proximity.
- Noise disturbance could be generated from the development.
- Light and noise pollution are of concern.
- The site could be affected by noise and air quality due to the close proximity of the site to the M20.
- The need for holiday let accommodation in the area has not been demonstrated.
- The site is very boggy for most months of the year.
- Additional traffic will cause lasting effects to the fabric of the neighbouring Grade II listed property due to the close proximity of the lane.
- Trees have been cut down in the surrounding woodland.

4.02 The above matters raised by neighbours are discussed in the detailed assessment below.

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

Harrietsham Parish Council

- 5.01 Comment that they wish to see the planning application refused for the following reasons:
- Development is incongruous with the landscape and character of the area and the setting of the River Len and detrimental to the openness of the surrounding countryside.
 - Policy DM3 seeks to control pollution to protect ground and surface water where necessary and mitigate against the deterioration of water bodies and adverse impacts on Groundwater Source Protection Zones.
 - Policy DM30 outlines that proposed development outside of the settlement boundary must meet certain criteria including that proposals would not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges.
 - Policy SS1 maintains that the spatial strategy is to "protect and enhance the quality and character of countryside outside the settlement hierarchy".
 - The site is outside the defined rural service centre of Harrietsham and within the countryside and its development would harm the intrinsic character and appearance of the countryside, in conflict with Local Plan policy SS1.
 - Open countryside to the immediate south of the AONB forms a large extent of the setting for this designation and is viewed as a resource that requires conservation and enhancement where this supports the purposes of the AONB.
 - The walkover ecology report indicates that the land has 'negligible wildlife value and has no habitats for protected species'. An audit conducted by the Kent Wildlife Trust in recent years indicated that this is unlikely to be the situation.
 - Ownership of the proposed access and other parts of the site is unclear.
 - Insufficient information has been provided regarding access to utilities and wastewater treatment. There is concern about run off and pollution of the adjacent River Len chalk stream and water cress beds.
 - No mention has been made regarding any restrictions on occupation of the holiday lets.
 - There is no reference to how footpaths are to be maintained.

Environmental Health Officer

- 5.02 No objections. No adverse comments to make.

Kent Highways

- 5.03 No objection raised.

KCC Ecological Advice Service

- 5.04 No objection with the following comments
- As the site is regularly mown/grazed grassland there is limited potential for protected/notable species to be present within that area.
 - The proposed development site is directly adjacent to the River Len Alder Carr, Harrietsham Local Wildlife Site
 - With no direct access from the development into the woodland the potential of regular disturbance from recreational pressure is minimised. Potential impacts from an increase in lighting or increase in dust during construction can be addressed through planning conditions.
 - This application provides an opportunity to improve the Local Wildlife Site by re-introducing coppicing back into the woodland and potentially increasing the species diversity into the site.
 - We recommend that if planning permission is granted a simple management plan is produced to demonstrate that coppicing of the adjacent woodland is carried out within the site every 7-10 years.

Kent Wildlife Trust

- 5.05 Object to the application on the grounds that insufficient assessment has been carried out to determine whether the development will have a negative impact on the adjacent Local Wildlife Site and the River Len.

Natural England

- 5.06 No comments to make on the application.

Campaign to Protect Rural England (CPRE)

- 5.07 Whilst CPRE is normally in favour of making the countryside more accessible and providing tourist accommodation in the borough, they object to this application on the following grounds:
- The site is on land identified in the Local Plan Policies Map as being in an area defined as "Area Excluded from Built Development" and within a "Local Wildlife Site".
 - The site is a narrow constrained strip of land lying between the River Len on the south side and the immediately adjacent combined M20, Channel Tunnel Rail Link HS2 and A20 transport routes on the north side, and is a wholly inadequate location for such a development.
 - The noise effects on potential tourist occupants from this combined very close combination of motorway, rail line and major A-road appears not to have been evaluated.

Highways England

- 5.08 Comment that due to the close proximity to the M20 Motorway it is recommended that the applicant takes appropriate action to discourage/prevent pedestrians from wandering out of the field and into the M20 Motorway boundary beyond. Further comment that it is noted that there is an intention to provide a native hedgerow along the boundary of the development field but this may prove to be insufficient in the short term until the hedge is fully mature.

Southern Water

- 5.09 Comment that the applicant is advised to consult the Environment Agency directly regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation and the owner of the premises will need to maintain the septic tank to ensure its long-term effectiveness.
- 5.10 Advise that the proposed development lies within a Source Protection Zone around one of the water supply sources as defined under the Environment Agency's Groundwater Protection Policy and the Environment Agency should be consulted to ensure the protection of the public water supply source.

Environment Agency

- 5.11 Further information requested from the applicant.

6. APPRAISAL
Main Issues

- 6.01 The key issues for consideration relate to:
- The principle of holiday let/tourist lodges in the countryside location
 - Visual impact
 - Character and appearance
 - Residential amenity
 - Access, parking and traffic
 - Ecology
 - Surface and foul water disposal

Principle of development

- 6.02 Government guidance in the National Planning Policy Framework (NPPF) (2019) states (para. 83) that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. Paragraph 83 advises that planning policies should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 6.03 The NPPF (paragraph 84) advises that planning decisions should recognise that sites to meet local business needs in rural areas may have to be adjacent to, or beyond existing settlements, and in locations that are not well served by public transport. The NPPF states that in these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).
- 6.04 Policy SP21 of the adopted Maidstone Borough Local Plan is supportive of proposals for the expansion of existing economic development premises in the countryside, including tourism related development, provided the scale and impact of the development is appropriate for its countryside location.

- 6.05 Local Plan policy DM37 sets out circumstances where planning permission will be granted for the sustainable growth and expansion of rural businesses in the rural area. These circumstances include where new buildings are an appropriate scale for the location and can be satisfactorily integrated into the local landscape. A proposal should not result in unacceptable traffic levels on nearby roads. New development should not result in an unacceptable loss in the amenity of the area, particularly with regard to the impact on nearby properties and the appearance of the development from public roads.
- 6.06 Local Plan policy DM38 states that proposals for sites for the stationing of holiday caravans and/or holiday tents outside of the defined settlement boundaries will be permitted in certain circumstances. These include where the proposal would not result in an unacceptable loss in the amenity of the area, particularly with regard to the impact on nearby properties and the appearance of the development from public roads. The site is required to be unobtrusively located and well screened by existing or proposed vegetation and landscaped with indigenous species. The policy states that a holiday occupancy condition will be attached to any permission, preventing use as a permanent encampment.
- 6.07 The site, in this case, forms part of the open countryside to the west of the Harrietsham village settlement. Harrietsham is a designated rural service centre in the adopted Local Plan (just below Maidstone Urban Area in the sustainability hierarchy) and provides a range of key services and with good public transport connections to Maidstone and other retail centres.
- 6.08 As noted above, holiday/tourism related development in the rural areas of the borough is generally supported by planning policy. In the case of the current proposals, the proposed holiday let/tourist lodges use is relatively modest in scale (six one-bedroom units) both in terms of the number and size of the units and the number of guests that could be accommodated. The site is also well screened from public views by existing trees, hedgerows and woodland.
- 6.09 In light of the above, the principle of providing a holiday let/tourist lodge accommodation development on the site is acceptable. The specific site constraints are assessed under the relevant headings below.

Visual impact

- 6.10 The embankment on the southern side of the M20 motorway is to the north of the open grassed application site. There is woodland to the south and trees and hedgerow along the boundary with the neighbouring residential property ay 'Wentways' to the west.
- 6.11 The application indicates that new hedgerow planting is proposed to the northern, eastern and western boundaries of the proposed holiday let/tourist lodge site. The site is well screened from public views by the existing trees, hedgerows and woodland to the south (the woodland to the south owned by the applicant as blue land) and the new hedgerow planting as part of the proposals will further soften any visual impact.
- 6.12 With an approved scheme of native species hedgerow planting secured by planning condition, the proposed holiday let/tourist lodge development will not appear as visually intrusive in any views from public areas within the open countryside location. The proposal will not have any unacceptable harmful impact on the visual amenities of the locality.

Character and appearance

- 6.13 The site is within the Len Valley Landscape of Local Value as designated by the Maidstone Borough Local Plan. Local Plan policy SP17 seeks to prevent harm to the character and appearance of the countryside and states that the distinctive landscape character of the Len Valley will be conserved and enhanced as a landscape of local value.
- 6.14 In this case, the proposed holiday let/tourist lodges use is relatively modest in scale in terms of the number and size of the units and the extent of the site. The site adjoins a small group of existing buildings in the countryside location, and the site is well screened from views in the surrounding area by existing trees, hedgerows and woodland.
- 6.15 In summary, it is concluded that the proposals will not have a harmful impact on the character, appearance and openness of the landscape of the Len Valley Landscape of Local Value or the countryside generally.

Residential amenity

6.16 The proposed holiday let/tourist lodge use is adjoined to the west by the residential property called Wentways. Chegworth Lane from which the site is accessed runs past other neighbouring residential properties further to the west. The site is relatively well screened from the neighbouring residential property by existing trees and hedgerow to the boundary. Further boundary hedgerow planting is indicated as part of the current application.

6.17 The proposal will not have any significant impact on residential amenity including in terms of noise and disturbance. The proposal is of modest scale in terms of the use and the buildings (six huts for a maximum of 12 people), the buildings are separate and screened from the neighbouring residential property and with existing and proposed trees/hedgerow planting.

Access, parking and traffic

6.18 The proposed holiday let/tourist lodge site is accessed from the northern end of Chegworth Lane via an existing access which also serves the neighbouring residential property at Wentways to the west of the site. Whilst the access arrangements to and from the site include a bend in the accessway, they are suitable for the modest holiday let/tourist lodge development proposed.

6.19 The access arrangements within the site make provision for vehicles to turn and enter and leave the site in a forward gear. A total of six parking spaces are proposed within the site for the six one-bedroom holiday let/tourist lodges. Kent Highways raise no objection to the application.

Ecology

6.20 The proposed holiday let/tourist lodges are to be sited within an area of regularly mown/grazed grassland and therefore there is limited potential for protected/notable species to be present on this land. This situation is confirmed in the consultation response from the KCC Ecology team.

6.21 The site is adjoined to the south by an area of woodland which forms part of a designated Local Wildlife Site. The linear Local Wildlife Site follows the River Len which runs east to west through the woodland roughly parallel with southern boundary of the site. An existing sheep netting and barbed wire fence separates the proposed holiday let/tourist lodge site from the adjoining woodland and Local Wildlife Site.

6.22 Any impact on the adjoining woodland and Local Wildlife Site from the construction phase, and subsequent use of the proposed accommodation can be appropriately controlled and minimised through the use of planning conditions. Planning conditions are recommended in relation to external lighting and dust minimisation.

6.23 The current application provides an opportunity to improve the Local Wildlife Site by re-introducing coppicing back into the woodland and potentially increasing the species diversity within the site. In line with comments from KCC Ecology a condition is recommended to seek a management plan for the woodland owned by the applicant is produced, to demonstrate that coppicing will be carried out within the site every 7-10 years.

6.24 The planting of native species hedgerow to the northern boundary of the site and to the eastern and western edges of the footprint of the holiday let/tourist lodges site is secured by planning condition. These hedgerows will enable further ecological mitigation and/or enhancements to be secured by planning condition in accordance with Government guidance in the NPPF (para. 175).

Drainage

6.25 The application indicates that surface water is to be disposed of by way of the existing watercourse. Foul sewage is to be disposed of by way of a septic tank. No specific details of the surface water and foul sewage disposal arrangements are submitted.

6.26 In the absence of full details of the proposed surface water and foul sewage disposal arrangements and in order to ensure the proposed arrangements are satisfactory in terms of potential flooding, contamination and impact on the River Len, a condition is recommended to secure the submission of full details of the disposal arrangements for consideration and approval.

Other Matters

6.22 The site is within the KCC Minerals Safeguarding Area. The application relates to a very modest area of land within a significantly extensive Safeguarding Area.

- 6.23 The parish council consider that part of the red line application site boundary is not in the applicant's ownership which is contrary to the certificate of ownership (Certificate A) submitted with the planning application.
- 6.24 The planning system entitles anyone to apply for permission to develop any plot of land, irrespective of ownership. This does not however affect any civil rights which can preclude the planning permission from being implemented if the consent of the owner is not obtained.
- 6.25 An applicant is required to notify the owners of the land or buildings (who own land 21 days prior to the submission of a planning application) to which the application relates. The applicant is only required to 'notify' and does not require the 'permission' of the land owner to make the planning application, When making an application, an applicant is required to sign a certificate confirming the ownership of the land to which the application relates and that the relevant notices have been served. Whilst there is no evidence to suggest that the certificate of ownership was incorrect at the time that it was submitted (18 January 2019), the applicant has been requested to confirm the current ownership of the application site.
- 6.26 A planning condition is recommended seeking details of boundary treatments. These details should include measures to restrict pedestrian access to the nearby motorway including in the period where hedgerows are being established.
- 6.27 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after. An informative is recommended highlighting the CIL charge to the applicant.

7. CONCLUSION

- 7.01 Government guidance in the NPPF and adopted Local Plan policies are generally supportive of holiday/tourism related development in rural areas. In the case of the current proposals, the proposed holiday let/tourist lodge development is relatively modest in scale, both in terms of the number and size of the units and the number of guests that could be accommodated on the site.
- 7.02 The site is well screened from public views by existing trees, hedgerows and woodland and the new hedgerow planting proposed will further soften any visual impact. With an approved scheme of native species hedgerow planting secured by planning condition, the proposed holiday let/tourist lodge development will not appear as visually intrusive in any views from public areas and will have an acceptable harmful impact on the visual amenities of the locality.
- 7.03 Given the modest scale of the holiday let/tourist lodge use, the level of activity within the site and the additional comings and goings to and from the site via the northern end of Chegworth Lane and the existing accessway off the end of the lane are unlikely to be so significant as to result in unacceptable noise and disturbance to the neighbouring occupiers.
- 7.04 The access arrangements to and from the site are considered suitable for the modest scale holiday let/tourist lodge development proposed. The access arrangements within the site make provision for vehicle parking and for vehicles to turn and enter and leave the site in a forward gear.
- 7.05 The impact on habitats within the adjoining woodland and Local Wildlife Site are acceptable. The application provides an opportunity to improve the Local Wildlife Site by re-introducing coppicing back into the woodland and potentially increasing the species diversity within the site.
- 7.06 The application is in accordance with the relevant Government guidance in the NPPF (2019) or the policies in the adopted Maidstone Borough Local Plan (2017). The grant of planning permission is recommended subject to the conditions set out below.

8. RECOMMENDATION

GRANT planning permission subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;
Reason: In accordance with the provisions of 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 plans/document unless otherwise agreed in writing by the Local Planning Authority:
Location Plan received 30.01.19
Drawing No. P875/2 Rev. A – Proposed site Plan
Drawing No. P875 – Floor plan and elevations
Drawing No 2562/19/B/2 – Landscape Planting
Design and Access Statement;
Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers and the visual amenity of the area.
- 3) The materials to be used in the construction of the external surfaces of the holiday let/tourist lodges hereby permitted shall be as shown on the approved plan (Drawing No. P875/4) and shall be maintained as such.
Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity.
- 4) Before the holiday let/tourist lodges hereby permitted are first occupied, a detailed landscaping scheme for the site comprising native species planting, including details of the new hedgerow planting as shown on the approved plan (Drawing No 2562/19/B/2), shall have been submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include details of species, plant sizes and proposed numbers and densities. A plan for the long term maintenance of the landscaping scheme shall also be included in the details submitted. The approved landscaping scheme shall be implemented by the end of the first planting season following the first occupation of the holiday let/tourist lodges.

Any trees or plants which within a period of five years from the implementation of the approved landscaping scheme 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: In the interests of the visual amenities of the area and the setting of the completed development.
- 5) Prior to the holiday let/tourist lodges hereby permitted being stationed on the site, details of the surfacing materials to be used in the construction of all new hardsurfacing within the site, including the new accessway, parking spaces and pathways shown on the approved plan (Drawing No. P875/2 Rev. A), shall have been submitted to and approved in writing by the Local Planning Authority. The new hardsurfacing shall comprise permeable material. The new hardsurfacing shall be carried out in accordance with the approved details before the first occupation of the holiday let/tourist lodges;
Reason: In the interests of the visual amenities of the area and the setting of the completed development.
- 6) The six holiday let/tourist lodges hereby permitted shall only be used as holiday accommodation;
Reason: To prevent permanent residential development in the open countryside in the interests of sustainable development.
- 7) The six holiday let/tourist lodges hereby permitted shall only be occupied continuously by any persons for a period not in excess of 28 days and not for more than 112 days in total in any calendar year. A written record of all lettings shall be kept and made available for inspection by the Local Planning Authority at their reasonable request;
Reason: To prevent permanent residential development in the open countryside in the interests of sustainable development.

- 8) The holiday let/tourist lodge use of the site hereby permitted shall be restricted to the six holiday let/tourist lodges shown on the approved plan (Drawing No. P875/2 Rev. A) only;
Reason: In the interests of the amenities of the occupiers of neighbouring residential properties and local amenity generally.
- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order with or without modification), no further development, other than that shown on the approved plan (Drawing No. P875/2 Rev. A), shall take place within the site;
Reason: In the interests of the amenities of the occupiers of neighbouring residential properties, visual amenity and the character and appearance of the open countryside location.
- 10) The new accessway within the site, vehicle turning areas and parking spaces shown on the approved plan (Drawing No. P875/2 Rev. A) shall be provided and maintained available for use for access, vehicle turning and parking purposes by users of the six holiday let/tourist lodges hereby permitted. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order with or without modification), shall be carried out within the new accessway, vehicle turning and/or parking areas or in such position as to preclude vehicular access to them. The holiday let/tourist lodges shall not be occupied without the accessway within the site, vehicle turning areas and parking spaces being available and maintained as such;
Reason: Development without adequate access, vehicle turning facilities and/or parking provision is likely to lead to vehicle movements and parking inconvenient to neighbouring residents and other road users and in the interests of local amenity and road safety.
- 11) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter;
Reason: In order to safeguard the night-time rural environment, the ecological interests of the locality, and residential and local amenity generally.
- 12) Prior to the first occupation of the holiday let/tourist lodges hereby permitted, a woodland management plan for the woodland area adjacent to the southern boundary of the site and new hedgerows within the application site shall have been submitted to and approved in writing by the Local Planning Authority. The woodland management plan must demonstrate that rotational coppicing will be re-introduced into the adjacent woodland area and will be carried out every 7 – 10 years. The woodland management plan shall be implemented and maintained as approved;
Reason: In order to increase the potential species diversity within the site in accordance with Government guidance in the NPPF (para. 175).
- 13) Prior to the first occupation of the holiday let/tourist lodges hereby permitted foul and surface water drainage for the site shall be in place that is in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the approved measures maintained thereafter.
Reason: To ensure that adequate drainage is provided for the development and reduce the potential for flooding, protect the water environment and prevent contamination of the land.
- 14) All works associated with the approved permission shall be carried out in line with a dust minimisation plan that has previously been submitted to and approved in writing by the Local Planning Authority.
Reason: In order to safeguard the ecological interests of the locality.
- 15) The development hereby approved shall not commence above slab level until, details of all boundary treatments have been submitted to and approved in writing by the local planning authority with the details including gaps at ground level to allow the passage of wildlife and the development shall be carried out in accordance with the approved details before the first occupation of the buildings or land and maintained thereafter;

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Reason: To ensure a satisfactory appearance to the development, in the interests of wildlife and to restrict pedestrian access to the nearby motorway.

INFORMATIVES

- 1) The applicant is advised to consult the Environment Agency directly regarding the potential use of a septic tank drainage which disposes of effluent to sub-soil irrigation and surface water drainage disposal via a watercourse.
- 2) The applicant is advised that the proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

Case Officer: Jon Barnes