

REFERENCE NO: 20/505274/FULL		
APPLICATION PROPOSAL: Extension to existing Gypsy site, including retention of 1(no) static mobile home (as approved under MA/97/0349); and siting of 3 additional residential static mobile homes for a Gypsy family, and erection of dayroom.		
ADDRESS: Two Acres, Park Lane, Boughton Monchelsea Maidstone, Kent, ME17 4JJ		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to planning conditions		
SUMMARY OF REASONS FOR RECOMMENDATION: In Local Plan policy terms, there is resistance to residential caravans in the countryside. As an exception to this general policy constraint, Local Plan policy DM15 allows for gypsy and traveller accommodation in the countryside provided certain criteria are met; and policies SP17 and DM30 allow for development provided it does not result in harm to the character and appearance of the area.		
<p>In this instance, Two Acres is in part an authorised (unrestricted) Gypsy site, with permission for one mobile home, and this development will extend the site and see an additional three mobile homes placed on the site. It has also been established that the adult occupants of the site meet the Government’s planning definition of a Gypsy as set out in the PPTS, and there is no reasonable justification to object to the development on sustainability grounds in terms of location and reliance on the private motor vehicle to access day to day needs. Furthermore, the development is not considered to cause unacceptable harm to the character and appearance of the countryside hereabouts, subject to supplementary boundary planting.</p> <p>With everything considered, the development is therefore acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. In consequence of this finding, a permanent permission will be granted and restricted only by a gypsy and traveller occupation condition.</p>		
REASON FOR REFERRAL TO COMMITTEE: Boughton Monchelsea Parish Council has requested that the planning application is considered by the Planning Committee if officers are minded to approve planning permission. This request is made for the reasons outlined in the consultation section below.		
WARD: Boughton Monchelsea & Chart Sutton	PARISH COUNCIL Boughton Monchelsea	APPLICANT: Mr Matthews AGENT Keith R Hammond LTD
TARGET DECISION DATE: 01/03/21		PUBLICITY EXPIRY DATE: 28/12/20

RELEVANT PLANNING HISTORY

- 20/502887 - Removal of mobile home and erection of dayroom. Stationing of 4 mobile homes for gypsy pitches – Refused:
 - *Proposal failed to demonstrate occupants of proposed mobile homes meet planning definition of 'gypsies & travellers', as set out in Annex 1 of the Government's PPTS (2015).*
 - *Development harmfully consolidated sporadic and urbanising development in countryside, causing unacceptable harm to character and appearance of area hereabouts. This inappropriate development, for which there is no overriding justification for.*
- MA/02/2188 - Erection of oak framed garage and store – Refused
- MA/02/1487 - Provision of second mobile home to form separate residence to be occupied by children of gypsy family occupying existing mobile home – Approved (Permission was personal to Stacey Scott and dependants and not current occupants)
- MA/02/1426 - Erection of oak framed garage and store – Refused
- MA/97/0349 – Re-siting of caravan for gypsy family – Refused (Allowed at appeal)

MAIN REPORT

1.0 SITE DESCRIPTION

1.01 Two Acres is located on the western side of Park Lane, accessed by way of an existing track some 135m in length; and currently on site are two mobile homes and a number of outbuildings (see below for what is considered to be lawful on the site in planning terms). In between the proposal site and the road is a yard/storage area and New Barn Farm which are not in the ownership of the applicant. To the west of the site there is a Grade II property known as Parsonage Farmhouse and what appears to be some industrial units; and to the south is some type of wood yard. Beyond Parsonage Farm, is Boughton Monchelsea Place, a Grade II registered Park and Garden. For the purposes of the Local Plan, the site is located in the designated countryside; and the site also falls within an Area of Archaeological Potential and a KCC Minerals Safeguarding Area.

2.0 PROPOSAL

2.01 This proposal was described as: *Removal of 1 mobile home and erection of dayroom. Stationing of 3 mobile homes for gypsy pitches. (Re-sub of 20/502887).*

2.02 When the planning history is looked into, it is apparent that there is a lawful (unrestricted) permission for a single static mobile home for Gypsy accommodation on a smaller site area than now proposed. This was granted under MA/97/0349.

2.03 Furthermore, under approval MA/02/1487 condition 2 states:

Mobile home hereby permitted shall only be occupied by Stacey Scott and her dependants (if any) (gypsies as defined by Sec 16 of Caravan Sites Act 1968). In event of the mobile home no longer being required for occupation by Stacey Scott it, together with any ancillary development permitted by virtue of Classes A & B, Part 5, Schedule 2, Article 3 of Town and Country Planning GPDO 1995 (or statutory instrument revoking and re-enacting those Orders with or without modification), shall be removed from site and land restored to its former condition within a period of 3 months.

Reason: To control intensity of the use, as if site were to be occupied by more than one gypsy family it may adversely affect character and appearance of countryside.

2.04 There is no other planning history relating to the siting of mobile homes after this (except for the recent refusal); and it is understood from the submission that Mr and Mrs Matthews purchased the site some years ago. With this all taken into account, it is considered that Two Acres only has lawful permission for one mobile home (as the occupant is not Stacey Scott and her dependants). Furthermore, the proposal site appears to be larger than what has previously been authorised, extending southwards.

2.05 With this considered, it was suggested to the agent to amend the description of this application to: *Extension to existing Gypsy site, including retention of 1(no) static mobile home (as approved under MA/97/0349); and siting of 3 additional residential static mobile homes for a Gypsy family, and erection of dayroom.* This has been agreed by the agent.

2.06 As previously set out, the two mobile homes on the site are occupied by Mr and Mrs Matthews and their children, and Mr Matthew's mother. The proposal would see one unit occupied by Mr and Mrs Matthews and their two younger children; one unit occupied by Mr Matthew's mother; and the other two units occupied by the three eldest children (14yrs old, 18yrs old; and 20yrs old).

2.07 The mobile homes are shown to measure some 12.5m x 6m (75m²) with plywood panelled elevations and a felt/glass fibre roof. The proposed dayroom is shown to measure some 13.5m x 8m in footprint (108m²), and with its hipped roof it would stand some 4.4m in height. The external materials of the day room are shown to be facing brick and plain roof tiles.

2.08 For clarification, the main differences between this application and that refused under 20/502887 are as follows:

- This application proposes one less mobile home.
- Proposed mobile homes are positioned further north in the site.
- Footprint of dayroom has been reduced by 36m²; and its height has been reduced from nearly 6m to approx. 4.4m.
- Information on gypsy and traveller status of applicant has been submitted.

3.0 POLICY & OTHER CONSIDERATIONS

- Local Plan (2017): SS1; SP17; SP18; GT1; DM1; DM4; DM8; DM15; DM30
- National Planning Policy Framework (2019) & National Planning Practice Guidance
- Landscape Character Assessment (2013) & Supplement (2012)
- Landscape Capacity Study: Sensitivity Assessment (2015)
- Boughton Monchelsea Neighbourhood Plan (Submission version: Mar 2020): PWP2 (Priority Local Landscape); PWP10 (Lighting); PWP11 (Planting native tree & hedge species); PWP12 (Biodiversity); and RH9 (Provision for gypsies & travellers)
- Planning Policy for Traveller Sites (2015)
- Gypsy & Traveller and Travelling Showpeople Topic Paper (2016)
- Gypsy & Traveller & Travelling Showpeople Accommodation Assessment (2012)

4.0 CONSULTATION RESPONSES

4.01 **Boughton Monchelsea Parish Council:** Wish to see application refused and reported to Planning Committee if officers are minded to recommend approval. Their comments have been summarised as follows:

Proposal represents unacceptable intensification of site and would harmfully consolidate sporadic and urbanising development in countryside, causing unacceptable harm to character & appearance of area; and only change from 20/502887 appears to be addition of 3 mobile homes rather than 4.

4.02 **KCC Highways:** Proposal does not meet the criteria to warrant their involvement.

4.03 **KCC Archaeology:** No representations received.

4.04 **Local residents:** No representations received.

5.0 APPRAISAL

Main issues

5.01 Local Plan policy DM15 allows for gypsy and traveller accommodation in the countryside provided certain criteria are met; and policies SP17 and DM30 allow development provided it does not result in harm to the character and appearance of the area. The site falls within the Boughton Monchelsea to Chart Sutton Plateau (Area 29) Within the Council's Landscape Character Assessment. The landscape guidelines for this area are to 'IMPROVE'.

5.02 The Examiner's final report for the Boughton Monchelsea Neighbourhood Plan (BMNP) has recommended that the once modified, this Neighbourhood Plan can proceed to referendum. As it has passed examination, this plan becomes a significant material

consideration in decisions. Within the BMNP, the proposal site falls within the 'Proposed Priority Local Landscape'.

5.03 Government guidance set out in the Planning Policy for Traveller Sites (PPTS) places emphasis on the need for increased gypsy and traveller site provision, supporting self-provision (as opposed to local authority provision). The site is some 3km to the east of Coxheath, and in terms of broad principles, Local Plan policies and central government guidance both permit gypsy and traveller sites to be located in the countryside as an exception to policies which otherwise seek to restrain development. It would therefore be considered unreasonable to object to the application on sustainability grounds in terms of its location.

5.04 So, in accordance with the relevant policies of the Maidstone Local Plan and central Government guidance, the main issues for consideration are gypsy status in planning terms; what the need and supply of gypsy sites are; and the proposal's visual impact.

Gypsy status/personal circumstances

5.05 The Government's PPTS (August 2015) sets the planning definition of 'gypsies & travellers', and this excludes those who have ceased to travel permanently. The current definition is as follows (Annex 1):

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show-people or circus people travelling together as such.'

5.06 On this matter, the following relevant (summarised) details have been submitted:

- Letter from researcher for Gypsy and Traveller Accommodation Assessment, who interviewed family in May 2020. This states information provided led them to believe family 'Travels for Work' and therefore fits planning definition. Letter states it was confirmed during interview Mr Matthews travels for his work, carrying out groundworks and does civil engineering which requires him to stay away; and it is understood that working gun dogs are bred and this requires travelling to deliver them to their new owners. Furthermore, it states the two eldest daughters future husbands do groundworks and trade horses.
- Letter from General Manager of Parkdean Resorts confirms Mr Matthews has worked on Highfield Grange Holiday Park as sub-contractor for over last 8yrs; and has worked on many parks throughout UK since 2012 and stayed on site with family whilst working in Kent, Essex and Northumberland as examples.
- Letter from Hi-Tec Rail confirms Mr Matthews has worked and stayed on site whilst working for them at various places throughout UK.
- Letter from primary school confirms two youngest children are registered there as Gypsy/Roma and that family request authorised absences for travelling and attending fairs.
- Letter from primary school confirming all children have attended this school at some point, with one child still there. Children were/are registered as Gypsy Roma Travellers; and school is fully aware family often travel for work purposes, attending horse fairs, and officially granted leave of absence for this is permitted.
- Photographs show the family attending various Gypsy/Traveller/Romany gatherings and functions supporting their nomad ethnicity; and details have been submitted of horse fairs and other Gypsy assemblies that are attended by the family throughout the year.
- Letter from Mr Matthews confirms he has lived on site for 16yrs, taking over from his parents/uncle; and living here allows family to keep nomadic lifestyle to Romany traveller tradition and culture. Letter also confirms he frequently travels for work and whilst family travels with him, it is considered important to have settled base for children to attend school; and family are living in overcrowded conditions. Mrs Matthews also has health problems and relies on their children for help day to day; and day room would make life easier in this respect.
- Mr and Mrs Matthews are a known Gypsy family in the borough with local family connections and there is a desire to maintain their traditional style of living.

5.07 With everything considered, it is reasonable to say that the occupants of the site continue to travel for work purposes to make a living. It is therefore accepted that the Gypsy status has been met in accordance with the provisions of the Government's PPTS.

Need

5.08 The Maidstone Local Plan is adopted and there are policies relating to site provision for Gypsies and Travellers. Local planning authorities also have responsibility for setting their own target for the number of pitches to be provided in their areas in their Local Plans, and the Gypsy & Traveller and Travelling Showpeople Accommodation Assessment: Maidstone (Jan 2012) provides the evidence of the need for Gypsy and Traveller pitches in the borough for the Local Plan period (October 2011 to March 2031). The GTAA was completed prior to the refinement to the definition of Gypsies and Travellers contained in the revised PPTS published in August 2015. The GTAA is the best evidence of need at this point, forming as it does part of the evidence base to the Local Plan. It is considered to be a reasonable and sound assessment of future pitch needs, albeit that actual need may prove to be somewhat lower as a result of the definition change. The current GTAA provides the best evidence of need but each decision must be taken on evidence available at the time of a decision made.

5.09 GTAA concluded the following need for pitches over the remaining Local Plan period:

Oct 2011 – March 2016 - 105 pitches

Apr 2016 – March 2021 - 25 pitches

Apr 2021 – March 2026 - 27 pitches

Apr 2026 – March 2031 - 30 pitches

Total: Oct 2011 – March 2031 = 187 pitches

5.10 The target of 187 additional pitches is included in policy SS1 of the Maidstone Local Plan; and the GTAA is the best evidence of needs at this point, forming as it does part of the evidence base to the adopted Local Plan. Please note that a new GTAA is progressing to support the Council's Local Plan Review, but this has been interrupted due to Covid-19.

Supply

5.11 Accommodation for Gypsies and Travellers is a specific type of housing that councils have the duty to provide for under the Housing Act (2004). Local Plan Policy DM15 accepts that subject to certain criteria, this type of accommodation can be provided in the countryside. Since 1st October 2011, the base date of the GTAA, the following permissions for pitches have been granted (as of 31st January 2021):

Permanent non-personal – 211

Permanent personal – 32

Temporary non-personal – 4

Temporary personal – 39

5.12 A total of 243 pitches have been granted permanent consent since October 2011. These 243 pitches exceed the Local Plan's 187 pitch target. This illustrates that the rate at which permanent permissions have been granted in the first 9 years of the plan period is actually ahead of the rate of need by the GTAA. Furthermore, sites allocated through policy GT1 in the Local Plan will also provide an additional 29 pitches; sites granted permanent permissions on suitable windfall sites (in accordance with policy DM15); and pitch turnover on the two public Gypsy & Traveller sites in the borough, will continue to increase the number of pitches in the borough.

5.13 The PPTS directs that the lack of a 5 year supply of Gypsy and Traveller pitches should be given weight when considering the expediency of granting consent on a temporary basis. The Council's position is that it can demonstrate 8yrs worth of supply of Gypsy and Traveller sites at the base date of 1st April 2020. As the Council considers itself to be in a position to demonstrate more than a 5 year supply, paragraph 27 of the PPTS would not apply in the determination of this application and the direction to positively consider the granting of a temporary consent does not apply.

Visual impact

5.14 Guidance in the Planning Policy for Traveller Sites (PPTS) states that local planning authorities should very strictly limit new traveller development in the countryside but goes on to state that where sites are in rural areas, considerations are that sites do not dominate the nearest settled community and do not place undue pressure on local infrastructure. No specific reference to landscape impact has been outlined however this is addressed in the relevant Local Plan policies and the NPPF. Specifically, policy DM15 of the Local Plan allows for Gypsy accommodation in the countryside provided certain criteria are met. This includes allowing development that does not result in significant harm to the landscape and rural character of the area.

5.15 Existing development at Two Acres is modest and mostly located at the northern end of the site, adjacent to other buildings on neighbouring sites; and the existing outbuildings along the western boundary are low-key in nature. The rest of the application site is largely undeveloped. To the north is agricultural land; to the east there is a storage building and bungalow; to the south a wood yard; and to the west there are industrial units. There are also other Gypsy sites in the vicinity of the site.

5.16 The proposal would introduce a dayroom and additional mobile homes onto the site. Unlike what was previously proposed under 20/502887, the proposal would be better grouped with existing development on the site, allowing the southern end of the site to remain open in feel. As such, the proposal would no longer result in new development sprawling across the whole site. Furthermore, the proposed mobile homes themselves are of a typical style and appearance; they appear to fall within the definition of a caravan (Section 29 of the Caravan Sites and Control of Development Act 1960); and the palette of external materials is not objectionable.

5.17 In terms of the proposed dayroom, whilst the principle of ancillary buildings can be acceptable, this is subject to all material planning considerations; the buildings must still appear subordinate and ancillary to the main living space on a site; and protection should still be given to the rural character of the borough's countryside. Although superseded by the PPTS, the Government's: *Good Practice Guide on Designing Gypsy and Traveller Sites (2008)* is a useful comparison in that it sets out what was considered reasonable accommodation at the time. It states amenity buildings must include basic amenities/services (as a minimum): Hot & cold water supply; electricity supply; separate toilet and hand wash basin; bath/shower room; kitchen/dining area; secure storage space for harmful substances/medicines; enclosed storage for food, brooms, washing, cleaning items etc; & space for connection of cooker, fridge/freezer & washing machine.

5.18 In this instance, the proposed dayroom would measure some 13.5m by 8m (108m²), which is a significant 25% reduction in floor area when compared to the day room previously refused; the height of the building has been noticeably reduced from nearly 6m to 4.4m; and the building is shown to provide the family with basic amenities/services that are considered proportionate for a large family occupying four mobile homes. On this basis, the day room is considered to be reasonably necessary in this instance, and it provides a justified level of accommodation to serve

this large family; and overall it would no longer appear to harmfully dominate the main living accommodation of the four mobile homes.

- 5.19 In terms of the wider area, the site is set back some 130m from Park Lane, and given the significantly reduced scale of the day room and the proposed location of the mobile homes being better grouped with existing development in and around the site, it is considered that the proposal would not appear visually dominant or incongruous from the road. The proposal would also not appear visually harmful from any other public vantage point, given separation distances and existing landscaping/built form in the area. Furthermore, the site already benefits from well-established conifer hedges along part of its eastern and western boundaries, and there is also a recently planted Laurel hedge along the eastern boundary. Whether a proposal is visually dominant from any public vantage point or not, the NPPF is clear that planning decisions should contribute to and enhance the natural and local environment by (inter alia), recognising the intrinsic character and beauty of the countryside. In this instance, the scale, design and layout of the proposal is considered acceptable; the undeveloped character of the site to the south would be retained; and there is ample scope for new planting to further soften and positively integrate the development into the surrounding landscape.
- 5.20 It is considered that the proposed development would not harmfully consolidate sporadic and urbanising development in the countryside, and would not cause unacceptable harm to the character and appearance of the area hereabouts. In visual amenity terms, the proposal is therefore considered to be in accordance with the relevant policies of the Local Plan; the examined Boughton Monchelsea Neighbourhood Plan; the aims of the NPPF; and the guidance within the Maidstone Landscape Character Assessment.

Other matters

- 5.21 A residential use is not generally a noise generating use and this development does not increase the number of occupants on the site. As such, it is considered that the application would not have an adverse impact upon the living conditions of any neighbouring occupant, including in terms of general noise and disturbance. The proposal is not considered to result in an adverse impact upon the setting and significance of any near-by heritage asset; and given that the KCC Archaeology Officer has not responded to consultation, it is assumed they raise no objection on archaeology grounds.
- 5.22 The site falls within Flood Zone 1 and no objection is raised in terms of flood risk; the site will make use of an existing access and no highway safety objection is raised; and there are no arboriculture issues. Given the current use and well maintained nature of the site, it is not considered necessary to require further ecological details prior to the determination of this application. Notwithstanding this, one of the principles of the NPPF is that "*...opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*". If the application were to be approved, a suitable condition would be imposed requesting details of biodiversity enhancement on the site.
- 5.23 No further information is required in terms of land contamination and air quality; further details in terms of external lighting, if necessary, could be dealt with by way of an appropriate condition; and foul sewage disposal would be via a sewage package treatment plant and surface water disposal would be via soakaway, which is considered acceptable. The site falls within a KCC Minerals Safeguarding Area, but given the nature of the proposal no objection is raised to it on mineral and waste safeguarding grounds. The comments from Boughton Monchelsea Parish Council has been considered in the assessment of this application; and the development,

when considered cumulatively with other lawful gypsy sites in the vicinity, would not result in it having an unacceptable impact upon, or dominating, the nearest settled community and local infrastructure, as the number of mobile homes has not increased.

- 5.24 Article 8 of the European Convention on Human Rights, as incorporated into UK law by the Human Rights Act 1998, protects the right of an individual to, amongst other things, a private and family life and home. Furthermore, the courts have held that the best interest of the children shall be a primary consideration in all decisions concerning children including planning decisions. In addition to this, race is one of the protected characteristics under the Equality Act and ethnic origin is one of the things relating to race. Romany Gypsies and Irish Travellers are protected against race discrimination because they are ethnic groups under the Equality Act. This application has been considered with regard to the protected characteristics of the applicant and the Gypsies who occupy the caravans, and it is considered that the requirements of the PSED have been met and approving this development would not undermine the objectives of the Duty.

6.0 CONCLUSION

- 6.1 In Local Plan policy terms, there is resistance to residential caravans in the countryside. As an exception to this general policy constraint, Local Plan policy DM15 allows for gypsy and traveller accommodation in the countryside provided certain criteria are met; and policies SP17 and DM30 allow for development provided it does not result in harm to the character and appearance of the area.
- 6.2 In this instance, part of the site benefits from permission for a single static mobile home for Gypsy accommodation; Gypsy status has been established, in accordance with the Government's planning definition; and there is no reasonable justification to object to the development on sustainability grounds in terms of location and reliance on the private motor vehicle to access day to day needs. Furthermore, the development is not considered to cause unacceptable harm to the character and appearance of the countryside hereabouts, subject to supplementary boundary planting. For clarification, the application has overcome the previous reasons for refusal under 20/502887.
- 6.3 With everything considered, the development is therefore acceptable with regard to the relevant provisions of the Development Plan, the submission version of Boughton Monchelsea Neighbourhood Plan, the NPPF and all other material considerations such as are relevant. In consequence of this finding, a permanent permission is recommended and restricted only by a gypsy and traveller occupation condition.

7.0 RECOMMENDATION - GRANT planning permission subject to 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 site shall not be used as a caravan site by any persons other than Gypsies or Travellers, as defined in Annex 1 of the Planning Policy for Traveller Sites 2015 (or any subsequent definition that supersedes that document);

Reason: The site is in an area where the stationing of caravans/mobile homes is not normally permitted.

- (3) No more than four caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the application site at any time;

Reason: To safeguard the character and appearance of the countryside.

- (4) Prior to the construction of the day room building above damp-proof course level, written details and samples of the materials to be used in the construction of the external surfaces of this building shall be submitted to and approved in writing by the local planning authority. The development shall be constructed using the approved materials and maintained as such thereafter.

Reason: To safeguard the character and appearance of the countryside.

- (5) The external materials to be used for the mobile homes hereby approved shall be in accordance with the details as shown on drawing reference: 140620/03 and maintained as such thereafter.

Reason: To safeguard the character and appearance of the countryside.

- (6) Prior to any new mobile home being brought on to the site details of a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, details of any planting to be retained, and long-term maintenance of existing and proposed planting, shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and the landscaping of the site and its management shall be carried out in accordance with the approved details thereafter;

Reason: To safeguard the character and appearance of the countryside.

- (7) All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the caravans hereby approved, or following the commencement of the works associated to the day room hereby approved, whichever is the sooner. Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected, shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.

Reason: To safeguard the character and appearance of the countryside.

- (8) Prior to any new mobile home being brought on to the site, a scheme for the enhancement of biodiversity on the site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and all features shall be maintained as such thereafter.

Reason: In the interests of ecological enhancements.

- (9) No external lighting, whether temporary or permanent, shall be placed or erected within the application site, unless details are submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter;

Reason: To safeguard the character and appearance of the countryside and in the interests of residential amenity.

- (10) No commercial activities shall take place on the land, including the storage of materials;

Reason: To prevent inappropriate development and safeguard the amenity, character and appearance of the countryside and in the interests of residential amenity.

- (11) No vehicles over 3.5 tonnes in unladen weight shall be stationed, stored or otherwise parked on the application site at any time;

Reason: To safeguard the character and appearance of the countryside.

- (12) If the lawful use of the site ceases, all caravans, structures, equipment and materials bought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing;

Reason: To safeguard the character and appearance of the countryside and in the interest of amenity.

- (13) The development hereby permitted (including the site layout and the scale and appearance of the mobile homes and day room) shall be carried out in accordance with the following plans: Site location plan (1:1250); 140620/01B; 03; 09 (proposed layout); 05; and 10B.

Reason: For the avoidance of doubt.

Case Officer: Kathryn Altieri