

<b>REFERENCE NO:</b> 21/504233/FULL		
<b>APPLICATION PROPOSAL:</b> Change of use of land to bijou glamping retreat, consisting of 4(no) canvas bell tents, 1(no) shepherd hut, erection of 1(no) toilet/shower block and associated parking. Conversion of stable block, into bar, 3(no) sleeping pods, kitchen and dining area/tea room.		
<b>ADDRESS:</b> Bimbury Lodge Bimbury Lane Stockbury Maidstone Kent ME14 3HY		
<b>RECOMMENDATION:</b> GRANT PLANNING PERMISSION subject to planning conditions		
<b>SUMMARY OF REASONS FOR RECOMMENDATION:</b> The proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant.		
<b>REASON FOR REFERRAL TO COMMITTEE:</b> Stockbury Parish Council has requested application is considered by Planning Committee if officers are minded to approve application. This request is made for reasons outlined in consultation section below.		
<b>WARD:</b> North Downs	<b>PARISH COUNCIL</b> Stockbury	<b>APPLICANT:</b> Mrs L. Twitchett <b>AGENT:</b> Mr T. Spencer
<b>TARGET DECISION DATE:</b> 25/10/21		<b>PUBLICITY EXPIRY DATE:</b> 04/10/21

## RELEVANT PLANNING HISTORY

- 19/502885 – Single storey extension and 2-storey side/rear extension - Approved
- MA/06/0667 – Erection of conservatory - Approved
- MA/00/0076 – Demolition of extension and erection of 2-storey rear extension with 2 dormer windows and alterations to design of roof - Approved
- MA/90/1377 – Alterations and extensions - Approved
- MA/90/0155 – Alterations and two storey extension to existing bungalow - Refused
- MA/78/1293 – 20 wire netting runs and wooden houses for boarding cats - Approved
- MA/77/0531 - 11 wire pens and wooden houses for cat boarding - Approved

## MAIN REPORT

### 1.0 SITE DESCRIPTION

1.01 Bimbury Lodge is a detached chalet-style bungalow located on the eastern side of Bimbury Lane, some 880m to the north of the junction with the A249. To the north of the site there are paddocks, with a property known as Nimbus beyond; to the east is agricultural land; and to the south are residential properties known as Chestnut Cottage and then Windy Croft. There is also a public footpath (KH88) some 200m to the east of the site. The development permitted under 19/502885 is currently being built out on site.

1.02 For the purposes of the Maidstone Local Plan the application site is within the countryside and within the Kent Downs Area of Outstanding Natural Beauty. The site is within Flood Zone 1; and it also falls within an area of archaeological potential.

### 2.0 PROPOSAL

2.01 The description of the development is as follows: *Change of use of land to bijou glamping retreat, consisting of 4 canvas bell tents, 1 shepherd hut, erection of 1 toilet/shower block and associated parking. Conversion of stable block, into bar, 3 sleeping pods, kitchen and dining area/tea room.*

2.02 The four bell tents would be sited to the rear of Bimbury Lodge; the shepherds hut and the new toilet/shower block would be sited close to the northern boundary of the site; and the existing stable block to be converted is found in the north-eastern corner of the application site.

- 2.03 The new toilet/shower block would measure some 4.2m by 3.5m (14.7m<sup>2</sup>); with its pitched roof design it would stand some 3.6m in height; and it would be clad in timber weatherboarding with a tiled roof. The shepherds hut would stand some 3.1m in height and would also be clad in timber weatherboarding; and the submission shows the bell tents to be some 3m tall. There would be some alterations to the fenestration detail of the existing stable block; and it would be converted to provide a kitchen, bar and seating area only for those staying at Bimbury Lodge; and there would also be some sleeping accommodation.
- 2.04 The bell tents would be used between April and October, with the shepherd hut and sleeping pods being available all year round. Access to the glamping site would be from the existing access to Bimbury Lane; and there would be the provision of five car parking spaces on the site (leaving two spaces for Bimbury Lodge). To clarify, Bimbury Lodge would remain as a residential property.
- 2.05 The applicant has also confirmed that they will not be applying for an alcohol or music licence; the bar area is not to serve alcohol, but instead be a coffee and soft drinks bar. There will not be a restaurant on the site; and the tea room will be used to offer a country afternoon tea experience to our Glampers as part of their stay.

### **3.0 POLICY AND OTHER CONSIDERATIONS**

- 2017 Local Plan: SS1, SP17, SP21, DM1, DM3, DM6, DM8, DM23, DM30, DM37, DM38
- Landscape Character Assessment (2013) & Supplement (2012)
- Landscape Capacity Study: Sensitivity Assessment (2015)
- National Planning Policy Framework (2021) & National Planning Practice Guidance
- Kent Downs AONB Management Plan (2014-19): SD1; SD2; SD8; SD9; VC6
- Kent Downs AONB Design Handbook
- Natural England Standing Advice

#### **Maidstone Local Plan**

- 3.01 The submission is subject to the normal constraints of development in the countryside under the Maidstone Local Plan. Local Plan policy SP17 states that new development in the countryside will not be permitted unless it accords with other policies in the Local Plan, and would not result in harm to the character and appearance of the area or residential amenity. Local Plan policy DM30 states (inter alia) that new development should maintain, or where possible, enhance local distinctiveness; and ensure that associated traffic levels are acceptable. Local Plan policy DM1 also states that new development should respect the amenities of occupiers of neighbouring properties; it should protect and enhance biodiversity; and avoid inappropriate development within areas at risk from flooding.
- 3.02 The application site is within the AONB and the statutory duty of the local planning authority requires any development to have regard for the purpose of conserving and enhancing the natural beauty of this nationally important designation. Local Plan policy SP17 requires that: *Great weight should be given to the conservation and enhancement of the AONB.* Furthermore, Local Plan policy SS1 seeks to support small scale employment opportunities in appropriate locations to support the rural economy; and Local Plan policy DM37 supports the expansion of existing businesses in the rural area provided certain criteria are met.

#### **Landscape Character Assessment**

- 3.03 The Maidstone Landscape Character Assessment (2012 amended 2013) identifies the application site as falling within the Bredhurst and Stockbury Downs Landscape Character Area (Area 1). The landscape guidelines for both areas are to '*RESTORE & CONSERVE*'. The Council's Landscape Capacity Study: Sensitivity Assessment (Jan 2015) states that the Bredhurst and Stockbury Downs is partly situated within the Kent Downs AONB, a nationally important designation which offers a high level of development constraint.

### **NPPF (July 2021)**

- 3.04 The revised NPPF is clear that good design is a key aspect of sustainable development and that permission should be refused for development that is not well designed, with section 12 of the NPPF referring to '*achieving well-designed places*'; and paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB's. Paragraph 84 of the NPPF also seeks to support a prosperous rural economy, including enabling sustainable rural tourism/leisure developments which respect character of countryside; and the NPPF acknowledges that such development may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport (paragraph 85).

### **Other relevant matters**

- 3.05 Section 85 of the Countryside and Rights of Way Act 2000 places an explicit duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of an AONB when exercising or performing any functions in relation to or so as to affect land in an AONB.
- 3.06 The Kent Downs AONB Management Plan does not form part of the statutory Development Plan, but the Council has adopted it and so it is a material consideration when assessing any planning application. The Kent Downs AONB Unit confirms that the site lies within the Mid Kent Downs Local Character Area, as identified in the Landscape Character Assessment of the Kent Downs AONB. Key characteristics identified for this Character Area include a series of wide ridges and steep sided dry valleys, extensive coppice woodlands and some large expanses of conifer woodland, large arable fields on the plateaux and tiny scattered villages linked by narrow lanes. Design guidelines identified for the Mid Kent Downs LCA include managing and restoring hedgerows, trees and woodland, conserving the small scale of the roads and villages and remote quality of the countryside and to control urban fringe pressures.

## **4.0 LOCAL REPRESENTATIONS**

- 4.01 2 representations received (from Windy Croft & Nimbus) raising concerns over: unacceptable harm caused to character and appearance of countryside that falls within Kent Downs AONB; and impact upon residential amenity (including loss of privacy and general noise and disturbance).

## **5.0 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)

- 5.01 **Stockbury Parish Council:** Wish to see application refused and reported to Planning Committee if officers are minded to recommend approval. Their comments are summarised below:

- *Proposal is intrusive in AONB.*
- *Proposal would result in overdevelopment of site and set a precedent in parish*
- *Proposal would commercialise a residential property.*
- *Parish Council agrees with officer's refusal of similar proposal for development in parish, which was refused for following reason:*

*Development, due to size and siting of building and associated residential paraphernalia would have detrimental impact on character and appearance of surrounding countryside, with development introducing new built development into this open paddock in prominent location, and as such development fails to preserve character and appearance of countryside and is harmful to nationally significant AONB. Development is contrary to policies DM1, DM3, DM30, DM38 & SP17 of Local Plan; Section 12 & 15 of NPPF & Kent Downs AONB Plan.*

- 5.02 **Councillor Garten:** In summary, the Councillor commented that the proposal needs to be tested against the purpose of the AONB designation to conserve and enhance the natural beauty of the AONB; and that the proposal has the potential to impact upon the experience of dark skies at night (in accordance with policy SD7 of the AONB Management Plan). A request was made to call the application to Planning Committee on this basis, but after Councillor Garten was advised that external lighting can be dealt with by way of condition, this request was withdrawn. Notwithstanding this, Councillor Garten also wanted his concerns noted about possible noise impacts affecting neighbours which may be coming from the site.
- 5.03 **Kent Downs AONB Unit:** Raise no objection to the proposal (see main report).
- 5.04 **Environmental Protection Team:** Raise no objection (see main report).
- 5.05 **Kent Police:** Raise no objection to application.
- 5.06 **MBC Culture & Tourism:** No representations received.
- 5.07 **Kent Wildlife Trust:** No representations received.
- 5.08 **Health & Housing Team:** Confirms Housing Act does not apply to this application.

## 6.0 APPRAISAL

### Main issues

6.01 The key issues for consideration relate to:

- Location
- Visual impact
- Residential amenity
- Highway safety
- Other planning considerations

6.02 The details of the submission will now be considered.

### Location

6.03 The application site has easy access to the A249 that is only some 880m from the site; the site will not be open to caravans or motor homes and so the vehicles travelling to and from the application site are expected to be regular motor vehicles; the proposal is for a relatively small amount of tourist accommodation; and there is general policy support for tourism uses in the countryside (as set out above), subject to certain criteria. Furthermore, the level of accommodation can also be restricted by way of a suitable condition to control the future number of comings and goings from the site. On this basis, it is considered that the application site, for its intended use and level of use, is not considered to be so unsustainable in terms of its location.

### Visual impact

6.04 The Kent Downs AONB Unit's comments on the application are summarised as follows:

*Site appears to be located in land that currently comprises residential curtilage and is relatively well contained within landscape due to presence of substantial vegetative enclosure around site, with limited opportunities for visibility from outside of site. Opportunities for enhancing AONB should be incorporated, as required in para 176 of NPPF, and for achieving biodiversity net gain. We would recommend any permission is conditional on a full landscaping plan incorporating native species tree/hedgerow planting and species diversity in grassland on site should also be encouraged through good meadow management practices.*

*In order to protect dark night skies of Kent Downs, external lighting requirements will need to be carefully managed. We would suggest this is limited to low level bollards operated by motion detectors; we would be opposed to lighting being left on throughout night.*

*Shepherds hut and toilet block are of rather generic design and opportunities for seeking a higher quality design would be preferable and incorporating timber joinery rather than proposed uPVC. We would recommend standard cream/off white colours on bell tents are avoided. Pale colours such as this tend to contrast strongly with rural surroundings and make structures more obtrusive; a more natural colour of tent would help reduce visual impacts of tented structures in landscape.*

*Conclusion*

*The principle of whether proposal complies with Local Plan policies is for the judgement of case officer. In the event the principle is considered acceptable then the Kent Downs AONB Unit recommends the following conditions be imposed:*

- Landscaping condition to require above landscape and biodiversity mitigation and enhancements to meet requirements of Management Plan policies SD1 & BD5;*
- Condition to control lighting on site to protect dark skies of area to meet policy SD7;*
- Condition requiring details of materials for buildings and hard surfaces and colour of bell tents should be submitted and these are complementary to local character as required by policy SD9. Use of Kent Downs AONB Guidance on Selection and Use of colour in development is recommended to ensure buildings, tents and surfaces are not obtrusive in landscape; and*
- Removal of tents when not in use during Autumn/Winter season.*

- 6.05 The proposed development would not alter the existing site access and its main elements would be located behind the main house, set back more than 50m from Bimbury Lane; the nearest public footpath to the rear of the site is some 200m away; the addition of the modestly sized shower block, shepherds hut, and four bell tents is not considered to harmfully erode the openness and rural character of the site; the conversion of the existing stable building would not result in any further landscape harm; and as agreed with by the Kent Downs AONB Unit, the proposal site is currently well contained garden land with the existing boundary planting helping to screen the site from public view. It is considered that any public views of the proposal would be at short range and most likely from Bimbury Lane, through the existing access.
- 6.06 Furthermore, there is scope within the site for additional native planting and a condition is recommended to secure this; external lighting can be controlled by way of an appropriate condition; a suitable condition will be imposed requesting details of external materials for the new shower/toilet building, shepherds hut and bell tents; and the bell tents will be removed over autumn/winter when not in use.
- 6.07 On this basis, the proposal would not appear harmfully dominant or incongruous from any public vantage point; and notwithstanding this, given the modest scale and nature of the submission (within the curtilage of a residential property), it is accepted that it would not adversely harm the intrinsic character of the countryside hereabouts. The matter of biodiversity enhancement will be discussed further on the report.
- 6.08 With everything considered, including the Kent Downs AONB Unit not directly objecting to the development the proposal would conserve and enhance the distinctive landscape and scenic beauty of the Kent Downs AONB; and it would positively recognise the intrinsic character and beauty of the countryside hereabouts, subject to certain conditions. As such, in this instance the submission of a Landscape Visual Impact Assessment is not necessary and the proposal (subject to certain conditions) is considered to be acceptable, in accordance with the relevant policies of the Local Plan; the Council's Landscape Character Assessment; the NPPF; and the Kent Downs AONB Management Plan.

Residential amenity

- 6.09 There are other residential properties within the vicinity of the site, with Chestnut Cottage adjoining the southern boundary and then Windy Croft beyond with the actual property more than 70m from the application site. To the north is a property known as Nimbus, again more than 70m from Bimbury Lodge (separated by paddocks).
- 6.10 Given the scale, nature and separation distances of the proposal from any neighbouring property, it is considered that the development would not have an adverse impact upon the amenity of any local resident, in terms of privacy, light, and outlook. For a proposal like this, the main concerns centre around its potential impact in terms of general noise and disturbance on local residents.
- 6.11 The Environmental Protection Team have not raised an objection in this respect but have commented that there may be the possibility of neighbours experiencing some noise disturbance in this relatively quiet location. As such, a condition has been recommended for the submission of a noise management plan, to provide details of the operations taking place on site, the hours of operation, and the measures that will be put in place to prevent noise disturbance to neighbouring properties.
- 6.12 In terms of associated vehicles coming and going from site, it is considered that Windy Croft and Nimbus are sufficiently far enough away to not be adversely impacted upon. With regards to Chestnut Cottage, it is noted that the proposal's vehicle access is existing and that there is already a certain level of vehicle movements to and from the site; and the parking area is next to what seems to be Chestnut Cottage's own parking area, with the actual property some 10m away from the shared boundary. With this considered, the impact of associated vehicles coming and going from the site is not considered to be objectionable.
- 6.13 The existing stable building would only provide indoor facilities for guests staying on the site. Given the relatively low number of people likely to use the building at one time and given its separation distances from any neighbouring property, this element of the proposal is unlikely to result in adverse residential amenity harm. Furthermore, the shepherds hut and shower block will be sited away from the shared boundary with Chestnut Cottage; and the modest number of bell tents would be sited to the rear of the site, away from Chestnut Cottage and its immediate garden area, and largely screened by existing well-established boundary planting. Given the location and the modest level of accommodation proposed, it is considered that general visitor activity/movements on the site would not cause unacceptable harm to the living conditions of neighbouring properties when trying to enjoy their own properties.
- 6.14 With everything taken into account, it is considered that the proposal would not be unacceptable from a residential amenity perspective, and the submission of a noise management plan would further safeguard the amenity of neighbouring properties.

Highway safety

- 6.15 Paragraph 111 of the revised NPPF states: *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
- 6.16 The submission shows the proposed tourist use would benefit from five parking spaces (with two spaces left for Bimbury Lodge); and if necessary, there is additional space on the site to provide further parking. The vehicles visiting the site are not expected to be larger vehicles such as motor homes or touring caravans and there is adequate turning space within the site for vehicles to leave in a forward gear. Vehicle access to and from the site would be by way of the existing access (which

does not have any recorded traffic incidents on [www.crashmap.co.uk](http://www.crashmap.co.uk)) and this is not objectionable; and there is no objection raised in terms of associated vehicles using the local road network to access the site. The level of vehicle movements to and from the site would not be significant, and it is also worth noting that at times it could be only one family occupying more than one of the accommodation options available (for example the shepherds hut and the sleeping pods), further reducing the number of car movements. On this basis, it is considered that the proposal would not result in a 'severe' impact and with everything considered no objection is raised to the application on highway safety grounds.

Other considerations

- 6.17 In order to ensure proper control of the use of the holiday let and to prevent the establishment of permanent residency, a holiday occupancy condition would be imposed to prevent the use of the building as a sole or main residence (in accordance with Local Plan policy DM38). Furthermore, suitable conditions will be imposed to: prevent the storage of any caravans, touring caravans, motor homes, camping equipment, or the open storage of any other goods, plant, equipment or materials; and to prevent other tents and caravans etc. occupying the site. This would ensure the site is not used as a permanent encampment; and it would also be in the interests of the visual amenity and highway safety.
- 6.18 Given the relatively modest scale and nature of the proposal, it is considered that the proposal is unlikely to cause harm to any protected species. As such no further ecological information is required at this stage. Notwithstanding this, paragraph 180 of the NPPF states:
- When determining applications, LPA's should apply the following principles (inter alia):  
d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*
- 6.19 With this considered, a suitable condition will be imposed to request details of biodiversity enhancements on the site (to also demonstrate a net biodiversity gain); and this shall include details of enhancements through integrated methods into the fabric and appearance of the shower block. No further details are required from an arboricultural perspective.
- 6.20 The Environmental Protection Team have reviewed the application and have raised no objection in terms of air quality; contamination; and lighting; and in the interests of both landscape and residential amenity, an appropriate condition relating to external lighting will be imposed.
- 6.21 The site is within Flood Zone 1 and no objection is raised in terms of flood risk; and surface water disposal will be via soakaway and foul waste via a septic tank. The Environmental Protection Team has made no issue of this and so no objection is raised in this respect; and no further details are considered necessary. There is sufficient room within the site for associated refuse storage.
- 6.22 In accordance with Local Plan policy and in the interests of sustainability and air quality, a suitable condition will be imposed for the provision of an operational electric vehicle charging points for low-emission plug-in vehicles A suitable condition will also be imposed requesting details of renewable energies to be incorporated into the development, to ensure an energy efficient form of development.
- 6.23 The site falls within an area of archaeological potential, but given the nature and level of the proposed works, it is not considered necessary to request any further information in this respect.

- 6.24 Kent Police has raised no objection to the application. Notwithstanding this, they have recommended that current security measures for the site are reviewed and comment that if the applicant wishes to discuss site specific security with them, they can contact the police directly.
- 6.25 The representations received by Stockbury Parish Council and residents have been considered in the assessment of this application. The Parish Council refer to a separate planning application for tourism use that was refused (21/501808/FULL: Yelsted Court Barn, Yelsted). It should be noted that each application needs to be considered on its own merits and context at the time, against current policy and guidance.
- 6.26 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010, and it is considered that the application would not undermine the objectives of the Duty. The application is not EIA development.

## **7.0 CONCLUSION**

- 7.01 For the reasons set out above, the submission is considered to be acceptable with regard to the relevant policies of the Development Plan, the revised NPPF and all other material considerations such as are relevant. A recommendation of approval of this application is therefore made on this basis.

## **8.0 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. Notwithstanding the permitted four bell tents, 1 shepherds hut and 3 sleeping pods in the stable building, the application site shall not provide any other tourist sleeping accommodation, and no other tents, shepherds huts, sleeping pods, caravans and touring caravans shall be on the site at any time.

Reason: To safeguard the character and appearance of the countryside that falls within the Kent Downs Area of Outstanding Natural Beauty; and in the interests of highway safety.

3. No part of the application site shall be used for the storage of caravans (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968), touring caravans, motor homes, camping equipment, or the open storage of any other goods, plant, equipment or materials.

Reason: To safeguard the character and appearance of the countryside that falls within the Kent Downs Area of Outstanding Natural Beauty; and in the interests of highway safety.

4. The application site shall be occupied for bona fide holiday purposes only and no accommodation shall be occupied as a person's sole or main place of residence. The operators of the application site shall maintain an up-to-date register of the names, main home addresses and the duration of stay of all those staying on the site, and this information shall be made available at all reasonable times upon request to the local planning authority. Relevant contact details (name, position, telephone number, email address and postal address) of the operators of the application site, who will



keep the register and make it available for inspection, shall also be submitted to the local planning authority (planningenforcement@maidstone.gov.uk) within one month from the date of this decision with the relevant contact details subsequently kept up to date at all times.

Reason: In order to ensure proper control of the use of the holiday units and to prevent the establishment of permanent residency.

5. The facilities within the existing stable building, as shown on the submitted plans, shall only be used by those persons who are staying on the application site at that time and shall not be used for any other commercial purpose.

Reason: In order to ensure proper control of the use of the site and in the interests of residential amenity and highway safety.

6. The vehicle parking spaces, as shown on the submitted plans, shall be provided prior to occupation of the development hereby approved and shall be permanently retained for parking thereafter and not used for any other purpose.

Reason: In the interest of highway safety and parking provision.

7. Prior to the first occupation of the development hereby approved, written details of the external facing materials to be used for the new toilet/shower block and shepherd's hut; and details of a natural colour finish to the bell tents (not cream or white), 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 with all tents provided and retained in the approved colour finish.

Reason: To safeguard the character and appearance of the countryside that falls within the Kent Downs Area of Outstanding Natural Beauty.

8. Prior to the first occupation of the development hereby approved, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the local planning authority. The NMP shall set out measures that will be put in place to prevent noise disturbance to neighbouring properties and it shall include details of:

- (i) check-in and check-out times for guests;
- (ii) How/when the facilities in the existing stable building will be used;
- (iii) How amplified music on the site will be dealt with;
- (iv) When there will be 'quiet times' on the site;

The approved NMP shall be complied with at all times.

Reason: In the interests of residential amenity.

9. Prior to the first occupation of the development hereby approved, details of a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with a programme for the approved scheme's implementation and long-term management, shall be submitted to and approved in writing by the Local Planning Authority. The site falls within Landscape Area Bredhurst and Stockbury Downs (Area 1) and the landscaping scheme shall be designed using the principle's established in the Council's adopted Landscape Character Assessment (2012) and shall include:

- a) Location, species and size of all new native trees and shrubs to be planted within the 15m buffer zone to the Ancient Woodland (to not use plastic tree guards and to not include Sycamore); and
- b) Details of a mixed native hedgerow planting.

The landscaping of the site and its management thereafter shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the countryside that falls within the Kent Downs Area of Outstanding Natural Beauty; and in the interests of biodiversity net gain.

10. All planting, seeding, turfing and surfacing comprised in the approved landscaping details shall be carried out in the first planting and seeding season following the date of the approval of details in condition 9. Any planting, seeding or turfing which fails to establish within five years from the date of this decision shall be replaced in the next planting season with plants of the same species and size (and not Sycamore) as detailed in the approved landscape scheme.

Reason: To safeguard the character and appearance of the countryside that falls within the Kent Downs Area of Outstanding Natural Beauty; and in the interests of biodiversity net gain.

11. Prior to the first occupation of the development hereby approved, details of ecological enhancements (to include integrated features into the design and fabric of the toilet/shower block, such as swift bricks, bat tiles/tubes and bee bricks), shall be submitted to and approved in writing by the local planning authority. The development hereby approved shall be implemented in accordance with the approved details prior to the first occupation of the development and all features shall be maintained as such thereafter.

Reason: To enhance ecology and biodiversity on the site in line with the requirement to achieve a net biodiversity gain.

12. Prior to the first occupation of the development hereby approved, there shall be a minimum of one operational electric vehicle charging point for low-emission plug-in vehicles and this shall be maintained as such thereafter.

Reason: To promote reduction of CO<sub>2</sub> emissions through use of low emissions vehicles.

13. Prior to the first occupation of the development hereby approved, details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation of the development and maintained as such thereafter.

Reason: To ensure an energy efficient form of development.

14. No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the local planning authority. Any details to be submitted shall be in accordance with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2011 (and any subsequent revisions), and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: In the interest of amenity.

15. The four bell tents permitted as part of the development hereby approved shall be removed from the application site between the dates of 1<sup>st</sup> October and 1<sup>st</sup> April each year.

Reason: To safeguard the character and appearance of the countryside that falls within the Kent Downs Area of Outstanding Natural Beauty.

16. The development hereby permitted shall be carried out in accordance with the following approved plan references: 20090LT-PP-01-EP; 02-STFP; 03-STE; 05-TS; 06-ESP; 07-PSP; and 08.

Reason: For the avoidance of doubt and in the interests of proper planning.

#### INFORMATIVES

1. Kent Police recommended that current security measures for the site are reviewed. If the applicant wishes to discuss site specific security with Kent Police, then please contact them directly at: [pandcr@kent.police.uk](mailto:pandcr@kent.police.uk).

Case Officer: Kathryn Altieri