

REPORT SUMMARY

REFERENCE NUMBER: 23/505505/FULL		
APPLICATION PROPOSAL: Change of use from agricultural to secure dog walking exercise field with permeable hardstanding car park, erection of new and replacement fences and gates (Retrospective).		
ADDRESS: Horlands Farm Summerhill Road Marden Tonbridge Kent TN12 9DB		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to the planning conditions in Section 10 of this report.		
SUMMARY OF REASONS FOR RECOMMENDATION: <ul style="list-style-type: none"> • Minimal level of harm to the character and appearance of this rural area. • Acceptable in relation to neighbour amenity and access and parking arrangements. • Whilst a departure from the Local Plan, material considerations indicate that planning permission should be approved. 		
REASON FOR REFERRAL TO COMMITTEE: <ul style="list-style-type: none"> • The application is a departure from the development plan. • The applicant is related to a Maidstone ward councillor. 		
WARD: Marden And Yalding	PARISH COUNCIL: Marden	APPLICANT: T F Russell
CASE OFFICER: Tony Ryan	VALIDATION DATE: 15/12/23	DECISION DUE DATE: 25/03/24
ADVERTISED AS A DEPARTURE: Yes		

Relevant planning, enforcement, and appeal history

None

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site (0.5 hectares) is approximately 2.3km northwest of Staplehurst Railway Station. The site is linear in shape and located to the south of Summerhill Road. Buildings associated with Horlands Farm are located to the north of Summerhill Road. The site is in the countryside as defined by the Local Plan. The wider area is characterised by open countryside with varying field patterns and sporadic built development.
- 1.02 The site has been an orchard in the past with the land forming part of a larger field to the west that was used for haymaking and seasonal sheep grazing. The site has no special landscape designation.
- 1.03 A gated entrance provides access from Summerhill Road with the remaining road boundary mature circa 1.8 metre high hedgerow. The other site boundaries also have mature hedgerows with 4 mature oak trees also located in the hedgerow to the southern boundary. The site has existing sheep netting within the curtilage of the field.

2. PROPOSAL

- 2.01 The application relates to the change of use of the land from agricultural to secure dog walking exercise field. The application is part retrospective as an area of the site is currently used for dog walking.
- 2.02 An extension to the existing area used for walking and exercising dogs is proposed. This will relocate the existing side boundary fencing of the dog walking area circa 50 metres to the southwest with a new hedge also planted along the new fence line. The existing three sides of hedgerow and fencing would be unaltered and maintained.
- 2.03 The application proposes a small on-site car parking area. The car parking will have a permeable surface (83 square metres) of free draining materials comprising a geotextile membrane overlaid with crushed stone. The car park would use the existing entrance and gate from Summerhill Road. The car park provides two visitor parking places and manoeuvring space to allow the vehicles to leave the site in a forward gear. A small pedestrian gate will allow access from the parking area to the dog exercising area.
- 2.04 The dog exercising area is surrounded by galvanised wire fencing (1.8 and 1.9 metres high) and wooden posts to meet British kennel standard fencing required for the secure dog walking exercise field to surround the car park area is shown as British kennel standard galvanised wire fencing and wooden posts. The fencing is set into the site by a metre from the site boundaries.
- 2.05 The use operates with a booking system with a maximum of 4 dogs at any one time between 7am to 7pm. There is no external lighting proposed. The submission advises that dog waste is taken away with customers.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017:

SS1 Maidstone Borough Spatial Strategy
SP17 Countryside
SP21 Economic Development
DM1 Principles of good design
DM3 Natural environment
DM21 Assessing the transport impacts of development.
DM30 Design principles in the countryside
DM37 Expansion of existing businesses in rural areas

Local Plan Review:

The Maidstone Borough Local Plan Review was adopted by the Council on the 20 March 2024. It is highlighted that LPR polices now have 'substantial' weight (but not 'full' weight) in the 6 week Judicial Review period following adoption (ending 1 May 2024). The relevant Maidstone Borough Local Plan Review (March 2024) polices are as follows:

LPRSS1– Maidstone borough spatial strategy
LPRSP9 - Development in the countryside
LPRSP11 - Economic development
LPRSP12 - Sustainable transport
LPRSP14 - Environment
LPRSP14(A) - Natural environment
LPRSP15 – Principles of good design
LPRTRA2 - Assessing transport impacts.

LPRTRA4 – Parking
LPRQ&D 4 Design principles in the countryside

The National Planning Policy Framework (NPPF) (Dec. 2023):

Section 2 – Achieving Sustainable Development
Section 4 – Decision Making
Section 12 – Achieving well Designed Places

Supplementary Planning Documents:

Maidstone Landscape Character Assessment 2012 (Updated 2013)

4. LOCAL REPRESENTATIONS

Local residents:

4.01 No response.

Marden Parish Council:

4.02 No objection.

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below. Comments are discussed in more detail in the appraisal section where considered necessary)

Environmental health

5.01 No objection

Kent Police

5.02 No objection

KCC Ecology

5.03 No objections subject to a planning condition on provision and maintenance of a perimeter one metre wide buffer zone.

6. APPRAISAL

6.01 The relevant material considerations in this case include assessing the impact of the proposal in the following areas:

- Countryside location and policy SP17.
- Character and appearance
- Residential amenity
- Site location, access, parking, and highways
- Rural economy
- Biodiversity and environmental impact.
- Other matters

Countryside location and policies SP17 and LPRSP9.

6.02 The starting point for assessment of all applications in the countryside are Local Plan policies SP17 and LPRSP9.

LPRSP9

6.03 Maidstone Borough Local Plan Review was adopted by the Council on the 20 March 2024. LPR policies currently have 'substantial' weight (but not 'full' weight) in the 6 week Judicial Review period following adoption (ending 1 May 2024).

- 6.04 LPRSP9 states "*Development proposals in the countryside will not be permitted unless they accord with other policies in this plan, and they will not result in 'significant' harm to the 'rural' character and appearance of the area*" (changes underlined). In this context development proposals that result in less than significant impact and are in line with other LPR policies would be in accordance with policy LPRSP9.

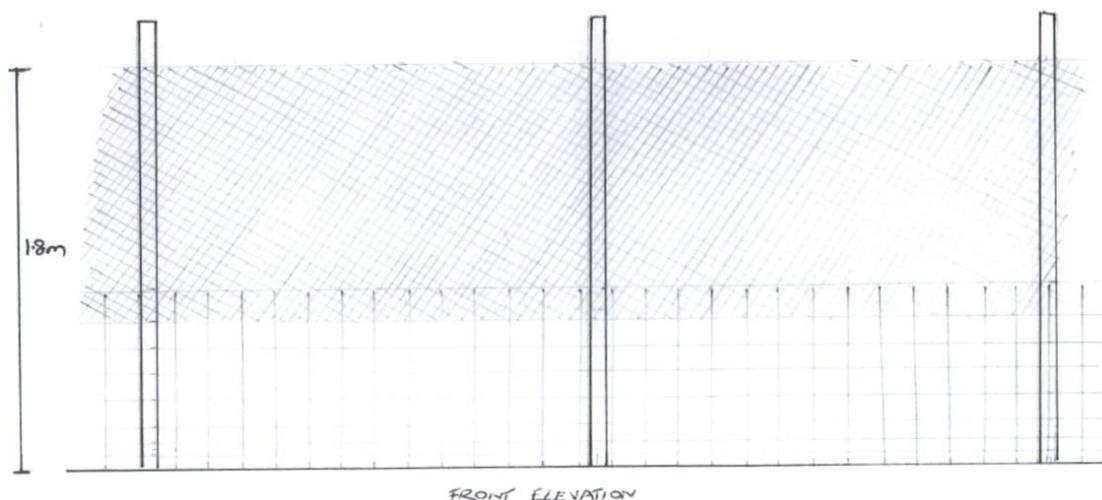
SP17

- 6.05 Policy SP17 states that development proposals in the countryside will only be permitted where:
- a) there is no harm, to 'local' character and appearance, and
 - b) they accord with other Local Plan policies
- 6.06 Policy SP17 does not specify an acceptable level of harm and all proposals in the countryside are likely to result in some harm to local character and appearance. In this context all development outside the designated settlements does not accord with this part of SP17.
- 6.07 Other Local Plan policies permit development in the countryside in certain circumstances and subject to listed criteria. If development accords with one of these other Local Plan policies, this compliance is weighed against the harm caused to character and appearance with a proposal assessed against policy SP17 overall.
- 6.08 The proposal will result in harm to the character and appearance of the countryside and there are no Local Plan policies that support the application. As a result, the recommendation to grant planning permission would be a departure from the 2017 Local Plan.
- 6.09 The National Planning Policy Framework (NPPF) highlights that the planning system is plan-led. The NPPF reiterates The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004, which require by law that planning applications "*must be determined in accordance with the development plan, unless material considerations indicate otherwise*".
- 6.10 The following assessment considers the material considerations that are present that justify permission being granted contrary to the Local Plan.

Character and appearance

- 6.11 Policies SP17, SP21 (2017 Local Plan) and LPRSP9, LPRSP11 state that development in the countryside should not result in harm to the character and appearance of the area, with LPRSP9 qualifying the harm should be less than significant.
- 6.12 Policy DM30 (2017 Local Plan) and LPRQ&D4 require new development to be located adjacent to existing buildings or unobtrusively located and well screened with appropriate vegetation. It also states that account should be taken of the Maidstone Borough Landscape Character Guidelines SPD.
- 6.13 The Landscape Character Assessment identifies the application site as being within the Low Weald character area and specifically the Staplehurst Low Weald area. The key characteristics of this area include:
- Low lying gently undulating clay landscape of the Low Weald
 - Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere.
 - Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost.

- 6.14 The condition of the landscape is good, and it is of a high sensitivity. The guidelines for the area are to conserve it and specifically include:
- Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards within hedgerows to replace ageing species.
 - Conserve and enhance the hedgerows, ensuring that they are correctly managed, and gaps replanted.
 - Conserve and enhance the small-scale field pattern and sense of enclosure, encouraging restoration and management of historic field boundaries.
- 6.15 The proposal includes retention of the existing (circa 1.8 metre high) hedgerows on three of the four site boundaries, to the north (Summerhill Road), south (including mature oak trees) and east with these hedgerows forming part of existing character. This is in accordance with the character that is set out above in the Landscape Character Assessment. A planning condition is recommended requesting that existing boundary hedgerows are gapped up as necessary.
- 6.16 Wire mesh fencing (galvanised steel - 1.8 metre high) with timber posts) is proposed around the perimeter of the site. The open, mesh design will ensure that the proposed fencing is not visually intrusive or visually prominent.
- 6.17 Following comments from KCC Ecology, the boundary fencing has been relocated. The fencing was originally located immediately inside the boundary hedges with the fencing now relocated to leave a one metre buffer between the fencing and the boundary hedging. The one metre buffer between the fencing and the boundary hedge is designed to prevent dog access to the hedgerow and to provide biodiversity enhancement with the buffer area left to rewild.
- 6.18 The fourth site boundary to the west separates the application site from the larger adjacent field with this boundary currently fenced. The application includes relocating this boundary further to the west to increase the area in use for dog walking. The fence relocated will be screened by a new hedge.
- 6.19 The site has an existing access from Summerhill Road Lane located in the centre of the northern boundary. This access would be retained with a new small off street car parking area provided adjacent to the access just inside the application site. There would be no visual impact in this regard.



Proposed fence image

- 6.20 The change of use of the land to allow for dog walking would not significantly alter the appearance of the agricultural field. The boundary fencing required in connection with the use would be screened by boundary hedging. Subject to the retention of the existing hedgerows, the proposal would sit acceptably within the rural landscape and therefore accord with Local Plan Policies SP17, LPRSP9, SP21 LPRSP11 state that development in the countryside should not result in harm to the character and appearance of the area. DM30 and LPRQ&D4

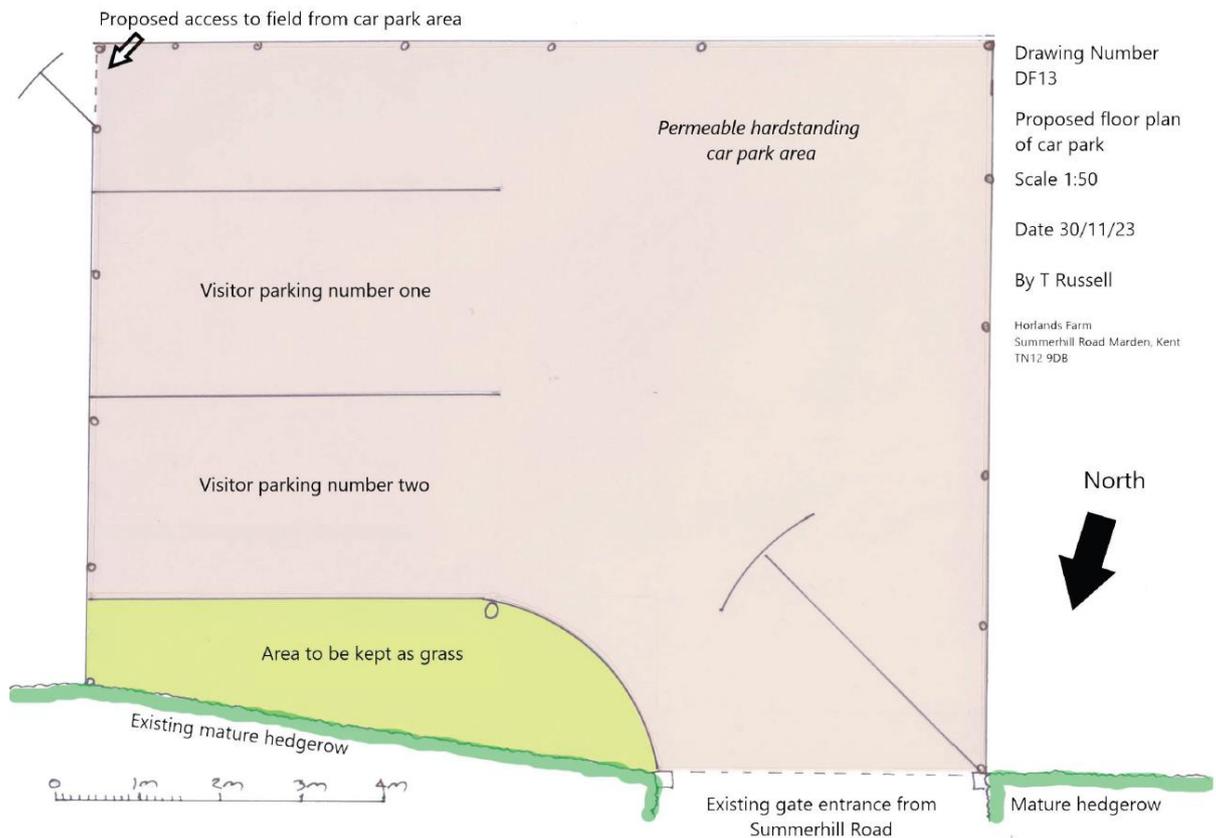
Residential amenity

- 6.21 Policy LPRSP15 and DM1 (Local Plan 2017) state that proposals will be permitted where they *"...respect the amenities of occupiers of neighbouring properties...by ensuring that development is not exposed to, excessive noise, activity, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties"*.
- 6.22 The site is an existing agricultural field, the closest neighbour to the application site is the applicant's property on the opposite side of Summerhill Road (77 metres to the north). The next closest neighbour is called 'The Mount' which is 190 metres to the northeast. Given these separation distances, it is concluded that there would be no loss of privacy or overlooking from the proposed use.
- 6.23 The parking area for two cars would be set away from the closest residential dwelling. There is sufficient distance to ensure that the movements to and from the site would not have a detrimental impact. This is also considered against the lawful agricultural use of the site and the potential movements that this could generate.
- 6.24 The proposal includes the following:
- Hours of use – the proposal would only be used during daylight hours and between the hours of 7am and 7pm at a maximum.
 - The proposal does not include any lighting which prevents light spill and disturbance to the neighbouring residential properties.
 - The proposed use would be low intensity with a maximum of 4 dogs at any one time which would be controlled by a booking system.
 - The submission advises that dog waste is taken away with customers.
- 6.25 There have been no neighbour objections to this application, (and it is highlighted that the application is part retrospective) however neighbour concerns were expressed on other similar proposals (albeit for 10 dogs and not the 4 proposed here). The impact of 4 dogs must be considered against the impact of the activities that could lawfully be undertaken on the site, including as agricultural land and the previous use for sheep grazing.
- 6.26 A planning condition is recommended to require further detail of the operation of the use to ensure so that the number of dogs using it at any one time can be controlled and to control the booking mechanism, the crossover of customers, and the number and length of session that would take place each day. Provided these measures are managed, it is concluded that the use would be acceptable in terms of neighbouring amenity including in relation to noise and activity.

Site location, access, parking, and highways

- 6.27 The NPPF states that planning decisions *"...should recognise that sites to meet local business...needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development does not have an unacceptable impact on local roads..."*

- 6.28 Whilst outside any settlement, the site is a 6 minute (2.5 miles – source Google Maps) drive from Staplehurst Railway Station. In addition, due to the nature of the use it would be difficult to find a site in a settlement with the benefit of the large area of open space for dog exercising that this site offers.
- 6.29 There is an existing access located in the centre of the northern boundary that would be retained. The existing site access can accommodate the traffic generated by the proposed use and with adequate sightlines the use of the access will not harm highway safety. The parking area and access to it are adequate for the nature of the proposed use.



Proposed car park layout immediately behind existing site entrance

- 6.30 Whilst outside any settlement, the site is a 6 minute (2.5 miles – source Google Maps) drive from Staplehurst Railway Station. In addition, due to the nature of the use it would be difficult to find a site in a settlement with the benefit of the large area of open space for dog exercising that this site offers.
- 6.31 There is an existing access located in the centre of the northern boundary that would be retained. The existing site access can accommodate the traffic generated by the proposed use and with adequate sightlines the use of the access will not harm highway safety. The parking area and access to it are adequate for the nature of the proposed use.
- 6.32 The application includes a parking area (2 cars) and turning area. The proposed parking area would allow users of the facility to park off the road and would enable vehicles to leave the site in a forward gear.
- 6.33 As discussed above, the proposed intensity of the site would be low and controlled via a booking system which would limit the number of visitors to the site at any given point. A planning condition would also restrict the total number of dogs at any one time. Sufficient parking is provided for the limited number of visitors.

Further details of the booking system and the turnover of customers will be required by condition to ensure there is sufficient time between one group leaving and another arriving and to ensure there is no overspill onto the highway.

- 6.34 The 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 (Paragraph 115 NPPF 2023)". It is concluded that the impact of the application on highway safety will be acceptable and the impact on the road network will not be 'severe'. The impact of the proposal is found to be acceptable.

Biodiversity and environmental impact.

- 6.35 LPRSP14A and adopted policy DM3 of the Maidstone Borough Local Plan and the NPPF directs the planning system to contribute to and enhance the natural and local environment.
- 6.36 After consideration of an earlier similar proposal, members expressed concern about the impact of intensive dog activity on wildlife (nutrient enrichment issues, dog waste, disturbance and smell etc.).
- 6.37 As part of the assessment of these concerns KCC Ecology have been consulted on the current application. In general terms it is concluded that the impact of agricultural fertilisers and grazing farm animals (current application site previous used for sheep grazing) would be likely have a greater impact on nutrient enrichment than the proposed dog walking uses.
- 6.38 In relation to the current application, the applicant has indicated that users of the land would be expected to take dog waste home with them. In addition a recommended planning condition also seeks information on disposal of dog waste that is not taken home.
- 6.39 KCC Ecology have concluded that the application is unlikely to impact protected species. As set out earlier in this report fencing will restrict activity next to the inside of the boundary hedge with a landscape buffer provided between the hedge and the fence. It is concluded that the application is acceptable in relation to ecological impact.

Rural economy

- 6.40 Guidance in the National Planning Policy Framework is a material planning consideration. Under the heading "Supporting a prosperous rural economy" the NPPF states planning decisions "*...should enable the sustainable growth and expansion of all types of business in rural areas...through conversion of existing buildings*".
- 6.41 Although not directly relevant, Local Plan policies SP21, LPRSP11 –and DM37 LPRCD6 (no existing lawful business) are generally supportive of proposals for economic development in the countryside. With the nature of the use and the space required for dogs to be exercised, it would be difficult to find a suitable site for this use in a settlement.

7. PUBLIC SECTOR EQUALITY DUTY

- 7.01 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

8. COMMUNITY INFRASTRUCTURE LEVY

- 8.01 The proposed development is not liable for Community Infrastructure Levy (CIL)

9. CONCLUSION

- 9.01 The National Planning Policy Framework (NPPF) reiterates The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004, which requires by law that planning applications “must be determined in accordance with the development plan, unless material considerations indicate otherwise”.
- 9.02 The proposal will result in harm to the character and appearance of the countryside contrary to policy SP17 and there are no Local Plan policies that directly support dog exercise uses. In this context as the application is not in accordance with the adopted Local Plan, it needs to be determined as to whether there are other material considerations that justify granting planning permission.
- 9.03 The proposal is found to be acceptable in relation to the minimal level of harm that will be caused to the character and appearance of this rural area (and not significant as required by policy LPRSP9). The proposal is acceptable in relation to neighbour amenity and the access and parking arrangements are all acceptable. A planning condition will require a further application for the display of any advertisements or signs.
- 9.04 It is concluded that whilst the application is not in accordance with the development plan (a departure) these material considerations that have been outlined and the minimal level of harm indicate that planning permission should be approved.

PUBLIC SECTOR EQUALITY DUTY

- 9.05 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. The application proposal does not undermine the objectives of the Duty.

10. RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions

with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee:

- 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:
Covering letter dated 2 April 2024
Site location plan
Photos to show existing fencing has not restricted breeding birds using the hedgerow.
DF2 Existing eastern end of the site showing existing access (block plan).
DF3 Existing western end of the site (block plan).
DF6 Existing entrance (retained) and lobby area (removed)(2.0 metres) fencing elevations.
DF7 Existing (retained) front hedgerow fencing (1.8 metres).
DF8 Existing (removed) fencing elevation across the field (2.0 metres)

DF9 Existing (retained) front elevation stock fencing (0.8 metres).
DF10 Tree location (block plan).
DF13 Proposed car park floor plan
DF14 Proposed fence elevations
DF15 Proposed elevations of car park fencing and gate area.
DF16 Proposed new fencing elevation across the field (1.9 metres)
DF18 Proposed eastern end of the site showing proposed access (block plan)
(revised April 2024 relocated fence to form buffer)
DF19 Proposed western end of the site showing site extension (block plan).
(Revised April 2024 relocated fence to form buffer)
DF20 location of block plans (DF 18 and DF19)
Reason: To clarify which plans have been approved

- 3) The use hereby permitted shall cease and all structures, and materials brought onto the land for the purposes of such use shall be removed within 6 weeks of the date of the failure to meet any one of the requirements set out in (i) to (iv) below:
- i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include:
 - a) Submission of a maintenance and management plan for the use.
 - b) Submission of a noise management plan.
 - c) Details of the new native hedgerow and gapping up of existing hedgerows.
 - d) a timetable for implementation of the scheme including points a) to c) above, the new and relocated fencing, new hedgerows and gapping up of existing hedgerows with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
 - ii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - iv) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.

Reason: To ensure the visual amenity, character and appearance of the open countryside location.

- 4) The maintenance and management plan required by condition 3 shall include the following:
- The booking system for use of the dog walking area
 - How access will be restricted to only those with a booking.
 - The booking time intervals / slots including the length of time between them for each session throughout the year.
 - Details of procedures for the disposal of waste
 - Policies on the supervision of dogs on site
 - Site notices to be secured on site advising of steps to be taken in case of the escape of a dog.
 - Schedule of maintenance

The site shall only operate in accordance with the approved plan thereafter.

Reason: To protect neighbouring amenity and highway safety.

- 5) The noise management plan required by condition 3 shall include but not be limited to measures to minimise potential noise nuisance. The plan should include procedures for responding to complaints from residents or the local authority. The noise management plan should include a review mechanism in response to justified

complaints. The use shall only be carried out in accordance with the approved details.

Reason: To protect residential amenity.

- 6) The details of the new native hedgerow and gapping up of the existing hedgerow, required by condition 3 shall:
- (a) be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012) <https://tinyurl.com/4a7uhhz5>
 - (b) provide details of new on-site hedgerow planting in a planting specification (location, species, spacing, quantity, maturity) including the gapping up and strengthening of the existing hedgerow with all hedgerow planting to include *double staggered planting with approximately 45cm spacing with 30cm between rows and consisting of 70% Hawthorn or Blackthorn, 5% Dogwood, 10% Field Maple, 10% Hazel, 2.5% Holly and 2.5% Wayfaring Tree.*
 - (c) provide landscape implementation details and timetable.
 - (d) provide a [5] year landscape management plan.

Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

- 7) Any of the approved hedgerow planting which fails to establish or any plants which, within five years from the commencement of the approved use are removed, 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: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

- 8) A one-metre buffer zone immediately inside boundary hedging shall be created and maintained between all fencing and existing and proposed hedgerows; this margin shall be left wild, remain undisturbed by dogs and be cut once per year. The margin shall be implemented as advised by the Kent County Council Ecological Advice Service (advice note dated 26 March 2024) and thereafter retained.

Reason: to minimise impacts on and provide net gains for biodiversity in line with the NPPF 2023 (180[d]).

- 9) Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 no advertisements or signage shall be displayed at the site.

Reason: To safeguard the character and appearance of the surrounding area.

- 10) Prior to commencement of the approved use, the approved parking area shall be provided, kept available for such use, and permanently retained.

Reason: To ensure that adequate off street car parking space is provided.

- 11) The use shall only accommodate a maximum of 4 dogs at any one time and the land shall be used for as a dog care facility only and for no other purpose (including any other purpose in Classes E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or permitted under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any statutory instrument revoking and re-enacting those Orders with or without modification).

Reason: Unrestricted use of the land could potentially cause harm to the character, appearance and functioning of the surrounding area and/or residential amenity.

- 12) The fencing hereby approved shall be as shown on the approved plans and retained as such.

Reason: To ensure a satisfactory appearance to the development.

- 13) 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. The submitted details shall:
- a) be in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light, GN01, dated 2011 (and any subsequent revisions) (Environmental Zone E1), and
 - b) follow the recommendations within the Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting'.
 - c) 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: To safeguard the character and appearance of the countryside, protected species and in the interests of residential amenity.

- 14) No activity in connection with the use hereby permitted shall take place outside the hours of 7am and 7pm and within these hours, no activity in connection with the use hereby permitted shall take place outside of daylight hours.

Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers and to protect the rural character of the locality.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.