



Planning Committee
Monday, 9th April, 2018 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **Decisions on Applications** (Pages 2 - 17)

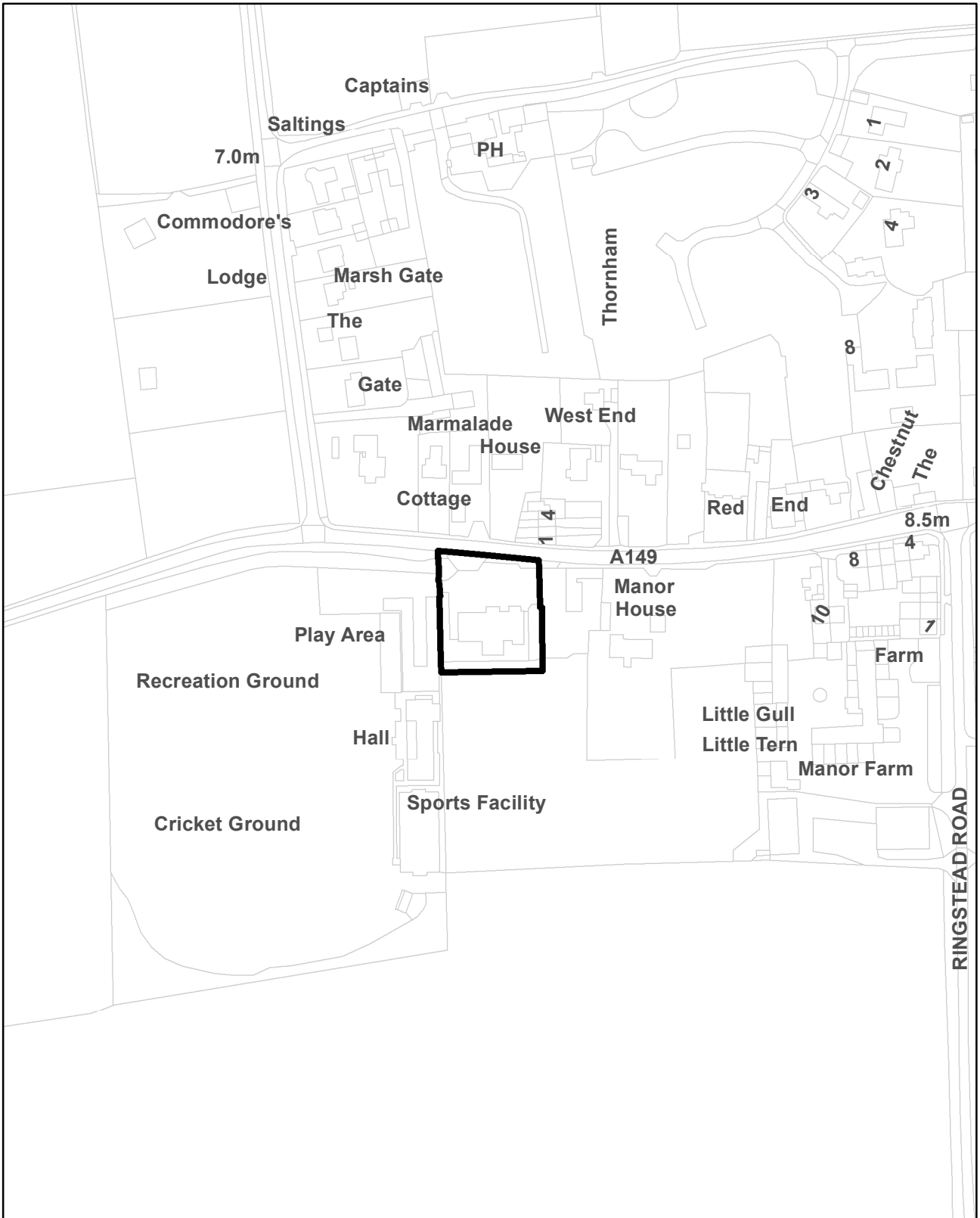
To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

Contact

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18/00083/F

Thornham Deli High Street Thornham



1:2,500

AGENDA ITEM NO: 8/1(g)

Parish:	Thornham	
Proposal:	Siting of marquee from 1st October to 30th April (retrospective)	
Location:	Thornham Deli High Street Thornham Norfolk	
Applicant:	J Thompson	
Case No:	18/00083/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 17 April 2018

Reason for Referral to Planning Committee – Called in by Councillor Watson and the views of the Parish Council are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

The application site comprises of Thornham Deli, which is on the southern side of High Street, Thornham. Thornham is classified as a Rural Village according to Policy CS02 of the Local Development Framework Core Strategy.

The site is located outside of the development boundary of Thornham, but is contained within an Area of Outstanding Natural Beauty (AONB) and forms part of the setting of the Conservation Area.

The proposal seeks consent to retain a marquee which has been erected on the site to be used in association with Thornham Deli between the 1st October and the 30th April 2018 in any given year.

Key Issues

Principle of Development
Impact upon the AONB
Impact upon the setting of Thornham's Conservation Area
Impact upon Neighbour Amenity
Highway Safety Issues
Other material considerations

Recommendation

APPROVE

THE APPLICATION

Thornham is classified as a Rural Village according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The application site lies outside of the development boundary of Thornham and outside of the Conservation Area but forms part of the setting of it. The site is also situated within an Area of Outstanding Natural Beauty.

The site comprises of Thornham Deli, a chalk and red brick building, used for A1/A3 use and its associated shingle parking court. Adjacent Thornham Deli to Thornham village hall, which shares the same vehicular access with the deli from the A149.

The site itself can be seen approaching from the west across the agricultural fields. Approaching the site from the east, the Deli is set back from the roadside frontage and screened by existing adjacent built form that is hard on to the road.

Distant views are afforded of the rear of the site, with glimpses attained between roadside hedging that flanks Ringstead Road.

The nearest non-associated residential property to the site is Barachel Barn, who shares its western boundary with the site.

The proposal seeks consent for the erection of a marquee between the 1st October to 30th April in any given year. The marquee is currently erected on site and is sited adjacent to the eastern boundary of the Thornham Deli complex. The marquee scales 17.6m (l) x 5.9m (w) x 2.26m (eaves) 3.3m ridge and is constructed from white canvas sheeting. The marquee currently has a flue on its eastern elevation which serves a woodburner.

SUPPORTING CASE

The agent has not put forward a supporting case.

PLANNING HISTORY

14/01417/F: Application Permitted: 04/12/14 - Variation of conditions 2 and 5 of planning permission 14/00162/F: Extension to existing retail and cafe at ground floor with office above

14/00162/F: Application Permitted: 07/04/14 - Extension to existing retail and cafe at ground floor with office above

06/01392/CU: Application Permitted: 24/08/06 - Change of use from A1 to A1 and A3 coffee shop -

04/02655/F: Application Permitted: 09/05/05 - Construction of shop with accommodation above including rooflights and dormer windows

2/95/1077/F: Application Permitted: 20/09/95 - Creation of new vehicular access to agricultural land

RESPONSE TO CONSULTATION

Parish Council: OBJECTION overdevelopment, not in keeping, outside the village boundary, in an Area of Outstanding Natural Beauty and Conservation Area and not adequate parking. They do not have their original parking spaces when the deli was first built.

Highways Authority: NO OBJECTION the latest approved scheme 14/01417/F shows 24 parking spaces can be achieved to the front of the building. NCC parking standards for that development including the existing floorspace at the time only required 19 spaces. As the proposal does not involve creating additional floorspace no additional parking spaces are required.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Environmental Health & Housing – Community Safety Neighbourhood and Nuisance: OBJECTION in regards to dis-amenity caused by the woodburner and flue as the prevailing wind is from a south westerly direction. In order to overcome the objection these would need to be removed. Can the use of the marquee be conditioned so that it is in line with the hours of the Deli and no music being played in it.

Norfolk Coastal Partnership: NO COMMENT

Conservation Officer: NO OBJECTION however, comments the site lies immediately adjacent to the Thornham Conservation Area. Thornham Conservation Area is a designated heritage asset and the proposal will have some impact on its setting. The setting of the Conservation Area will be harmed by this development; however given the temporary nature of this structure and its temporary periods of use, the harm will be less than substantial. In line with paragraph 134 of the NPPF where development leads to a less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum use. This could include social, economic or environmental progress but in this case it could be economic benefits to the rural community needs to be considered.

Natural England: NO OBJECTION

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

5 letters received objecting to the proposal on the following grounds:-

- The marquee is an eyesore and too large
- It should only be in place for 28 days how come it's still there?
- Problem of carparking at the deli
- Not needed by the village
- Overlooking
- Smoke and fumes causing neighbour issues
- Outside of the development boundary
- Too many restaurants on the coast road
- Highway safety issues with people entering and exiting the deli.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

The main planning considerations in regards to the application are:-

- Principle of Development
- Impact upon the Area of Outstanding Natural Beauty
- Impact upon the setting of the Conservation Area
- Impact upon Neighbour Amenity
- Highway Safety
- Other Material Considerations

Principle of Development

The proposal seeks consent for the siting of a marquee at Thornham Deli. The Marquee is sited adjacent to the eastern elevation of the building and is constructed from white canvas and scales 17.6m (l0 x 5.9m(w) x 2.6m (to eaves) x 3.3m to ridge. The marquee also has a flue on its eastern elevation and consent is required to keep the marquee in place between 1st October and 30th April in any given year.

Whilst Thornham Deli is contained within the countryside according to the Site Specific Development Management Policy Plan for Thornham, Policy DM 2 – Development

boundaries states “The areas outside of development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including small scale employment.

In regard to this policy and the proposal, the use of the marquee will enable the Deli to use the patio and eating area on the eastern side of the Deli building, all year round. This in turn will act to support and expand the facilities available at the deli.

However the benefits of this proposal must be weighed against other material considerations in coming to a decision about the application.

Impact upon the AONB

The site is contained within an Area of Outstanding Natural Beauty. Policies in respect to the AONB state “Great weight should be given to conserving the landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.”

The site is contained within C2 landscape designation of the Borough Council’s Landscape Character Assessment. C2 – Holme to Brancaster:- has the following landscape sensitivities according to the Landscape Character Assessment:-

- Generally intact, coherent landscape
- Strong sense of openness within views northwards towards the coast from the higher slopes.
- Distinctive combinations of traditional building materials within small village settlements.
- Coherent and recognisable small-scale settlement density and pattern.
- Strong recognisable sense of place

These sensitivities results in the following landscape planning guidelines according to the Character Assessment;-

- Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form.
- Seek to promote the use of local materials, including flint, chalk clunch, pebbles and pantiles; and architecture, which respects traditional built form, layout and character.
- Seek to screen existing settlement edges and potential new small-scale developments within the villages with planting, using species appropriate to local landscape character.
- Seek to conserve characteristic panoramic, open views northwards across the slopes towards the coast, conserve and enhance strongly recognisable sense of place within the area
- Seek to ensure that any new development avoids prominent skyline locations.

In regards to these inherent qualities of the AONB, it is considered that because of the marquee’s temporary period of erection, its siting hard up against the existing deli building, its siting set well back from the A149 and its subservient scale in relation to the existing Deli building means that the marquee is considered to cause little harm to the landscape sensitivities of the C2 landscape character and consequently the AONB. It is worth noting that when consulted, the Norfolk Coastal Partnership did not wish to offer any specific comments in relation to the proposal in this regard.

Impact upon the setting of Thornham's Conservation Area

The site is not contained within the Conservation Area, but forms part of its setting. The Conservation Area Character Statement which pre-dates the erection of the village hall and Thornham Deli refers to this end of the Conservation Area, as having buildings that give a "3rd" dimension to the street, by being hard onto the street, but the document offers little more commentary than this, as the Conservation Area extends to the eastwards away from the site.

The Thornham Deli building contrasts with the character of development referenced in the Conservation Area Character statement as it is set back from the street scene, however continuity with the built form contained within the conservation area is evidenced by the use of chalk in its construction.

It is by virtue of the setback position and the existing built form being hard on to the road that the marquee cannot be seen heading out of Thornham in a westerly direction. From an easterly direction, views of the marquee are screened by the building itself and the trees that line the village hall carpark. Any views afforded of the marquee and Conservation Area from the upper slopes of land to the south of the site would be between gaps in the hedgerow that line Ringstead Road.

Views of the marquee are therefore only appreciated with the existing built form and Conservation Area when stood directly in front of the Deli building. In this regard, the white colour and shiny material of the canvas contrasts with the chalk and red brick, traditional barn like form and appearance of the Deli building and neighbour to the west.

The Conservation Officer comments in regards to the proposal and its impact upon the setting of the Conservation area that there would be some harm to the character of the Conservation Area, but such harm would not be substantial and accordingly considers that paragraph 134 of the NPPF is relevant to this proposal. Paragraph 134 of the NPPF states that "where a proposal will lead to less than substantial harm, such harm should be weighed against the public benefits of the proposal". On balance the ability to sustain and expand an existing business, is considered to outweigh little harm caused to the character of the Conservation Area.

Impact upon Neighbour Amenity

Barachel Barn, the neighbour immediately to the east, has their private amenity space adjacent to the boundary with Thornham Deli and the marquee. The marquee extends almost the entire length of their private amenity area, however the scale of the marquee and its orientation does not cause a detrimental impact upon their garden area in terms of causing any overbearing or overshadowing issues. The top of the windows of the marquee do give rise to the ability to look across the top of the current hedge that forms the shared boundary with this neighbour, but not directly down into their garden area.

There is a flue on the eastern elevation of the marquee. The emissions from the flue could cause a dis-amenity to this neighbour, so accordingly the Community Safety Neighbourhood and Nuisance team were consulted. The CSNN team object to the proposal on the grounds that the prevailing wind, coming from the south west would blow the smoke and ashes towards the neighbours property.

In order to address these concerns the submitted drawings have been updated with the existing flue omitted from the "proposed" drawings. Provided the existing flue and woodburner are removed from the marquee there would be no dis-amenity to the occupiers of the neighbouring residential property. It is therefore recommended that should planning

permission be approved a condition is imposed requiring the removal of the flue and associated woodburner within 28 days of the date of the permission.

Other comments made by the CSNN team in respect to noise from music being played and opening hours is noted, however a condition that the use of the marquee is restricted to the times of the deli is not necessary as a condition is imposed that it be used in association with the deli only would over this requirement. Furthermore, in respect to music there is no condition imposed on the Deli. If noise were to become an issue, then this could be investigated under environmental health legislation as a statutory nuisance.

Impact upon Highway Safety

The parish council have noted that developments at Thornham Deli have not been carried out in accordance with the planning conditions imposed in relation to parking.

14/00162/F for the extension of Thornham Deli (western element of the building as constructed) identified 26 parking spaces for the deli of which 8 would be to the rear of the building. However the parking arrangements were varied under planning application 14/01417/F (amendments to the approved extension), which identified that 24 parking spaces to the front of the building could be achieved, with only 2 spaces provided to the rear.

At present, the 2 spaces to the rear of the building are not currently being provided.

The highways officer has commented that the extensions and alterations to Thornham Deli, when combined with the existing floorspace of the Thornham Deli building in 2014 only resulted in an overall parking requirement to NCC standards of 19 spaces for the complex. With this particular application not resulting in any additional floorspace being created, there is adequate parking at Thornham Deli.

It is also worth noting that the agent has stated that the Deli rent parking spaces from the Village Hall.

Other Material Considerations

The proposal does not benefit from a planning fallback position in terms of permitted development rights. The 28 day rule, of Class B, Part 4 for the temporary use of land, of the Town and Country Planning General Permitted Development Order 2015 as amended, would not apply in this case as it would appear from the planning history of the deli that the siting of the marquee is within the curtilage of the building.

CONCLUSION

Members will need to consider two key issues with this application. Firstly, whether the proposal causes a level of harm to the qualities of the Area of Outstanding Natural Beauty and the Conservation Area that is not outweighed by a form of public benefit that would make the scheme acceptable in planning terms. Secondly, whether the marquee by virtue of its siting adjacent to the boundary of the neighbour to the east causes dis-amenity to this neighbour to a degree that would warrant a refusal of the application.

It is your officer's opinion that the retention of the marquee for 7 months of the year, would cause little harm to the character of the AONB and the Conservation Area, namely due to its siting and scale. The use of the marquee would not warrant a refusal of the application on neighbour amenity grounds as the scale and siting of the marquee does not result in overbearing or overshadowing issues and there is no overlooking of the neighbour's private

garden area when stood in the marquee. With a condition removing the flue and associated wood burner within 28 days of the date of decision, the environmental health officer's objection can be overcome.

On balance, the proposal is therefore recommended approval subject to the following conditions

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

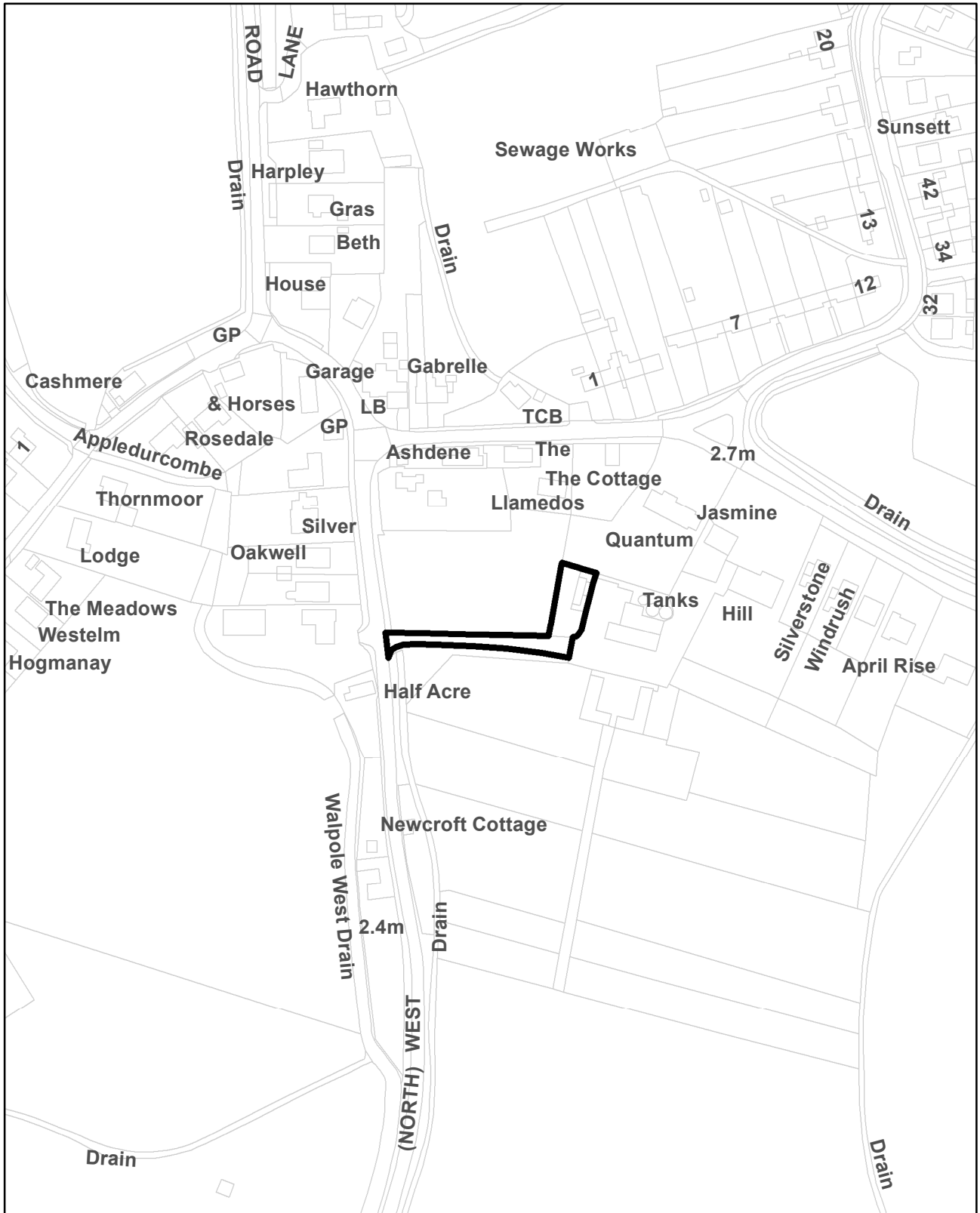
- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-

Dwg. 386-02 - Proposed Plans received 27.03.2018

- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition The marquee shall be dismantled from 1st May to the 31st September in any given year.
- 2 Reason In order to define the terms of the permission and for the avoidance of doubt.
- 3 Condition The siting of the marquee hereby approved shall be held and occupied in association with the operations of Thornham Deli only.
- 3 Reason In order to retain control of the development that may otherwise cause amenity issues in the locality
- 4 Condition The flue and associated wooden burner as shown on drawing 386-01 received 27th March 2018 shall be removed from the marquee within 28 days of the date of decision.
- 4 Reason In the interests of safeguarding neighbour amenity

17/01669/F

Caravan at Hill Farm West Drove North
Walpole St Peter



1:2,500

AGENDA ITEM NO: 8/1(j)

Parish:	Walpole	
Proposal:	Retention of mobile home	
Location:	Caravan At Hill Farm West Drove North Walpole St Peter Norfolk	
Applicant:	Mr & Mrs K Barnes	
Case No:	17/01669/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 31 October 2017 Extension of Time Expiry Date: 12 March 2018

Reasons for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

Planning permission is sought for the retention of a mobile home for a temporary period of time in order to allow further time for the self-building of a dwelling (already granted planning permission) on the neighbouring plot of land. This is considered acceptable for a temporary period of time after which the mobile home should be removed and the land returned to its original state.

Key Issues

Planning History
Principle of development
Crime and Disorder
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies to the west of West Drove North and immediately west of some dwellings which are currently under construction. On site is a mobile home which was granted temporary planning permission in May 2013. The site is screened to the west by a 1.8m approx. close board fence and to the north by conifer trees.

The application is for full planning permission for the retention of the mobile home for a temporary period of time. The applicant has requested 2 years (see planning considerations below).

SUPPORTING CASE

1. The application:

This is an application for a new permission to retain the mobile home on this site. A limited period time limit is requested of two years given the circumstances of the case, this being time to allow for the occupants to build their own home elsewhere. The original planning permission (13/00147/F) expired on 20 May 2016, as in condition 1 of 13/00147/F. Consequently a new permission is required.

2. Background:

The application is in response to an enforcement notice requiring removal of the mobile home. This was served on 22 March, and requires removal of the home from the land inside 3 months, i.e. before 22 June

2017. The Council has agreed to postpone enforcement because Mr & Mrs Barnes have purchased Plot 5 shown on the submitted plans. Permission exists to build a house on that adjacent site.

3. Permission on the adjacent site:

Outline Planning permission exists for 5 houses on the adjoining site (13/00363/O). Reserved matters for these plots has been approved (application reference 17/00769/RM,) and all other planning conditions submissions are in hand.

As this is a self-build project, it will take up to two years to build the house.

3. Conclusion:

Firm action is now in hand by Mr and Mrs Barnes to build their house. In the circumstances that Mr and Mrs Barnes are respectively 78 and 74 years old, they ask that they are provided with a sympathetic and accommodating response by granting permission for two years to retain their mobile home.

PLANNING HISTORY

17/00921/F: Application Withdrawn: 19/01/18 - VARIATION OF CONDITION 1 OF PLANNING PERMISSION 13/00147/F: Siting of a mobile home for the site manager in support of a 12 stable block livery business - Hill Farm West Drove North

17/00769/RM: Application Permitted: 09/06/17 - Reserved Matters Application: Development of 5 dwellings - Land South of the Old Police House West Drove North

16/00363/O: Application Permitted: 13/06/16 - OUTLINE APPLICATION SOME MATTERS RESERVED: Development of 5 dwellings - Land South of the Old Police House West Drove North

16/00359/O: Application Withdrawn: 31/03/16 - OUTLINE APPLICATION SOME MATTERS RESERVED: Detached dwelling - Hill Farm West Drove North

13/00147/F: Application Permitted: 21/05/13 - Siting of a mobile home for the site manager in support of a 12 stable block livery business - Hill Farm West Drove North

11/01242/FM: Application Permitted: 10/11/11 - Erection of 12-stable block and use of land to serve full livery enterprise - Hill Farm West Drove North Walpole St Peter

10/02062/FM: Application Withdrawn: 13/06/11 - Erection of 12-stable block and use of land to serve full livery enterprise, and a temporary workers dwelling (mobile home) - Hill Farm West Drove North

10/00272/FM: Application Withdrawn: 25/10/10 - Construction of 12No Stable Block and use of agricultural land to serve full livery enterprise and temporary mobile home - Mobile Home At Hill Farm West Drove North

07/01487/F: Application Refused: 07/01/08 - Construction of stable block attached to change of use of agricultural land to livery and use of mobile home as temporary dwelling - Hill House Farm Walnut Road

06/01087/CU: Application Refused: 06/07/06 - Change of use of agricultural land to paddocks with 1.2m high Newmarket Fence to perimeter. Together with the change of use of existing agricultural shed to stables and positioning of mobile home for 11 months occupancy. - Hill House Farm West Drove North

CONSULTATIONS

Town/Parish Council: OBJECTION Ownership of the neighbouring plot cannot be proven. The caravan should be sited on the proposed building plot and not an alternative site.

Local Highway Authority (NCC): NO OBJECTION in terms of highway considerations.

Environment Agency: NO OBJECTION The site is located in defended Flood Zone 3a on our Flood Risk Map but falls outside of the extent of our Tidal Hazard Mapping for the River Great Ouse. Therefore we have no objection on flood risk grounds to the proposed development. We would recommend that the caravan is securely anchored at all times and the occupants of the caravan sign up to our flood warning system to ensure they receive a warning in the event of an extreme flood event.

Environmental Health & Housing - Environmental Quality: NO OBJECTION No comment to make regarding contaminated land or air quality.

Emergency Planning: NO OBJECTION Due to the location in an area at risk of flooding it's advised that the occupants' sign up to the EA FWD service and prepare a flood evacuation plan.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main issues to consider when determining this application are as follows:

- Planning History
- Principle of development
- Crime and Disorder
- Other material considerations

Planning History

Temporary planning permission was granted in May 2013 (13/00147/F) for the siting of a mobile home for the manager of a 12 stable block livery business. Temporary permission was granted (Condition 1) in order to establish the livery business however this permission expired on 20th May 2016 and an application was not received to extend the period of the permission.

Following the issuing of a Breach of Condition notice in February 2017 relating to the breach of condition 1 of planning permission 13/00147/F a planning application was submitted to vary condition 1 of planning permission 13/00147/F which would extend the period of time the caravan would have permission to be sited on the land. However justification for extending the time did not relate to the livery business and therefore this application was withdrawn and this application was submitted.

Principle of development

This application is for full planning permission for the retention of the mobile home. The justification submitted for the temporary siting of the mobile home (the applicant has requested 2 years) is that the applicant has purchased land upon which to build a house. Immediately next to the application site is planning permission for the construction of 5 houses (13/00363/O and 17/00767/RM). The applicant has purchased plot 5 and intends to have a house built on site which the agent has said will take up to two years after which the mobile home which is subject of this application will be refused.

There are objections to this from the Parish Council who have stated that proof has not been submitted showing that the applicant owns Plot 5. On Friday 23rd March 2018 proof was received from the applicant's solicitor that the sale had been completed and the applicant now owns plot 5.

The Parish Council also object to the siting of the mobile home on the adjacent land and consider that the mobile home should be sited within plot 5 upon which the applicant is to build his home. In principle it is acceptable to site a mobile home whilst a dwelling is under construction and in some circumstances the mobile home may be sited close to the plot that is being developed rather than actually on site, for instance a plot may be too small to site both a mobile unit and undertake development etc.

Officers consider that it would be acceptable to site the mobile home on the adjacent land for a temporary period of one year (less than the applicant has requested) whilst the dwelling is constructed and Members are asked to consider approving this temporary permission. At the end of the temporary period the condition will be worded so that the building currently on site will be removed and the land reinstated to its original condition.

Crime and Disorder

There are no issues relating to crime and disorder which arise due to this application.

Other material considerations

At the time of the original approval (13/00147/F) consideration was given relating to the mobile homes impact upon the character and appearance on the locality, highways, and flood risk implications. There are no objections to the proposal from either the Highways Officer or the Environment Agency (particularly as this is for a temporary period) although it is recommended due to the location of the mobile home in a Tidal Hazard Mapping area (2015) that the mobile is securely anchored to the ground at all times. Consequently an additional condition is recommended with regard to this.

CONCLUSION

The temporary siting of a mobile home to house a person who is carrying out a self-build immediately adjacent to the site is acceptable in principle provided a condition is put in place to remove the mobile home and return the land to its original condition. Members are asked to consider approving this temporary period of time during which the mobile home can remain on the land. Members are also requested to consider the period of time requested to complete the build. The applicant has requested 2 years, although officers feel that one year would be a sufficient period to complete the build.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition This permission shall expire on 9th April 2019 and, unless on or before that date an application is made for an extension of the period of permission and such application is approved, the following works shall be carried out:
 - (a) the building shall be removed from the application site, and
 - (b) works necessary to reinstate the application site to its condition prior to the implementation of planning permission 13/00147/F shall be carried out.

- 1 Reason The site lies in an area where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need put forward in accordance with the NPPF.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans 'Location Plan – Drawing No1' received by the Local Planning Authority on 5th September 2017.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Within 4 weeks of the date of this permission the mobile home shall be securely fixed and anchored to the ground. It shall be retained in that condition for the duration of this permission.
- 3 Reason To ensure the storage containers do not become hazardous debris in the event of flooding in accordance with the principles of the NPPF.