

Parish:	Little Massingham	
Proposal:	Retrospective application for one shepherd's hut with associated parking and well-being facilities (sauna and hot tub) to be used as a holiday let	
Location:	Little Massingham Manor Station Road Little Massingham King's Lynn PE32 2JU	
Applicant:	Little Massingham Manor	
Case No:	26/01054/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 21 August 2026 Extension of Time Expiry Date: 7 September 2026

Reason for Referral to Planning Committee – Called in by Cllr Beales

Neighbourhood Plan: No

Case Summary

The application seeks retrospective planning consent for one shepherd's hut with associated parking and well-being facilities (sauna and hot tub) to be used as a holiday let.

The application site is located to the south of the Little Massingham Manor site, and forms part of this much wider mixed use enterprise. The site is accessed via the existing shared access off Station Road.

The application site lies on land designated as countryside in the adopted Local Plan. The closest settlement is Little Massingham to the south, however this does not have a development boundary.

Key Issues

Principle of Development
Impact on Form and Character
Impact upon Neighbour Amenity
Highway Safety / Access
Other material considerations

Recommendation:

APPROVE

THE APPLICATION

The application seeks retrospective planning consent for one shepherd's hut with associated parking and well-being facilities (sauna and hot tub) to be used as a holiday let. The red line is drawn around the access, two parking spaces, accommodation hut, sauna and hot tub.

The application site is located to the south of the Little Massingham Manor site and forms part of this much wider mixed-use enterprise. The site is accessed via the existing shared access off Station Road. To the south of the application site is an agricultural field and then the closest dwelling, which is 220m away in distance. To the east and the west of the application site are areas of tree planting.

The shepherds hut is 3.5m in height with a footprint of 9.8m by 6.8m. The sauna is 2.2m in height with a footprint of 2.2m by 7.5m, and the hot tub 1.2m in height and 2m in diameter. These are constructed of timber and either natural in colour or stained green, with a corrugated metal roof, and are positioned within a cluster of trees. The access and parking spaces are located approximately 40m away from the hut etc. The site boundary to the south consists of hedging interspersed with trees. Plans submitted indicate the drainage arrangements and external lighting for the additional hut.

The application site lies on land designated as countryside in the adopted Local Plan. The closest settlement is Little Massingham to the south, however this does not have a development boundary.

APPLICANT/AGENT SUPPORTING CASE

In 2021, the current owner bought the property with a vision and desire to see Little Massingham Manor rightly restored as a family base and magnificent venue and grounds - and furthermore as a very special place for guests to unwind and immerse themselves in nature and the exclusive tranquillity that is provided within the 63 acres of exclusive woodland, professionally designed gardens, and meadows.

The house remains predominantly for the family's use and the estate remains private with only booked/invited guests to use the various offerings, which have an overriding ethos of well-being. There are several existing buildings within the grounds, and some have been repurposed so that guests can experience the exclusive, tranquil, and environmentally friendly feel.

As part of the work undertaken prior to the 2024 permission, in the grounds (not requiring planning permission), the existing woodland was carefully managed in liaison with the Forestry Commission, with over 950 locally sourced specimen trees and 200 metres of hedgerows planted to increase the biodiversity and aesthetics. Since that time with investment, the work has been continued with planting of mixed species trees (some 820 planted) of oak, willow, cherry, alder, pine, walnut and malus, olive trees, walnut trees, wildflowers and the introduction of beehives. Amongst the tranquil spots across the grounds, there is a variety of wildlife including roe deer, hare, hedgehog and many bird species - a real paradise for nature lovers and of incredible importance to the Owner. The 'gentle' uses provide for guests to unwind, relax, restore and renew and help in the significant upkeep of the Manor and grounds. Local staff (groundsmen, housekeeper and maintenance) are employed by the Estate and the existing visitor accommodation etc also provides indirect spending into the local economy. The quantum of development of this additional shepherd's hut will not work against the tranquillity, sustainability, biodiversity or conservation as these are the very aspects that make the Manor and grounds so special and attractive.

The layout, design and appearance of the hut with private sauna and hot tub as well as the minimal lighting and designated parking areas/access seek to retain the existing sense of tranquillity. The Highways Officer considers the proposals will generate only three vehicular movements per day. Due to the specific location of the hut, there would be no perceptible impacts upon residential neighbours. In terms of the impacts upon the existing trees/woodland, the retrospective nature of the application has demonstrated there are no detrimental impacts. The proposals are for the small extension and continuation of existing activities - which operate under a BCKLWN approved Site Management Plan, which this additional hut also will - that have proven to be successful in this tranquil and secluded setting.

PLANNING HISTORY

08/01565/CU: Application Permitted: 28/08/08 - Change of use from C2 to residential - Little Massingham Manor, Station Road, Little Massingham

09/00118/F: Application Permitted: 19/03/09 - Construction of new entrance gates and wall - Manor Lodge

23/01104/F: Application Permitted: 03/10/23 - Retrospective erection of agricultural barn - Little Massingham Manor

23/02280/LDP: Would be Lawful: 22/02/24 - EXTENSION TO DWELLING ALLOWING FOR NEW GARDEN ROOM - Little Massingham Manor

24/00380/F: Application Permitted: 18/10/24 - Retrospective application for: change of use of the main dwelling to mixed use as dwelling and B&B Accommodation; renovation of Manor Cottage for use as holiday let; conversion of log store to holiday let; conversion of other ancillary store buildings to 2 x treatment rooms and yoga studio/gym/changing facilities; construction of two shepherds huts for holiday accommodation; and construction of an outdoor spa including hot tub, ice pool and sauna facilities. Proposed replacement of kennels with the construction of a third treatment room and associated car parking for all uses. - Little Massingham Manor

RESPONSE TO CONSULTATION

Parish Council: NO COMMENTS received

Highways Authority: NO OBJECTION subject to condition

The proposal would see the site now provide 11 letting units, with 3 treatment rooms, sauna, hot tub, gym and spa, whilst retaining a 6 bed apartment within the Main House. The sites access and frontage have been revised in preceding years, allowing a greater level of emerging visibility onto the C66 Station Road, which benefits from a continuous footpath with bus stops some 800m each way (lynx 49a service).

The site has some history of uses which would have engendered vehicle activity, albeit that the most recent consent was for residential use. The proposed uses would engender some 33 daily movements attributable to the lettings, with the spa/treatments/gym having the potential to increase those figures if serving non-resident customers, however, given the available visibility at the sites wide access and the availability of parking within the large site, I would find any highway safety reason to resist difficult to substantiate and whilst the site

has a limited choice of transport modes available, I would find an objection of sustainability grounds would be best left to your consideration.

Should your Authority be minded to the grant of consent, a condition should be attached to secure the on-site car and cycle parking/ servicing/ loading/ unloading/ turning/ waiting area.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

The applicant has provided a screening assessment indicating no known contamination. We have reviewed our files and the site is on land not seen developed for the duration of our records. A pit is seen historically on the south of site in the area intended for vehicle parking. Correspondence with the site owner indicated no known filling since the applicant took ownership and no disturbance to the ground is proposed. The area is to be used for vehicle parking only. The surrounding landscape is largely agricultural. No significant potential sources of contamination are identified in our records, or in the information provided by the applicant.

Senior Ecologist: NO OBJECTION subject to condition

The lighting plan submitted does not show the products or any indication of the level of light spill. The new hut also more lighting than those already in place so it seems excessive. The blue lights seem patricianly egregious as it faces into the HPI woodland and the images looks as though it would have high light spill.

The Planning Statement says External lighting - as with Jacob's and Ryeland huts, type 1 and 2 lighting will be used as approved under condition 12 of 24/00380/DISC_A. Again as shown on drawing 691-200; but the lighting on the DISC was so back and forth the applicant does need to submit clear details for this hut.

Conservation Officer (Verbal): NO OBJECTION

The Shepards hut is not within any principal views.

REPRESENTATIONS

None received.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP07 - The Economy (Strategic Policy)

LP09 - Touring and Permanent Holiday Sites

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

DM8 - Unauthorised development and enforcement

S3 - Presumption in favour of sustainable development

S5 - Principle of development outside settlements

E2 - Meeting the need for business land and premises

E4 - Rural business development

P2 - Ground conditions

P3 - Living conditions and pollution

CC2 - Mitigation of climate change

CC3 - Adaptation to climate change

TR3 - Locating development in sustainable locations

F4 - Assessing flood risk for decision-making

N2 - Improving the natural environment

H6 - Proposals affecting designated heritage assets

NATIONAL GUIDANCE

Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Impact on Form and Character
- Impact upon Neighbour Amenity
- Highway Safety / Access

- Other material considerations

Principle of Development:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the National Planning Policy Framework (NPPF) 2026 are a material consideration in making these decisions and should not be read alongside the policies in the development plan (Local Plan 2021-2024).

Development plan policies (or parts of these policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight. However, other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework.

Policy DM8 of the NPPF states that, where retrospective planning permission is sought for unauthorised development, and it is concluded on the evidence that the unauthorised development was intentional, this should be given substantial weight in the determination of the application.

According to the application form, the development commenced earlier this year, around March 2026, while the wider site was being developed in accordance with planning permission 24/00380/F. That earlier consent granted retrospective planning permission for a range of tourism and well-being related uses and works, including two purpose-built shepherd's huts, the change of use of a log store and Manor Cottage to holiday lets, health and wellness treatment rooms, a small gym, a yoga and fitness studio, a woodland spa with sauna, hot tub and cold-water plunge pool, changing facilities and associated works.

It is noted that the history of the site includes an application (24/00380/F) which, among other things, was for the siting of two shepherd's huts. This indicates that the applicant would have been aware that shepherd's huts generally require a grant of permission prior to its erection.

Prior to this application, the applicant was informed by an Enforcement Officer of the Council that a Planning Application would be required, but that this request should not be construed as meaning that planning permission will be granted.

Given the retrospective nature of both the current proposal and elements of the earlier permission, it could be argued that the additional shepherd's hut indicates a degree of intent. This is a material consideration and is given substantial weight in the planning balance.

However, Policy DM3(1)(f) advises that local planning authorities should not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in the Framework and any other material considerations.

Little Massingham is classified as a Smaller Village and Hamlet within the Settlement Hierarchy of the Local Plan which does not benefit from having a defined development boundary and as such should be considered against countryside policies.

Policy S5(b) of the NPPF supports development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary.

The new National Planning Policy Framework (published on 17 August 2026) states in policy E2 (page 41):

'1. To support business growth, substantial weight should be given to:
a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt...'

Policy E4 (page 42) addresses Rural business development and states:

'1. In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:

- a. The conversion of existing buildings and well-designed new buildings;
- b. The development and diversification of agricultural and other land-based businesses;
- c. Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services; and ...'

'2. Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:

- a. Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and
- b. The siting and design of development should be appropriate having regard to the character of its surroundings.'

Locally, Local Plan Policy LP07 supports the rural economy and diversification. Policy LP09 considers Touring and Permanent Holiday Sites. The Policy requires:

1. Proposals for new holiday sites or extensions to, or intensification of, existing holiday sites, will be supported where it can be demonstrated that these could deliver sustainable tourism, whereby:

- a. the proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- b. the proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and conserves and enhances the historical and natural environment; and
- c. a suitable and proportionate transport assessment has been undertaken, to demonstrate that the site can be safely accessed.

The application seeks consent for an additional unit of accommodation as part of a larger existing holiday use. In terms of the new NPPF, the development represents an expansion of an existing business providing additional tourism facilities. The development would not solely be served by public transport, but this is reflective of the nature of the site, and the tourism offer tailored to a rural location. However, the siting of the hut and the scale of development is considered appropriate to the rural character and surroundings.

In terms of the Local Plan, policy LP09 allows for the intensification of holiday sites where these meet the criteria. The application includes a Planning Statement which discusses how the hut will fit within the operation of the wider site, contributing to the visitor offer. In visual amenity terms the scheme is considered acceptable as the accommodation units are well spaced and well screened by existing vegetation. Furthermore, the scale, appearance and use of materials is reflective of the rural location. Finally, the applicant has provided sufficient information to satisfy the Local Highway Authority that the site can be safely accessed. The information submitted was proportionate to the scale of development proposed.

Subject to a condition to secure its use as a holiday let, the development is in accordance with the NPPF Policies S5, E2 and E4 and Local Plan Policies LP07 and LP09.

Impact on Form and Character:

The NPPF, in policy DP3 considers the 'key principles for well-designed places:

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3...'

Policy N2 of the NPPF refers to 'Improving the natural environment'.

'To contribute positively to the natural environment, and support nature's recovery, development proposals should:

a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);...

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;...'

Local Plan Policy LP18 requires that all new development in the borough must be of high-quality design. Also, that new development should conserve and enhance the environment, respond to the context and character of places, and recognise the landscape setting and features.

Local Plan Policy LP19 seeks to protect and enhance our landscape character, biodiversity and geodiversity.

Local Plan Policy LP21 requires that 'development must conserve and enhance the amenity of the wider environment including the historic environment.

2. Proposals...will be assessed against a number of factors including:

a. impact on the historic environment;...

j. visual impact.

3. The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials...'

The wider application site reads as the manor with associated parkland and then associated agricultural land. The shared access is already established, and the siting of the hut is within the parkland. The shepherd's hut, sauna and hot tub are positioned within a cluster of trees, and tree planting areas are located to the east and west of the site. The hut, cars and visitors will have minimal visual impact on the locality and once the landscaping/ planting becomes better established this will not be visible outside of the site. The scale is such that the visitors would not impact upon the locality given the wider uses. This is an intensification of an existing use and does not extend the footprint of the site. The scale, appearance and materials used are considered acceptable within this rural environment. Once the use has ceased, the structures could be easily removed, and the land revert to open countryside.

Policy HE6(1) advises that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation. This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Little Massingham Manor is a Grade II Listed Building, however the separation distance between the site and the Manor itself, the landscaping and screening between these, alongside the minimal scale of the development means that there would be negligible impact on the Manor or its setting. The Conservation Officer agrees that the Shepards hut is not within any principal views.

The development is acceptable in terms of its impact on the form and character of the locality and is in accordance with the NPPF Policies DP3, HE6, and N2 and Local Plan Policies LP18, LP19 and LP21.

Impact upon Neighbour Amenity:

NPPF Policy P3 addresses living conditions and pollution for both new and existing residents.

Local Plan Policy LP21 requires that 'Proposals...will be assessed against a number of factors including:...

- b. overlooking, overbearing, overshadowing;
- c. noise;
- d. odour;
- e. air quality;
- f. light pollution;...
- i. sustainable drainage;...

4. Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.'

The closest residential neighbour is 220m to the south of the siting of the hut. There is also a residential neighbour close to the main access for the site. However, given the scale of development and the separation distances between it is not considered that this one additional hut would cause any detrimental impacts upon neighbour amenity.

The operation of the wider site is already controlled under application 24/00380/F.

The development is in accordance with the NPPF Policy P3 and Local Plan Policy LP21.

Highway Safety / Access:

In the Policy TR3 of the NPPF, the government sets out the policy criteria for locating development in sustainable locations. The policy states 'e. In rural areas, opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they exist and can be supported by the development proposed.'

Local Plan Policy LP13 reinforces this policy approach and Policy LP14 seeks to secure appropriate car parking provision as part of any development proposal.

Local Plan Policy LP21 requires that '5. Development proposals should demonstrate that safe access can be provided, and adequate parking facilities are available.'

The application utilises the existing single vehicular access into the wider site, extending this southwards and includes the provision of two car parking spaces.

The Local Highway Authority has considered the cumulative impact of the development, taking into account the existing permitted use of the site. They confirm that the access is safe, with adequate visibility splays and parking provision. They request that a condition should be attached to secure the on-site car and cycle parking/ servicing/ loading/ unloading/ turning/ waiting area.

While the rural nature of the site means that there are limited options for alternative modes of transport to the private car, there is a continuous footpath at the entrance/ frontage with bus stops some 800m each way (Lynx 49a service).

As such, given the locality of the site and the nature of the use, the development is in accordance with the NPPF Policy TR3 and Local Plan Policies LP13, LP14 and LP21.

Other material considerations:

Ecology - Policy N2 of the NPPF refers to 'Improving the natural environment'.

'To contribute positively to the natural environment, and support nature's recovery, development proposals should: a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply)...

f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective;...'

Local Plan Policy LP19 reiterates this policy approach.

The application seeks to regularise consent for an additional unit of holiday accommodation. The application site falls within the Impact Risk Zone for European Protected Sites, and as such the applicant is required to submit the GIRAMS HRA and the mitigation sum of £ 315.58 per dwelling.

The application is retrospective and for such a small footprint that would be considered de minimis in terms of Biodiversity Net Gain requirements.

Given the rural nature of the site and the presence of bats within the wider site it is necessary that careful consideration is given to external lighting and light spill. Notwithstanding the details submitted with the application, in the form of the lighting plan, the Ecologist has requested a planning condition is attached to secure the details of the external lighting to ensure this would not cause harm.

Contamination - Given no disturbance to the ground is proposed, there are no concerns regarding contaminated land on the site and would comply with Policy P2 of the NPPF

Flood Risk/ Drainage - The application site lies within Flood Zone 1, and as such is at the lowest risk of flooding. The drainage for the site is shown to connect into the existing network for the other holiday lets and would comply with Policies F4 and CC3 of the NPPF.

Climate Change - Policies CC2 and CC3 of the NPPF concerns mitigation and adaption to climate change. This is largely reiterated in Policy LP06, which requires that new development should minimise and reduce carbon emissions by measures such as; locating new development in areas to minimise the need to travel, including green infrastructure, minimising and mitigating pollution (during both the construction and operational phases of development), exceeding present thermal energy and high efficiency systems set by Building Regulations, maximising opportunities from solar technologies and retrofitting of existing buildings with measures to reduce energy and heat consumption will be encouraged and supported. In addition, schemes should seek to adapt and mitigate the impacts of climate change by (for example) ensuring new development is designed and adapted to incorporate climate change and flood risk resilience, minimising and mitigating air pollution, and incorporating appropriate water efficiency and water recycling measures.

The application site provides some opportunities for public transport, pursuant to CC2(a) and (b), although this is limited given the location. Policy DM3(b) of the NPPF states that a proportional approach to development should be taken, having regard to its scale and potential impact. Given the proposal is limited to only one shepherd's hut and associated facilities, it is considered that CC2(a) and (b) are met in this instance.

As for the units/ structures themselves these are largely constructed from timber. The management of the wider site includes the protection and enhancement of woodland, and ecological enhancements, and this scheme benefits from this.

Having regard to the proportional approach prescribed NPPF Policy DM3 the remaining requirements of NPPF Policies CC2 and CC3, as well as Local Plan Policy LP06, are considered to have been met.

CONCLUSION:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the National Planning Policy Framework 2026 are a material consideration in making these decisions and should be read alongside the policies in the development plan.

The application seeks retrospective planning consent for a holiday let shepherds hut, sauna, hot tub and parking area within the grounds of Little Massingham Manor. This represents the intensification of the existing holiday use.

In terms of the principle of development, the scheme is in accordance with the NPPF and Local Plan, as the development supports an existing rural tourism business. The development does not cause harm to the form and character of the locality, and would not impact upon the residential amenity of neighbouring residents due to its limited scale and the separation distances.

The applicant would have been aware that permission was required for a shepherd's hut by virtue of them having applied for such structures previously, evidencing that a level of intent to carry out the development without the benefit of planning permission is present. Policy DM8(2) states that this fact should be given substantial weight in considering whether or not to grant permission which would balance against the proposal.

As evidenced in the Officer's report, the development is in accordance with the NPPF through Policies S3, S5 E2, E4, DP3, N2, P2, P3, TR3, H6, CC2, CC3 and Local Plan Policies LP06, LP07, LP09, LP13, LP14, LP18, LP19, and LP21.

When balancing the substantial weight arising from Policy DM8(2) of the NPPF against the wider planning merits of the scheme, it is considered that the proposal's compliance with the development plan, the NPPF and the other material considerations assessed throughout this report carry greater weight. In particular, the support for an existing rural tourism business, the modest economic and social benefits, the absence of harm to the character of the area or neighbouring amenity, and the lack of objections from statutory consultees cumulatively outweigh the substantial weight to be given to the intentional unauthorised development under Policy DM8(2).

It is therefore recommended that the application be approved, subject to conditions relating to lighting, parking/manoeuvring areas and to secure the use of the development as a holiday let.

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 -

691-115 LOCATION PLAN
691-116 PLANS, ELEVATIONS AND SITE PLANS
691-200 EXTERNAL LIGHTING PLAN AND DRAINAGE DETAILS
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The proposed on-site car and cycle parking/ servicing/ loading/ unloading/ turning/ waiting area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy TR3 of the NPPF and Local Plan Policy LP21.
- 3 Condition: Within one month of the date of the decision, full details of the method of external lighting and the extent of illumination shall be submitted for approval in writing to the Local Planning Authority. Within two months of the date of the approval of the details in writing by the Local Planning Authority, the lighting scheme shall be implemented as approved and thereafter maintained and retained as agreed.
- 3 Reason: In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Policies N2 and DP3 NPPF and Local Plan Policy LP19.
- 4 Condition: a) The accommodations hereby approved shall be occupied for holiday purposes only and shall be made available for rent or as a commercial holiday let;
b) The accommodations shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and
c) The owners / operators shall maintain an up-to-date register of lettings / occupation and shall make this available at all reasonable times to the Local Planning Authority.

- 4 Reason: The proposal is sited in a location which would not make it suitable as a separate unit of accommodation in accordance with Policy S3, S5 and E4 of the NPPF 2024 and Local Plan Policies LP02, LP07, LP09 and LP21.