

AGENDA ITEM NO: 9/2(f)

Parish:	Snettisham	
Proposal:	Change of use of land from Deer Park to Deer park incorporating four modular cabins, together with associated infrastructure, and alterations to including change of use of, an existing barn to serve as an arrivals building and facilities hub associated with those cabins and a lap pool.	
Location:	Deer Park East of St Thomas Lane Snettisham Norfolk PE31 6SR	
Applicant:	Stanton Farms Ltd	
Case No:	23/00367/F (Full Application)	
Case Officer:	Olivia Luckhurst	Date for Determination: 8 May 2023 Extension of Time Expiry Date: 31 July 2023

Reason for Referral to Planning Committee – The recommendation is contrary to that of the Parish Council and the matter was referred to Planning Committee by the Sifting Panel.

Neighbourhood Plan: Yes

Case Summary

The application is located outside of the defined settlement boundary for Snettisham which is classified as a Key Rural Service Centre within Policy CS02 of the Core Strategy, therefore, the site is considered as countryside in policy terms.

The site lies at the southern end of Park Farm and is currently used as a deer park. Extending to just under 8ha, the site is a large field bounded to the north by an arable field, to the south by further deer park fields, St Thomas's Lane to the west and, to the east, a series of reed beds.

The proposal seeks permission for the change of use of land from a deer park to a holiday park with the creation of four modular cabins, together with associated infrastructure, and alterations, including the change of use of, an existing agricultural barn to serve as an arrivals building and facilities hub and the creation of an outdoor swimming pool.

The site is not located within a Conservation Area or Area of Outstanding Natural Beauty (AONB).

Key Issues

Principle of Development
Form and Character
Impact on Neighbour Amenity
Highway Safety and Parking
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site is positioned outside of the defined settlement boundary for Snettisham and is therefore, considered as countryside in policy terms. However, the main village is identified[HWH1] as a Key Rural Service Centre within Policy CS02 of the Core Strategy.

Snettisham is considered capable of accommodating a limited growth of a scale and nature appropriate to secure the sustainability of each settlement.

The site is not located within an AONB or Conservation Area.

The proposal consists of the change of use of an existing deer park to incorporate four cabins for holiday let use, along with associated infrastructure and the change of use of the existing agricultural barn to become a welcome hub for guests and the create of a lap pool.

The existing agricultural barn located on the site would become a welcome hub for guests and would also incorporate amenities such as toilets, showers, a seating area and an outdoor lap pool located to the south of the barn.

The application site would utilise an existing access off St Thomas Lane with parking for guests located at the proposed welcome hub.

The four modular cabins would be located to the east of the site along the existing agricultural reservoir.

SUPPORTING CASE

The site is positioned within an existing, successful, tourism operation (Snettisham Deer Park) which itself forms part of the diversification efforts undertaken by the applicant and his family at Park Farm.

The ambition of this application is to deliver high quality tourism accommodation which uses the existing setting of the deer park and lake to provide a unique experience.

The proposal includes a package of landscape improvements, set out within the submitted Landscape Masterplan. At present the site is heavily grazed by deer and the lake is still readily identifiable as a man-made feature, having originally been excavated as an agricultural reservoir. The development would deliver new areas of native species planting within the deer park (together with protective fencing whilst the planting establishes) and would provide a new, more naturalistic edge to the existing lake, affording both landscape and ecological benefits.

The site is located some 1.8km from the North Norfolk AONB, with the village of Snettisham positioned between the site and the AONB at this nearest point. Given this distance, the intervening development, the small-scale of the proposal and the impact of local topography on views into and out of the site, it is not considered that the proposal would have any impact on the AONB. Given the visually enclosed nature of the site, any landscape impacts beyond the existing site boundaries would be minimal.

The site is rural in nature, and the low impact, low density proposal would not detract from this character, whilst the proposed Landscape Masterplan would deliver landscape improvements. Within this rural setting, however, the site is well connected to Park Farm Deer Park and Farm Shop, and the village of Snettisham, both of which are accessible by a series of existing walking and cycling routes through the farm.

The proposal to convert the existing barn to an 'Arrivals Hub' (including small 'lap' swimming pool) provides a focal point for activity at the site, and it is envisioned that bike hire and other guest services will be delivered from the hub. By creating a space for other small businesses to use when delivering services to guests (yoga sessions, health and beauty

treatments etc) the economic benefit of the proposal to the local economy will be maximised and it is envisioned that, in addition to the (up to) four new jobs created by the development itself, the creation of a new market for small local businesses will, in turn, create new opportunities for small-scale local businesses.

The application was submitted following detailed – and positive - pre-application discussions with planning officers. Following submission of the application, the applicant has worked with Norfolk County Council in developing a scheme of highways improvements that will ensure the proposal is safe and delivers improved highway conditions for all users of St Thomas's Lane.

In summary, this application proposes a high-quality, small-scale development set within an existing working farm and tourism attraction. The development would complement and enhance the existing landscape and make a positive contribution to the local economy. The proposal accords with Local Planning Policy and National Planning guidance and members are invited to support the proposal.

PLANNING HISTORY

14/00016/CUPD - Prior Approval Refused - Change of use from agricultural building to dwellinghouse and associated operational development - Delegated 24.11.2014

RESPONSE TO CONSULTATION

Parish Council: OBJECT: The Parish Council object on the grounds that the application would lead to an increase in traffic contributing to the existing issues along St Thomas Lane. The development would also compromise the amenity of the AONB.

Highways Authority: NO OBJECTIONS: The proposed development would lead to a small increase in vehicle movements on the narrow St Thomas Lane, which is lacking suitable carriageway widths and pedestrian facilities, however this low scale proposal has some synergy with the Deer Park and utilises an existing barn which could be converted under Permitted development, as such, an objection to 4 letting units would be difficult to substantiate, however, some improvements to mitigate this increased wear and tear and likely overrunning of verges, through the formalisation of passing bays should be sought via condition.

Public Right of Way Officer: NO OBJECTION: The Public Right of Way, known Snettisham Bridleway 14 is aligned to the North of the site. The full legal extent of this bridleway must remain open and accessible for the duration of the development and subsequent occupation.

Environmental Health & Housing – Environmental Quality: NO OBJECTION: The application is for the construction of 4 cabins and conversion of existing barn into an arrivals building and facilities hub.

The applicant has provided a screening assessment which states the barns only use was agricultural in association with the raising of deer for venison. We have reviewed our files and the site is on land that is first seen with the barn and reservoir present in aerial photography from 1999. The surrounding landscape is largely agricultural.

No potential sources of contamination are identified in our records, or in the information provided by the applicant

Historic Environment Service: NO OBJECTION: The proposed development lies in close proximity to an area of earthworks of medieval and later field boundaries, ridge and furrow arable and possible buildings. In addition there is a record of a 'Roman pavement' being found here before 1980 and it has been suggested that a wall found here in 1991 may be part of the vanished medieval St. Thomas' Chapel, suggesting that human burials may be present. Medieval pottery has also been found previously in the immediate vicinity. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development, therefore conditions requesting an Archaeological Written Scheme of Investigation is required.

Ecology Officer: NO OBJECTIONS: subject to conditions relating to external lighting, no removal of trees or hedgerows during active bird nesting seasons, mitigation measures and a scheme providing information regarding the importance of the environmental sensitivity of the site.

REPRESENTATIONS

One letter of objection received confirming that the land bordering Park Farm on the Ingoldisthorpe Church side is used as a wildlife haven and a RSPCA Wildlife Hospital release site. Concerns were raised regarding potential damage as a result of the development in terms of noise.

[HWH1]Site is in AONB?

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

DM17 - Parking Provision in New Development

DM11 – Touring and Permanent Holiday Sites

NEIGHBOURHOOD PLAN POLICIES

Policy NP09 – Natural Environment
Policy NP05 – Materials and Design

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- *Principle of Development
- *Form and Character
- *Impact on Neighbour Amenity
- *Highway Safety and Parking
- *Other Material Considerations

Principle of Development:

The application site forms part of Park Farm which comprises 16 acres of land known as Thomas Meadow and was originally used for cattle grazing and was later changed into a deer park as part of the Snettisham Park tourism attraction.

The application site comprises of agricultural land occupied by deer with an existing agricultural barn to the north. The site lies outside of the defined Snettisham settlement boundary and is therefore, considered as countryside in policy terms.

The proposal seeks permission for the change of use of the land from a deer park to a deer park with 4no. modular cabins for holiday let use and associated infrastructure as well as, the change of use of the existing agricultural barn to provide a welcome hub for guests and the creation of a swimming pool.

The site forms part of an existing business consisting of agriculture and tourism and is within the countryside. The proposed change of use would result in farm diversification which is supported by policy CS06 of the Core Strategy 2011.

Policy CS10 of the Core Strategy states that retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough and contribute to the regeneration and growth of the area. The Council will promote smaller scale tourism opportunities in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment. The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- It should be located in or adjacent to our villages and towns;
- It should be of a high standard of design in line with national guidance;
- Will not be detrimental to the landscape;

Policy DM11 of the Site Allocations and Development Management Policies Plan (SADMPP) states that 'Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless:

-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;

- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed.
- It is in accordance with national policies on flood risk.
- The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping;

Small scale proposals for holiday accommodation will not normally be permitted within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) unless it can be demonstrated that the proposal will not negatively impact on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area.

The application has been submitted with a supporting Business Plan which confirms how the site would be managed and states what amenities would be provided for guests on site as well as listing businesses and facilities within the locality. The plan also confirms how the proposed development would support existing tourism provided by Park Farm which is within walking distance from the site.

The site is also surrounded by footpaths leading to the centre of the village which is located approximately 1.4 miles to the north and is host to a range of facilities including shops, pubs and restaurants. Therefore, the proposed development is considered to comply with policy CS10 of the Core Strategy.

The proposed welcome hub and cabins are of a sensitive and modest scale which are considered to be of an acceptable design. Given that the site is well screened from St Thomas Lane, the cabins would not be visible from the street scene, therefore, the development would not have a harmful impact on visual amenity or the surrounding landscape. Overall, the proposed development is considered to comply with Policy DM11 of the SADMPP and Policy CS06 of the Core Strategy 2016.

Form and Character:

The existing barn located on the site would be converted and slightly extended to provide a hub for users of the proposed cabins. The barn would incorporate Charred black timber cladding as well as natural cladding, anthracite grey windows and doors and glazing panels on the southwest elevation. The hub would provide toilets, a shower rooms, seating area and an outdoor lap pool. The building would measure 3.8m in height, 24m in width and 9.5m in depth and would be positioned to the north of the site.

A total of four cabins are proposed and would include two family sized cabins and two couple sized cabins.

The family cabins would measure 3.7m in height 10.3m in width and 10m in depth. These cabins would incorporate two bedrooms, a toilet, and a kitchen/living/dining area as well as an outside seating area and would be located to the east of the site.

The couples' cabins would measure 3.7m in height, 9m in width and 3m in depth and would provide one bedroom with a joint living and dining area. These cabins would be positioned to the centre and west of the site.

The cabins would be of a high-quality design incorporating a contemporary design including areas of glazing, timber cladding and a green roofing system. The cabins would be positioned on a small 'pad' of compacted stone and would be host to small decking areas immediately adjacent the cabin.

Overall, the proposed cabins would be of an acceptable scale, design and form and given their modest and contemporary appearance, the structures would not appear dominant within the rural setting. The proposed green roofing system would help the cabins to blend in

with the verdant site. The number of cabins proposed as well as their spacing is also considered to be appropriate for the size of the plot and the development would not appear clutter or cramped.

The conversion of the existing barn is also considered acceptable and would provide an attractive structure which would appear in keeping with the proposed cabins.

Given the positioning of the barn and proposed cabins along with the extensive screening providing in the form of hedging and mature trees, the additions would not be viewable from the street scene or the AONB[HWH1] which is located 1.9km from the site and therefore, would not have a detrimental impact.

The proposed development is therefore, considered to comply with policy DM15 of SADMPP, policy CS08 of the Core Strategy and policy NP05 (Materials and Design) and NP09 (Natural Environment) of the Snettisham Neighbourhood Plan.

Impact on Neighbour Amenity:

The application site is positioned amongst agricultural fields and is well screened by mature trees and hedging. The nearest residential property is located some 862m to the west. Therefore, the proposed development would not be considered to have a detrimental impact on residential amenity in terms of overlooking, loss of light or noise disturbance.

Whilst the proposed hub barn and the 4no. cabins would incorporate sections of glazing, due to their scale, they are not considered to create an unacceptable level of light spillage.

A condition would also be added to restrict the use of external lighting to prevent further light spillage.

Therefore, the proposal is considered to comply with policy DM15 of SADMPP and policy CS08 of the Core Strategy.

Highway Safety:

The site is located at the southern end of the farm and close to the southern boundary of Snettisham Parish. However, the bridleway offers direct and vehicle free access to the village approximately 800m away along with other routes via paths and the road.

The site would be accessed via an existing agricultural track leading east off St Thomas Lane. The access is already used by the regular deer safari tours which are operated by the Deer Park attraction. This tour involves a tractor and trailer entering and exiting the site via the same access around 8 times per day. There is also a secondary vehicle access located off St Thomas Lane and is utilised by members of a small fishing syndicate who park in the field adjacent St Thomas's Lane.

Whilst concerns have been raised by members of the public and the Parish Council, the Highway Authority has confirmed that whilst the development would lead to a small increase in vehicle movements onto St Thomas Lane, the proposal is considered to be of a low scale. Given that the access is already in use by the Deer Park Tours, the Highway Authority has no objections and conditions would be added to ensure that the access is improved.

Parking for occupants as well as staff would be located to the east of the hub. Occupants would not be able to drive directly to their accommodation and all vehicles would be kept in the designated parking areas.

The public right of way located to the north of the site (Snettisham Bridleway 14) would not be affected as a result of the development would remain open and accessible for the duration of the development as requested by the Public Right of Way Officer.

Drawings have been provided by the applicant showing proposed highway improvement measures which have been agreed in principle by the Highway Authority however, a condition regarding the measures would still be added to ensure a sufficient amount of detail is provided.

Overall, the utilisation of the existing access is considered acceptable and conditions would be added to ensure that improvements are made. A sufficient amount of parking would also

be provided. Therefore, the proposed development complies with policy DM15 of SADMPP and policy CS08 of the Core Strategy.

Other matters requiring consideration prior to the determination of this application:

Flood Risk:

This part of the site is located within flood zone 1 which is considered as 'Low Probability' and comprises land as having less than a 1 in 1000 year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). The NPPF states that all uses of land are appropriate in this zone.

Ecology:

The application site falls within the Zone of Influence for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS').

The Norfolk GIRAMS identifies a detailed programme of County-wide measures to mitigate against the adverse implications of in-combination recreational impacts on the integrity of the Habitats Sites caused by new residential development and tourist accommodation. The strategy introduces a per-dwelling tariff to ensure development is compliant with the Habitats Regulations; the collected tariff will fund a combination of hard and soft mitigation measures at the designated Habitats Sites to increase their resilience to greater visitor numbers. The tariff is calculated as a proportionate sum of the full costs of the Norfolk-wide RAMS mitigation package as apportioned to the predicted growth outlined in the Local Plan.

An appropriate assessment has been undertaken and concludes that the GIRAMS fee would be sufficient in mitigating any potential impacts as a result of the proposed development.

A condition would also be added requesting the applicant to provide information regarding the importance of the environmental sensitivity of the site given its location within the Zone of Influence. The scheme of information should include the provisions of a leaflet to all site guests regarding the correct disposal of litter, safe use of firepits, due regard to breeding birds and prohibition of entering fenced off areas.

The Ecology report submitted with the application concludes that the site is assessed as being of value at a parish scale for most biodiversity features and protected species with an overall minor adverse unmitigated impact foreseen as a result of the proposed development. It is considered sufficient avoidance and mitigation measures could be employed to reduce the residual impact to neutral.

Mitigation measures proposed include ensuring a minimum 5m working buffer from retained habitats using Heras fencing, no construction between September or February outside of the breeding bird season to avoid any potential offences relating to breeding birds, no groundworks and mobile plant movement within the roof protection zone of trees.

All these measures would be secured via condition along with conditions relating to external lighting, the installation of bird and bat boxes and a scheme providing information regarding the importance of the environmental sensitivity of the site.

The report also confirms that the existing barn located on the site is not considered to offer potential for roosting bats and no scattered trees were particularly noteworthy with regards to potential roost features.

The Ecology Officer has reviewed the statement and confirmed no objections to the proposal subject to conditions.

Contamination:

The application has been submitted with an individual screening assessment for the barn which indicates that it has been used in association with breeding of deer for venison.

The Environmental Quality Team have reviewed their files and confirmed that the site is on land that is first seen with the barn and reservoir present in aerial photography from 1999. The surrounding landscape is largely agricultural.

The use of the site as a hub to serve the occupants of the proposed cabins would not lead it to be more sensitive in regard to land contamination. There are no potential sources of contamination.

Archaeology:

The proposed development lies in close proximity to an area of earthworks of medieval and later field boundaries, ridge and furrow arable and possible buildings. In addition, there is a record of a 'Roman pavement' being found here before 1980 and it has been suggested that a wall found here in 1991 may be part of the vanished medieval St. Thomas' Chapel, suggesting that human burials may be present. Medieval pottery has also been found previously in the immediate vicinity. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

Therefore, conditions would be added to ensure that no development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority and the development cannot be occupied until the site investigation and post investigation assessment has been completed.

Third Party Comments:

One representation has been received objecting to the proposed development on the basis that the land bordering Park Farm on the Ingoldisthorpe Church side is used as a wildlife haven and a RSPCA Wildlife Hospital release site, therefore, the objector raised concerns that the development has the potential to damage the site due to noise disturbance.

The comments have been taken into consideration however, the proposed development would be confined to the site shown within the red line on the location plan submitted with the application.

The proposed use is not considered to result in an unacceptable level of noise disturbance due to its scale and positioning. The site is also already used for the Deer Safari which involves a tractor and trailer entering and existing the site up to 8 times a day, therefore, the area is already subject to some noise disturbance.

CONCLUSION:

The proposed development is considered to be of an acceptable scale, design and form. The proposal is not considered to have a detrimental impact on residential amenity or the adjacent AONB given the separation distance.

Overall, the proposed development is considered to be acceptable and complies with policies DM1, DM2, DM11, DM15 and DM21 of the Site Allocations and Development management Policies Plan 2016 and policies CS01, CS02, CS06, CS08, CS10 and CS12 of the Core Strategy 2011 and NP05 (Materials and Design) of the Snettisham Neighbourhood Plan.

[HWH1]You need more on the AONB please. Why does the site comply with DM11 insofar as the AONB? Assessment against Policy NP09 of the NP. What are the NPPF tests and why is this ok?

RECOMMENDATION:

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

1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition The development hereby permitted shall be carried out using only the following approved plans:

LOCATION PLAN Received 13.03.2023

DRAWING PACK Received 01.03.2023

DRAWING PACK 2 Received 01.03.2023

VISUAL 1 Public VISUAL 2 Received 01.03.2023

321/P/01 PLANS AS EXISTING Received 01.03.2023

321/P/03 B BLOCK PLAN Received 01.03.2023

PP.1000 B PROPOSED FLOOR PLAN AND ELEVATIONS Received
01.03.2023

UDS64650-A1-02001 A ILLUSTRATIVE MASTERPLAN Received 01.03.2023

LANDSCAPE AND VISION DOCUMENT PART 1 Received 01.03.2023

LANDSCAPE AND VISION DOCUMENT PART 2 Received 01.03.2023

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

3 Condition No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

1. An assessment of the significance of heritage assets present 2. The programme and methodology of site investigation and recording 3. The programme for post investigation assessment of recovered material 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

3 Reason To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.

4 Condition No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 3.

4 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

5 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 3 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 5 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 6 Condition Prior to the first use of the development hereby permitted, full details of a scheme providing information regarding the importance of the environmental sensitivity of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of a leaflet to all site guests regarding:
- The correct disposal of litter
 - Due regard to breeding birds
 - Safe use of firepits
 - Prohibition of entering fenced off areas
- 6 Reason In the interests of protecting ecological sensitive features of the locality in accordance with Paragraph 174 of the NPPF and local planning policy.
- 7 Condition No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance have first been submitted to and agreed in writing with the local planning authority. External lighting must be designed in accordance with Bat Conservation Trust (2018) guidelines. These include requirements such as: LED luminaires to be used where possible; luminaires to be mounted on the horizontal, i.e. no upward tilt; any external lighting should be set on motion-sensors and short (1min) timers, and no lighting of boundary features.
- 7 Reason In order to safeguard the ecological interests of the site in accordance with Policy CS12 of the Kings Lynn and West Norfolk Core Strategy 2011 and Section 15 of the NPPF
- 8 Condition No removal of hedgerows, trees, shrubs or brambles shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests no more than 48 hours prior to the commencement of vegetation clearance and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority
- In the event that any bird nests or actively breeding pairs are encountered, works will not commence on site until a further survey has been submitted in writing and approved by the Local Planning Authority confirming that any nesting attempts are concluded and any chicks in nests have fledged.
- 8 Reason All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981.
- 9 Condition The development hereby permitted shall not be occupied until the soft landscaping, installations of minimum 4No. bat and 4No. birds boxes or integrated alternative are undertaken in accordance with the details outlined within Section 6.5 of the Ecological Impact Assessment already submitted as part of the application. Locations of these enhancement measures should be guided by a competent ecologist. A 'statement of good practice' shall be signed upon completion by the competent ecologist, and be submitted to the LPA, confirming that the specified enhancement measures have been implemented in accordance with good practice upon which the planning consent was granted.

- 9 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 Paragraph 174 of the NPPF and local planning policy.
- 10 Condition Prior to the first use of the development hereby permitted the proposed on-site car 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.
- 10 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 11 Condition Notwithstanding the details submitted as part of this application no works above slab level shall commence on site unless otherwise agreed in writing by the Local Planning Authority until detailed drawings for the off-site highway improvement works (passing bay formalisation) have been submitted to and approved in writing by the Local Planning Authority.
- 11 Reason In the interests of highway safety.
- 12 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 11 shall be completed to the written satisfaction of the Local Planning Authority.
- 12 Reason In the interests of highway safety.
- 13 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 13 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 14 Condition The accommodation hereby approved shall be occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets.
- 14 Reason The site lies within in an area in which the local planning authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 15 Condition The accommodation 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 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
- 15 Reason The site lies within in an area in which the local planning authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.