

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 20th January 2020

Application No:	HPK/2019/0436	
Location	Proposed campsite, Cemetery Road, Glossop	
Proposal	Change of use of field to campsite and erection of toilet and shower block and small car park.	
Applicant	Mr and Mrs Crook	
Agent	Miss Ruth Woodcock, Neil J Bland Ltd	
Ward/Parish	Dinting Ward	Date registered 25 September 2019
If you have a question about this report please contact: Mark Ollerenshaw Mark.Ollerenshaw@highpeak.gov.uk 01538 395400 ext. 4921		

1. REFERRAL

The application is referred to the Development Control Committee because it is a major development.

SUMMARY OF RECOMMENDATION

APPROVE subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site forms part of an existing agricultural field with associated access located to the north east of Cemetery Road, outside the built up area boundary of Glossop within an area of Open Countryside and Green Belt. The eastern boundary of the camping field runs alongside Woodhead Road. The site area is approx. 1.5 hectares.

3. DESCRIPTION OF THE PROPOSAL

3.1 Planning approval is sought to change the use of the site from agricultural land to a camp site. The proposal is for 20 tent pitches and a 30m x 14.4m car park with toilet and shower block adjacent to Cemetery Road. There will be no physical alterations to the campsite field, which will be grazed by livestock outside the camping season. The site will be for tents only and camping will run from April to the end of October.

3.2 The application, the details attached to it, including the plans, supporting documents and the responses of the consultees can be found on the Council's website at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=234992>

4. RELEVANT PLANNING HISTORY

HPK/2019/0139 – Change of use of part of field to campsite and erection of toilet and shower block and small car park – Withdrawn.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=231531>

HPK/2011/0595 – Erection of General Purpose Agricultural Building – Refused 18/01/2012.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=132100>

HPK/2011/0460 – Erection of Agricultural Building – Refused 12/10/2011.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=131126>

HPK/2004/0281 – The Construction Of A Surface Water Sewer To Serve The Cemetery And Bringing In Of Clean Soil To Level the fields, and rebuild to DPC the existing agricultural building – Approved 30/07/2004.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=43001>

HPK/0003/2386 – Golf Driving Range with Associated Buildings and Parking Facilities Together with Fencing Access and Lighting – Refused 21/04/1993.

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=20661>

5. PLANNING POLICIES RELEVANT TO THE DECISION

Adopted High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S5 Glossopdale Sub-area Strategy
E6 Promoting Peak District Tourism and Culture
E7 Chalet Accommodation, Caravan and Campsite Developments
EQ 2 Landscape Character
EQ 3 Rural Development
EQ 4 Green Belt Development
EQ 5 Biodiversity
EQ 6 Design and Place Making
EQ10 Pollution Control and Unstable Land

CF 6 Accessibility and Transport

Supplementary Planning Guidance

High Peak Design Guide
Landscape Character SPD

National Planning Policy Framework

Para 11 The Presumption in Favour of Sustainable Development
Section(s) 6, 9, 12, 13, 14 and 15

6. CONSULTATIONS CARRIED OUT

Expiry date for comments: 26/12/2019

Neighbours

None received.

Consultations

Consultee	Comment	Officer response
DCC Highways	<p>The development proposals appear to be similar in scale and nature to those associated with the withdrawn application ref:- HPK/2019/0139.</p> <p>The current submission includes details of modifications to the proposed access layout to comply with this Authority's earlier advice although the layout drawing should demonstrate the full extent of the exit visibility sightlines. However, it's appreciated that the applicant is within control of a significant length of frontage to enable the sightlines to be delivered and you may consider the annotations on the drawing sufficient.</p> <p>I trust that you will ensure adequate off-street parking spaces are provided to serve the proposed development clear of sufficient manoeuvring space to enable the largest vehicles likely to frequently visit the site to enter and exit in a forward gear.</p>	Paras 7.24-7.25

Therefore, if you are minded to determine the proposals, it's recommended that the following Conditions are included within any Consent:-

1. Space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

2. Prior to the site being brought into use as a campsite, the existing vehicular access with Cemetery Road shall be modified in accordance with the approved application drawing and provided with exit visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 84 metres to the south east and 103 metres to the north west measured along the nearside carriageway edge. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.

3. The campsite shall not be taken into use until space has been provided within the application site in accordance with the approved application drawings for the parking/ loading and unloading/ manoeuvring of visitors/ staff/ customers/ service and delivery vehicles (including secure covered cycle parking), laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

	<p>4. There shall be no gates or other barriers within 12 metres of the nearside highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.</p>	
<p>HPBC Regeneration Service</p>	<p>The proposal is for a small campsite with associated parking and toilet/shower block, within the Green Belt. The access proposes using an existing field entrance and track off Cemetery road. The site is in a good location for walkers and cyclists using nearby national and local trails and is in an area where few similar campsite facilities are currently available.</p> <p>The proposal is in line with key growth priorities set out in the High Peak Growth Strategy:</p> <ul style="list-style-type: none"> • Growing enterprise culture – Nurturing business growth and job creation to support the rural economy. <p>In order to assess the economic impact of this development, we have relied upon the data supplied by the applicant and used the Council's approved multipliers to prepare the following comments.</p> <p>The proposal will help to support the conversion of day visits to the Borough into over-night stays. A review of tourism in Derbyshire (March 2017)ⁱ identified a total spend in 2011 for day visitors of £1.016 billion which equates to £29 per head. For the same year, there were 3.9m overnight staying visitors, spending a total of £599 million - a spend per head (£153) that is five times higher. The difference in spend per head clearly demonstrates the importance of attracting overnight visitors to the area.</p> <p>The application proposes to improve the employment opportunities at the campsite through the creation of additional employment. The scheme proposes to</p>	<p>Paras 7.7-7.8</p>

	<p>create two additional part time jobs and retain existing FTE positions. According to the relevant multipliers, the proposal is likely to generate a range of additional job opportunities including temporary jobs in the construction phase and jobs generated through respend of new employees. The proposal may generate £11,045 of additional annual spend in the local area.</p>	
Environmental Health	<p>No objection subject to conditions covering contaminated land and artificial lighting.</p>	Para 7.26
Derbyshire County Council Landscape Comments	<p>I have reviewed the amended drawings (Block Plan V3 and location Plan Revised) and agree that the new location for the camping field will be better screened by existing hedge/trees and the topography. As it is somewhat divorced from existing development along Cemetery Road I would reiterate my initial comments that in order that the site retains its existing rural character ‘imposing a suburban feel to the site should be avoided. Traditional mowing regimes / grazing should be maintained as far as possible and the application of fertilisers to enrich grass should be avoided in order to preserve biodiversity and the agricultural nature of the site.’</p> <p>I also consider that my previous comments regarding the car park are still relevant :</p> <ul style="list-style-type: none"> • native hedging should be included to the stock proof fence to the north west of the entrance road to screen the car park and bin area from Cemetery Road when approaching from the north west • although the parking space for disabled users has been enlarged it may be better to locate it by the toilet block where manoeuvring in and out of the parking space will be easier • generally space to manoeuvre in the car park is tight when turning from the in to 	Paras 7.13-7.18

	the out aisle past the central block of parking and additional space should be allowed.	
Alliance Waste Collection Service	No issues with this planning application.	
Derbyshire Wildlife Trust	<p>No specific ecological information has been provided with the application, although the planning statement provides a clear description of the existing site and nature of the proposals. Due to the small scale of the proposals and nature of the existing site we are satisfied that an ecology survey is not required on this occasion.</p> <p>The car park is proposed to be constructed using grasscrete and the building is small therefore permanent loss of green habitats will be minimal and is offset by the new native species tree and hedgerow planting. The use of motion sensors for the lighting of the toilet block is also welcomed. These lights should be only as bright as needed to illuminate the immediate area around the building and directed downwards, minimising light spill that could affect nocturnal wildlife.</p> <p>On the whole, the proposals are anticipated to result in a small net gain for biodiversity.</p>	Paras 7.22-7.23
Arboricultural Officer	<p><u>Original comments</u></p> <p>I have no overriding objections to the proposed camp site and there no arboricultural implications.</p> <p>I do consider that the proposed landscaping is not sufficient.</p> <p>The car park at the frontage of the site will have an impact. I am aware that the plan is to use grasscrete but on the whole this type of surfacing does not provide a satisfactory surface and grass growth is poor. It may be better to use another type of porous surface.</p> <p>The plan indicates some tree and hedge</p>	Para 7.17

	<p>planting and gapping up of the existing hedges . In principle this is all ok but it should be detailed including the numbers of each species to be planted and the size at which the stock will be planted.</p> <p>I would anticipate that the hedging will be at least double staggered rows at 0.5m centres planted with whips and that the Oak trees will go in as Light standards at least 8cm in girth. I consider that the boundary along which the Oak trees are to be planted is bolstered with additional hedgerow planting.</p> <p>Therefore I have no objections subject to any approval being conditioned to include a more comprehensive and detailed tree planting scheme.</p> <p><u>Follow up comments</u></p> <p>Following clarifications from the applicant regarding landscaping proposals, there is no arboricultural objection.</p>	
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7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE

Policy Context

7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

7.2 Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the Local Planning Authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the adopted High Peak Local Plan 2016.

7.3 Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development, for decision makers this means that when considering development proposals which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Principle of development / Green Belt

7.4 The site is situated outside the built-up area boundary of any town or larger village as defined within the adopted Proposals Map, and therefore lies in the open countryside. The site is also situated within the North Derbyshire Green Belt. As such, the application is subject to Local Plan (LP) Policies EQ3 and EQ4 of the Local Plan which refer to Rural Development and Green Belt Development respectively.

7.5 When considering any application for development within the Green Belt local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm such as harm to openness is clearly outweighed by other considerations. The construction of any new buildings in the Green Belt should be regarded as inappropriate, although exceptions to this include, amongst other things;

- The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

7.6 Other forms of development within the Green Belt which are not inappropriate include changes of use of land and engineering operations, again provided that they do not adversely affect openness. The change of use of the land to a campsite in itself is not considered to adversely affect openness, given that no operational development is proposed within the camping field and in view of the transient nature of tents and camping equipment. However, it is considered necessary to impose conditions to ensure that the site is not used for caravans and motorhomes which would have a greater impact on the openness of the Green Belt.

7.7 The proposed carpark, would be an engineering operation, and given that the definition of “openness” is generally regarded to be “freedom from development” it would have some impact. However, as a simple change to the surfacing of the area, this would not be widely perceptible from outside the site, and would be screened by boundary treatments. Therefore, overall it is concluded that it would not have an adverse impact on openness of the green belt or conflict with the purposes of including land within it.

7.8 Although the provision of facilities for outdoor recreation such as the application proposal may be considered an appropriate form of development in the Green Belt, the erection of the new toilet and shower block would not by its nature preserve Green Belt openness. The application comprises an inappropriate form of development within the context of national Green Belt Policy. The application can only therefore be found to be an acceptable form of development in the Green Belt if sufficient very special circumstances can be demonstrated which clearly outweigh the harm to the Green Belt by reason of inappropriateness.

7.9 Arguably, however, any building would have some impact on openness, and the NPPF policy clearly envisages the erection of some buildings for outdoor sport and recreation within the Green Belt. In this particular case, the building is a very modest

structure and as a result there is considered to be a limited impact on the openness of the Green Belt arising from the proposed development. Such impact is limited to the new small toilet/shower block sited adjacent to Cemetery Road. The toilet block measures 6 metres x 4 metres with a ridge height of 3.35m. Given the small scale of the proposals, it is considered that the proposed development would not conflict with the purposes of including land within the Green Belt.

7.10 Furthermore, High Peak Local Plan Policies S5, E6 and E7 seek to promote sustainable tourism which is appropriate to the countryside, its distinctive settlements and consistent with environmental objectives. The policies require that camping sites have limited permanent structures and are located where they are not too prominent within the landscape. The campsite will bring economic benefits to the wider Glossop area through use of local services and facilities which can be accessed both on foot using nearby PROW.

7.11 The application is accompanied by letters of support from the Pennine National Trails Officer, Trans Pennine Trail Officer and Duke of Edinburgh support workers. These cite the lack of camping accommodation in the area and state that the site is ideally placed to serve users of the Pennine Way and Pennine Bridleway. Further, the Council's Regeneration Officer states that the site is in a good location for walkers and cyclists using nearby national and local trails and is in an area where few similar campsite facilities are currently available. The applicants run a bed and breakfast establishment and small camp site at The Old House, Torside but there is only sufficient space to accommodate 10 small tents at this address and they frequently have to turn visitors away, including Duke of Edinburgh students. There is a demonstrable lack of campsites in the local area with the nearest being located at Crowden and Hayfield and both of these are more focussed on caravans. The proposal will therefore meet a demand for a type of visitor accommodation that is not currently being met, as identified in the letters of support referred to above. The site is within close proximity of services and facilities in Glossop, including public transport options, and the proposals will also have clear benefits for tourism in Glossop and the Peak District and spending in the local economy by visitors to the site. These benefits are considered to represent 'very special circumstances' in the context of Paragraph 144 of the NPPF.

7.12 The social and economic benefits that would arise from the development, as identified above, are considered to constitute 'very special circumstances' that outweigh any limited impact on the openness of the Green Belt. The application is therefore compliant with LP Policy EQ4 and relevant Green Belt policies within Chapter 13 of the NPPF, and thus represents a sustainable form of development in the Green Belt. The principle of the development is acceptable subject to other relevant High Peak Local Plan Policies such as those that make provision for design, amenity, tourism, biodiversity and highway safety.

Layout / Design / Character of the Countryside

7.13 The NPPF highlights that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Paragraph 127 requires development to function well and add to the overall quality of the area for the lifetime of the development. It should

respond to local character and history and be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

7.14 Policies EQ2 'Landscape Character' and EQ3 'Rural Development' are considered relevant. The site is within the 'Settled Valley Pastures' Landscape Character Area. This landscape character type is typified by densely scattered small woodlands of oak-birch with hazel, mixed species hedgerows and buildings of Gritstone with Welsh slate or stone slate roofs.

7.15 The site comprises a field and access track. The site is of an open nature and clearly visible from Cemetery Road and Woodhead Road and from longer range views, particularly to the east. It has a rural setting although there is a degree of urbanisation due to the garden centre and other development on the other side of Cemetery Road. Whilst the proposals will result in a degree of change to the character and appearance of this part of the countryside, it is considered that the impact would not be significantly detrimental due to the limited scale of development proposed and its close proximity to development on the south side of Cemetery Road. The use of the camping field will be seasonal and the siting of tents would have only a temporary visual impact.

7.16 The design of the scheme has been improved since the previous application with changes to the design of the toilet block and landscaping. In the previous application the toilet block was proposed to be in rendered blockwork with a mono-pitched roof. The revised scheme is for a more traditional pitched roof building which would be clad in gritstone walls with a slate roof. It now has the character of small field barn which is more in keeping with the area. The toilet block will be partly screened from Cemetery Road by a new native hedgerow. The camping field will be further screened from Woodhead Road by hedge infilling. The proposed toilet block and car park are situated adjacent to Cemetery Road, which will reduce the incursion into the countryside.

7.17 The site boundaries are formed by hedgerows and stock proof fencing with a more established hedgerow along the Woodhead Road site boundary. The hedgerow will provide some screening of the campsite and additional tree and hedge planting is proposed to infill the existing hedges and partly soften and screen the proposed car park. The car park is proposed to be surfaced with grasscrete, which, once it has established, should soften this aspect of the development. It is noted that the Arboricultural Officer has raised no objections in principle but recommends a more comprehensive tree planting scheme. This can be secured by way of a condition.

7.18 Given the amended scheme, the impact on long range views and views from the adjacent public highways would not be significantly detrimental. From long distance views to the east (including views from the Peak District National Park), the development will be seen largely within the context of development on the south side of Cemetery Road. The revised scheme is considered acceptable in terms of siting, scale and design. The impact on the character of the countryside would be acceptable and accords with the advice contained in Policies EQ2 and EQ3 of the Local Plan.

Amenity

7.19 Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of

visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

7.20 Paragraph 127 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

7.21 The site is a significant distance away from residential properties at Wimberry Hill Farm, Lanehead House and the recently constructed properties located at the North Road development. The proposed site with its limited facilities is not likely to attract large crowds of people, and therefore will not present any unacceptable effects by reason of visual intrusion, noise, light pollution or other adverse impacts on local character or amenity complying with the provisions of Policies E6, E7 and EQ6.

Biodiversity

7.22 LP Policy EQ5 refers to Biodiversity and requires all new developments to conserve and enhance any statutory designation and ensure that appropriate mitigation measures are implemented to ensure that any protected species and habitats are protected. Chapter 15 of the NPPF provides the national policy framework for conserving and enhancing the natural environment.

7.23 The Wildlife Trust has raised no objections to the proposed development on the basis that there will be only a small loss of green habitat which is offset by new native species tree and hedgerow planting which will result in a small net gain for biodiversity. Precise details of landscaping/planting can be agreed by means of a condition. Lighting should only be as bright as needed to illuminate the immediate area around the building and directed downwards in order to minimise light spill. The proposed development therefore accords with Local Plan Policies EQ5 and EQ9 and the provisions of Section 15 of the NPPF.

Highway Safety

7.24 The NPPF promotes sustainable transport and recommends that local planning authorities seek to encourage and facilitate where possible sustainable patterns of transport using practical alternatives to private motor vehicles so that people have a real choice about how they travel. Policy CF6 of the Local Plan requires development sites to be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport.

7.25 The existing access onto Cemetery Road is substandard in terms of emerging visibility due to fronting vegetation. In accordance with Highways' current design guidance, the recommended emerging visibility sightlines are 2.4m x 84m to the south east and 2.4m x 103m to the north west, both of which appear to be achievable given the land within the control of the applicant on either side of the access. The application proposes 20 car parking spaces within the site adjacent to the access road, which is considered sufficient to meet the needs of the development, together with adequate manoeuvring space. The Highway Authority recommends conditions requiring (1) space within the site for storage of plant and materials, site accommodation and vehicle parking and manoeuvring; (2) modification of the access to provide sufficient exit

visibility sightlines; (3) provision within the site for parking, loading and manoeuvring of visitors / staff/ customers/ service and delivery vehicles; and (4) no gates or other barriers to be erected within 12 metres of the highway boundary and any gates to open inwards only. Subject to these conditions the proposed development meets the terms of Policy CF6 of the Local Plan.

Other matters

7.26 It is noted that the previous withdrawn application, HPK/2019/0139, was recommended for refusal by Environmental Health as it was believed that the site was historically subject to unregulated tipping of waste. It was recommended that a phase 2 intrusive contaminated land survey and assessment be submitted. There were also concerns over the impact on private water supplies used by other domestic properties and further details were required for the location of any sewerage plant. The issues with private water supply and sewerage were subsequently addressed to the Environmental Health Officer's satisfaction. This resubmission proposes that the location of the camping field be changed to an adjacent field to the north eastern side of the previous location. Trial pits have been dug in the location of the proposed shower block, car park and four on the proposed camping field. All revealed only clay soil and no deposited material was found. The Environmental Health Officer does not object to the current application subject to conditions to deal with/remediate any contamination not previously identified and a restriction on any artificial lighting.

8. PLANNING BALANCE AND CONCLUSION

8.1 Any development within the Green Belt is considered to be inappropriate development unless it falls within certain exceptions including changes of use, engineering operations and buildings for outdoor recreation and provided that openness is not compromised. The proposals would result in some minor loss of Green Belt openness and therefore 'very special circumstances' should be demonstrated in order for the development to proceed. The benefits of the scheme as outlined above are considered to constitute 'very special circumstances' which outweigh any limited harm that the development will have on the intrinsic character of the Green Belt and countryside. The application is therefore compliant with LP Policy EQ4 and relevant Green Belt policies within Chapter 13 of the NPPF, and thus represents a sustainable form of development in the Green Belt. Given the limited harm to the countryside and with no harm identified to nearby amenity, biodiversity or highway safety it is considered that the development is a sustainable form of development which should be approved.

9. RECOMMENDATIONS

A: APPROVE, subject to the following conditions:

Conditions

Condition ref number	Brief description	Comment
TL01	Development to begin within 3 years	
AP01	Development in	

	accordance with approved plans.	
NSTD	Materials to be submitted for approval – walls and roof of building and new surfacing.	
NSTD	Landscaping scheme to be submitted and agreed.	
LA02	Landscaping scheme to be carried out and maintained.	
NSTD	Scheme of boundary treatment to be submitted for approval.	
NSTD	Space to be provided within the site for storage of plant and materials, site accommodation, loading and manoeuvring of employees and visitors vehicles.	
NSTD	The existing vehicular access with Cemetery Road shall be modified in accordance with the approved application drawing and provided with exit visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 84 metres to the south east and 103 metres to the north west measured along the nearside carriageway edge.	
NSTD	The campsite shall not be taken into use until space has been provided for parking/loading and manoeuvring of visitors / staff/ customers/ service and delivery vehicles.	
NSTD	No gates or other barriers within 12 metres of the highway boundary and any gates shall open	

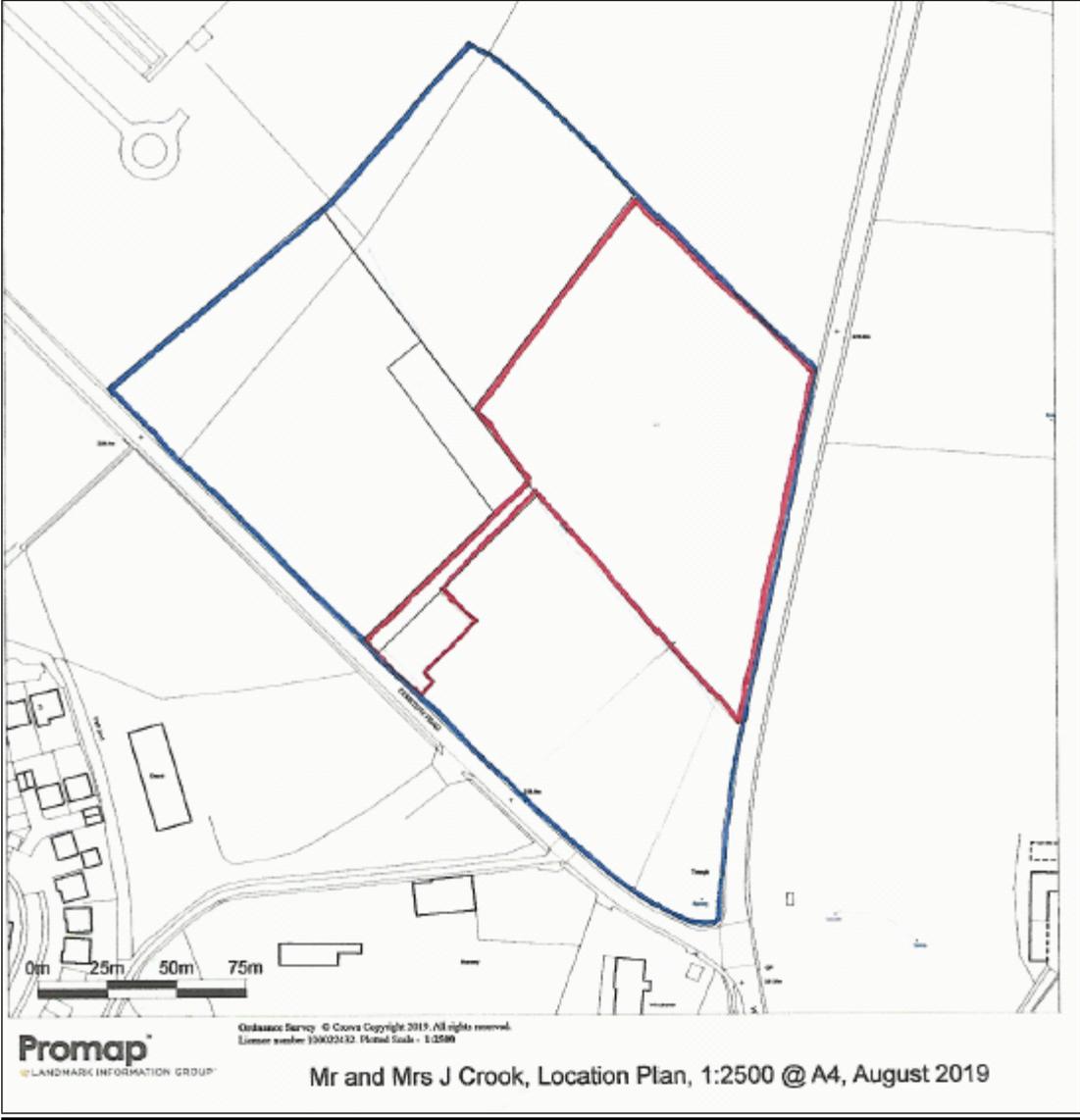
	inwards only.	
NSTD	Submission of surface water drainage scheme	
NSTD	If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination.	
NSTD	Any artificial lighting shall conform to the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting.	
NSTD	Any lighting shall be fitted with motion sensors and shall be fitted so as to direct light downwards to minimise light spill.	
NSTD	No caravans / motorhomes	
NSTD	Holiday accommodation only. No permanent residential accommodation.	

B In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Informative

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

Site Plan



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Mr and Mrs J Crook, Location Plan, 1:2500 @ A4, August 2019