

Wrotham
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08.08.2005

TM/05/02247/FL

Proposal:

Variation of condition 1 pursuant to planning permission ref. TM/94/00931/FL (variation of condition (1) of TM/93/1370 to enable occupation of caravans [mobile homes] for 11 months each year from 15 February to 15th January [closed between 16th January and 14th February]) to allow year-round occupation of warden's cabin

Location:

Butts Hill Farm Labour In Vain Road Wrotham Sevenoaks Kent TN15 7PA

Applicant:

Gold Abbey Developments Limited

1. Description:

- 1.1 The application seeks a variation of an existing planning permission such that one caravan on the site (plot 9) may be used for year-round occupation by a warden/site manager.
- 1.2 The application is accompanied by a layout for the site which shows a total of 10 (originally shown as 11) cabins/caravans to be positioned on concrete bases. Also included on the layout is a parking space for each caravan, 6 visitor spaces (originally shown as 16 visitor spaces) and an indication of the location of boundary lines between the caravans. The access to Labour in Vain Road is shown to be retained as existing.
- 1.3 The layout shows trees to be retained and those which will be felled/re-coppiced.
- 1.4 The application is accompanied by an illustration of a typical cabin/caravan design. These will be 2 bedroom units, built from spruce. They will measure 12.19m by 5.94m and 3m tall. They are transportable in two sections and meet the size and portability definition of a "caravan".
- 1.5 The application is accompanied by a supporting statement making the following summarised points:
 - *The new owner intends to replace the old cabins with luxury Norwegian Log Chalets furnished to a high quality with expensive fittings.*
 - *Site is remote and not overlooked - TV, Hi-fi and kitchen appliances will be at medium to high risk from theft.*
 - *Site can be easily scrutinised for vacancy by potential burglars etc.*
 - *Timber construction presents a high risk of fire and vandalism.*

- *Caravans will have fire and security and personal attack systems linked to the manager's cabin or to the Police if unoccupied.*
- *Monitored CCTV is not being pursued due to the cost.*
- *The manager ideally needs to act as site security manager for the whole year, as a deterrent to vandals and burglars and to reduce false alarms for Police response.*
- *The clients cannot be reasonably expected to manage alarm activations competently on their own.*
- *Manager also needs to be on site year round to control and supervise maintenance work on the chalets during 16 Jan to 14 Feb each year.*
- *A similar planning permission has been granted at Thriftwood. Even though this site is smaller, the problem still exists.*
- *The Kent Police Crime Reduction Officer strongly suggests a site manager to be on site all year round, as high visibility security and to deter any intruder from committing crime.*
- *The warden is needed on site to check in and out visitors and to service the units with cleaning, bed linen, towels, gardening, grass cutting etc.*

2. The Site:

- 2.1 The site is in the MGB, AONB, on a Water Gathering Area and is subject to a Woodland TPO. A PROW runs beyond the eastern boundary.
- 2.2 The site is a lawful caravan site with a Caravan Site Licence for 10 units. It is set within primarily chestnut coppice woodland with a central clearing. It measures approx. 130m by 60m, a total of 0.8 ha (2 acres). Access is via a single width winding track as permitted to be altered in 1998. It has a junction with Labour-in-Vain Road just north of "The Pheasants".
- 2.3 Labour in Vain Road is also single track to the north/northwest until it meets the junction with Plaxdale Green Road/A20.
- 2.4 The site currently has 4 concrete bases on which lodge-style caravans were located until a recent change of ownership of the site when they were removed. There are also other miscellaneous bases and outbuildings.
- 2.5 A number of trees were felled and coppiced in September 2005, primarily in the central and northern part of the site. Some of these fell outside the TPO and other work was in accordance with the 2003 TPO consent but 4 protected trees were felled without consent.

2.6 Land to the north and east is open farmland. Land to the south is paddock. To the west is scrub/woodland glade with three bungalows fronting onto Labour in Vain Road. One of these bungalows used to be the site manager's property but there was never a condition linking the two and it is now in separate ownership from the caravan site.

3. Planning History (most relevant):

3.1 05/00392/TPO Enforcement investigation
Unauthorised tree works.

3.2 TM/03/03511/TPOC Approved 10.11.2003
To fell all Wild Cherry and Sycamore. To re-coppice all multi-stemmed Chestnut, Ash, Hawthorn and Hazel trees. Remove all dead/dangerous and wind blown trees. All other standard trees to be dead wooded and thinned by 20%. To remove all small saplings which are overcrowded by other trees and to replant with native species.

3.3 TM/98/00497/FL Approved 27.07.1998
Construction of a driveway and associated access onto Labour in Vain Road to serve holiday park and agricultural land.

3.4 TM/97/00266/WG No Objection 17.04.1997
General woodland management.

3.5 TM/96/01772/FL Withdrawn 21.11.1997
Removal of condition 1 of TM/94/931/FL to allow the timber lodges to be occupied for the period between 15th January to 15th February

3.6 TM/94/0931FL Approved 26.08.1994
Variation of condition (1) of TM/93/1370 to enable occupation of caravans (mobile home) for 11 months each year from 15 February to 15 January (closed between 16 January and 14 February).

3.7 TM/93/1370FL Approved 23.12.1993
Application for variation of condition (i) of permission TM/91/1267 to enable occupation of caravans (mobile homes) for 11 months i.e. from 1 March to 31 January and closed in February each year.

3.8 TM/91/1267 Approved 12.12.1991
Variation of condition (i) of planning permission TM/91/0198 to enable occupation of caravans for 10 month period in any calendar year (i.e. 1 March to 31 December).

- 3.9 TM/91/0084 Application not required for upgrade & replacement with Lodges/Application required for use throughout year 25.03.1991
Section 64 Determination: Upgrading of caravan park to a leisure park for holiday use, progressive replacement of caravans with Delta Lodge leisure units, and use throughout year.
- 3.10 TM/91/0198 Approved 23.04.1991
Variation of condition (i) of permission TM/83/0376 to enable occupation of caravans for 10 months (i.e. 1 February to 30 November) in any calendar year.
- 3.11 TM/89/1279 Approved 09.10.1990
Detached bungalow for short let holiday use in place of site for ten static caravans.
- 3.12 TM/87/0601 Refused 26.06.1987
Extensions to existing holiday caravan site.
- 3.13 TM/83/0376 Approved 20.05.1983
Continuation of use of land as caravan site.
- 3.14 TM/82/1063 Planning application not required
The use of one room at New Bungalow as an office in conjunction with caravan site and management consultancy.
- 3.15 TM/77/416 Refused 03.08.1977
Outline application for 50/75 unit campsite.
- 3.16 TM/75/1011 Refused 03.03.1976
Removal of condition (i) pertaining to consent reference MK/4/72/1076.
- 3.17 MK/4/72/1076 Approved 12.04.1973
The continued use of land for the seasonal stationing of residential caravans.
- 3.18 MK/4/72/889 Refused 17.11.1972
Seasonal Caravan Site (increase in number from 10 to 20).
- 3.19 MK/4/63/239 Appeal Allowed 25.09.1963
Extension of period for seasonal caravan site.
- 3.20 MK/4/61/242 Appeal Dismissed 07.03.1962
The continued use of land for the stationing of caravans after the 31st October 1963.
- 3.21 MK/4/60/193 Refused 03.06.1960
Extension of seasonal caravan site from ten to twenty caravans.
- 3.22 MK/4/59/695 Refused 12.11.1959
Extension of Caravan Licence.

- 3.23 MK/4/59/74 Approved 18.03.1959
Renewal of permission for 10 holiday caravans.
- 3.24 MK/4/59/17 Approved 26.01.1959
Temporary site for caravan.
- 3.25 MK/4/58/306 Refused 20.08.1958
10 Additional caravans (5 Seasonal and 5 Permanent).
- 3.26 MK/4/53/444, Allowed on Appeal 30.04.1954
Site for 10 Holiday/Touring Caravans.

4. Consultees:

- 4.1 EA: The site lies within source protection zone 3. Potable water supplies are at risk from activities at the site and all precautions should be taken to avoid discharges and spillages.
- 4.2 DHH: No objections but the Licence granted under the Caravan Sites and Control of Development Act 1960 may need to be revised.
- 4.3 KCC (Highways) The submitted plans show a new layout for the replacement two-bedroom cabins that are proposed to replace the existing caravans. Parking is provided by way of a communal car park, plus a parking space attached to each cabin, which is generally acceptable. The site is located some distance from the public highway, however, applicant to be advised that it is normal to widen end or corner parking bays to 2.7m, with a minimum aisle width of 6m. I raise no objections to the Warden's Cabin being used to help provide security for this use.
- 4.4 PC (Original Comments): Object on the grounds that our understanding of the original planning application TM/93/1370 was that no separate hereditament was to be created and the layout of the site is such that any access is via the driveway past the house. We therefore feel that the occupation of the warden's cabin year round is not justified on the grounds of security. Not sufficiently convinced that the reasons of security significantly outweigh the existing planning constraints. An application in 1996 to remove the condition allowing 11 months occupation was also unsuccessful. Concerned that the site has been permitted to be sold separately from the dwelling house to which it was originally attached. Attention should be made to the fact that the applicant purchased the site either in the knowledge of existing restraints or should have been aware of them.
- 4.4.1 (Comments on revised layout): The Parish Council is not convinced with arguments put forward by the applicant in connection with security. The Parish Council feels that perfectly adequate security can be provided by means other than a warden in continuous occupation.

- 4.5 CPRE: Object: lack of infrastructure and local amenities; access is inadequate, via a narrow no-through road; there would be an increase in traffic, noise and light pollution, a site manager being resident on the site would create permanent occupancy. This application would be detrimental to the AONB, protection of this AONB should take precedence over increased tourism activity.
- 4.6 Kent Police: Due to the remote location of the site, it would be advantageous to have burglar alarms from the log cabins to the site manager's office. This would enable a responsible person to evaluate the nature of the alarm and ascertain if Police would be required. If linked to a central alarm company, the Police response time would be 15 minutes which would enable an intruder to make good their escape. I would strongly suggest a site manager be present on site all year round to establish a high visibility security and to deter any intruder from committing crime. Ideally the site manager would act as a deterrent and a main filter so that the site presents no problems from a Police resource point of view.
- 4.7 Stansted and Fairseat Society (Summarised): I appreciate that this is to vary a condition and that the consent already exists but there are some fundamental issues at stake. The introduction of a permanent dwelling should be refused given the constraints from the Green Belt area that are set out in the approved Local Plan. What is to stop the applicant coming back in the future and seeking permanent occupation of the other mobile homes? The Society urges your Council to refuse consent.
- 4.8 Private Reps: Departure Press and Site Notice and 17/16R/0S/0X: Objections are summarised below:
- Labour in Vain Road has no official passing places: unpaved field entrances and front drives have to be used to get by oncoming vehicles. The "no through road" is a curving single track with tall hedges on both sides, a bank on the right and a ditch on the left. There are no passing places and restricted sight lines. For the existing six vehicles involved with the three existing bungalows this is a problem we accept.
 - The entrance will lead to accidents at this junction. Some gates open out onto the narrowest parts of the lane directly onto the road, there will be an accident with visitors to the area.
 - On Butts Hill Farm, there were 4 holiday chalets which were removed last year. For the chalets now proposed, it is likely there could be two cars per chalet, plus visitors and delivery vehicles. In the worst case scenario over 30 vehicles trying to negotiate the track, half of them left hand drive. This will include new arrivals, visitors buying supplies, visitors returning from trips out, postmen and refuse freighters and farm traffic.
 - In the past, motorcycle visitors used the site to travel locally and again using the lane as a race track.

- Restricted access by emergency vehicles.
- The dip in the Lane is subject to flooding and also to black ice and snow as it is not gritted.
- There will have to be at least three or more passing places in the last 0.3 miles. Alternatively, traffic lights need to be installed.
- 11 buildings will arrive on 22 trailers of considerable size. The material for the roads has to come in. There are foundations to lay, sewage, water, electricity etc. All this has to come down Labour in Vain, although the large trailers with the lodges will have to circuit via Stanstead and Tumblefield to get to the no through road section. Low electricity and telephone cables would seriously impede any large over width/height delivery vehicles travelling down the road.
- The original application was placed many years ago at a time when fewer people had cars and the lanes were not so busy. In 1950 there was very little traffic to and from this site at odd times of the year. There would have been visitors who would have either caught the train to the area or had a lift. Hardly anybody would have had cars to race up and down the lanes in.
- The Local Plan includes an undertaking to protect the Countryside and the Green Belt from inappropriate development. The areas included in the previous application and the subsequent variations are in areas included in the Borough Council's site specific and area based policies of Countryside Protection, Areas of Outstanding Natural Beauty and Special Landscape Areas.
- Surprised that the Borough Council gave the previous permission without any provision for improved access. Adequate provision for access to this site should be agreed with all local residents and implemented before planning permission is granted.
- Thriftwood Caravan site can get very noisy in the summer months where campers stay up late at night with no regard for local people.
- The applicant does not live locally and may not have concerns for the local environment. There are already quite a few static and mobile caravan sites within the vicinity and we do not need any more.
- The site in question would be located in a wood which is in a council designated 'Kent Downs Area of Outstanding Natural Beauty' and therefore should not have any of the trees removed to make way for caravans or roadways built to accommodate extra vehicles.

- There should be powers to prevent large cabins being brought onto the site which will bring havoc to the trees, wild life, the verges and wild plants that will be destroyed.
- Who will monitor the occupation of the site re the habitability of the cabins during 16th January and 14th February? This will become a housing estate with residents living there all year.
- Risk to rare wildlife, including Harriers.
- The Highways department needs to inspect the location and see the damage caused to the roads when the old lodges were taken away. Repairs will fall to the local taxpayer.
- The warden's lodge on this site does not justify the need for 24 hour security to these lodges/caravans.
- Most surprised that the original planning consent was approved, given the lack of utilities i.e. water and electricity supplies. Still limited services for the extra caravans, costly to expand and disruptive to local residents i.e. water mains/pressure and drainage.
- The purchaser should have had knowledge of the conditions and the land should not be developed beyond original conditions.
- A site notice at the end of a 'no through road' is completely inadequate consultation bearing in mind the effects on residents of Labour in Vain Road.
- If planning permission is granted despite the views of local residents, there should be an enforced speed limit, warning signs for concealed entrances; improvement of road surface and repairs to road wear and tear; more salt bins; passing places; adequate access for emergency vehicles.

4.9 Members are advised that after it became apparent that residents were misunderstanding the application, a letter was sent briefly outlining the history and planning status of the site.

4.10 Reconsultation has taken place with regard to the revised layout, the reduction in the number of units to 10 and the reduction in the visitor spaces from 16 to 6. One additional letter has been received stating that the site should be confined behind the existing tree line and passing places should be installed in the last section of Labour in Vain Road to deal with the increase in traffic.

5. Determining Issues:

- 5.1 The site is a caravan site which it is intended to upgrade. The upgrade does not need planning permission in this case but Members are advised that para 6.8.1 of the TMBLP and Policy TO4 of the KSP both indicate support for tourism development in principle.
- 5.2 The site is in the MGB and PPG2 (Green Belts) and Policy P2/16 of the TMBLP and Policies MGB3 and RS5 of the KSP refer.
- 5.3 As will be evident from section 3, the site has a complex history that has an important bearing on the determination of the application.
- 5.4 The site has been a lawful caravan site since 1954 when an application for 10 holiday caravans was allowed on appeal. Conditions were imposed limiting the period of that planning permission to 5 years, the numbers of caravans being limited to 10, the caravans having to be moved off the site from November to February and the layout of the caravans having to be approved.
- 5.5 In 1963, a further renewal was refused planning permission due to a new MGB designation but was again allowed on appeal.
- 5.6 In 1972, a temporary planning permission was granted subject to similar conditions but this time there was no limit on numbers of caravans and no requirement for prior approval of the siting.
- 5.7 When a permanent planning permission was issued in 1983, it was subject to conditions that prohibited occupation from November to February. As with the 1972 decision, the number of caravans was not limited and the siting did not need to be approved. The 1983 planning permission also omitted the requirement that the caravans had to be taken off the site when not occupied.
- 5.8 The 1983 permanent planning permission was granted in the context of a Woodland TPO being served, primarily limited to the outer section of the site.
- 5.9 Planning permissions since 1983 have related to varying the period of non-occupation. The current planning permission has a condition that the occupation of caravans is restricted to 11 months each year from 15 February to 15th January (i.e. closed between 16th January and 14th February). There is no limit on the number of units.
- 5.10 Notwithstanding that there are no caravans on the site at the present time, I am satisfied that there has been no abandonment of the site's lawful planning use. Hence, from a planning point of view, the site can be lawfully used for stationing of caravans of any number and siting without any further planning permission being required.

- 5.11 The legal definition of a caravan in the Caravan Sites and Control of Development Act 1960 is “any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer)”. The Caravan Sites Act 1968 includes in the definition of a “caravan”, twin-units composed of not more than two sections, constructed or designed to be assembled on site by means of bolts, clamps or other devices, that should not exceed 60 feet (18.2m) in length, 20 feet (6.09m) in width and 10 feet (3.05m) in height overall. The definition of what is a caravan is unaffected by whether it can lawfully be moved on a highway when assembled.
- 5.12 Hence I am satisfied that the large two-unit log cabins that the applicant intends to bring onto the site fall into the definition of a “caravan”. Although it is fully appreciated that the transportation of these units may cause problems to local residents and the highway network, the Local Planning Authority has no legal powers to prevent the bringing of this type of unit onto the site.
- 5.13 In the light of the above, it is my view that the vast majority of the objectors’ concerns cannot carry any weight in the determination of this application. It is the case that the site was last used for 4 lodges/caravans but historically, there has been planning permission for 10 caravans since 1954 and a planning permission for an unrestricted number of caravans since 1972. Therefore traffic, highway and infrastructure or service concerns over the provision of 10 units as opposed to 4 units cannot be taken into account in determining the current application as this aspect does **not** require planning permission in my opinion. In forming this view, I am well aware of the level of public concern and have a great deal of sympathy with the views expressed. However, it is not possible to revoke what is an unfettered planning permission without compensation issues arising.
- 5.14 The main issue which is before Members in this application is a proposal that in the 30 day period 16th January and 14th February, one of the cabins/caravans on the site will be occupied by a warden (and his family). It is a fundamental change in the character of occupation of one unit from tourism to a permanent dwelling. This application proposes a permanent dwelling in the MGB and accordingly this is a departure from the Development Plan and is inappropriate development in the Green Belt. Policy TO4 of the KSP would, nevertheless, have some bearing on the matter on the basis that the site is for tourist accommodation.
- 5.15 In this case, it is necessary for the applicant to demonstrate “very special circumstances” to justify the harm caused by inappropriate development and any other harm to the MGB. As will be seen from section 1, on-site security/supervision is the reason given and there is also cited a precedent at Thriftwood. I can advise Members that the Thriftwood case is not a precedent as that was a replacement for a Manager’s bungalow that was already established. It was not the introduction of a permanent dwelling where none existed as is the case with this application.

- 5.16 Turning to the security/supervisory case, I do not think this has enough weight in itself to justify the proposal, in the light of its inappropriateness. It is not essential for the warden to live on the site in order to oversee repairs and maintenance. The range of buildings and facilities on this small site is extremely limited and does not justify year round on-site guarding. The site owner has a particular desire to bring on valuable and well equipped cabins that are at higher risk of burglary and it is also her decision to bring on timber cabins that are more at risk from fire and arson. The applicant clearly has a business strategy for the site that was not compatible with its planning constraints.
- 5.17 However, having carefully considered the planning history, I am of the view that, on balance, the granting of planning permission might be justified by the weight of other material circumstances. The site is highly sensitive: it is partly subject to a Woodland TPO, it is in the MGB and AONB and on a Water Gathering Area. However, its use is virtually unrestrained in terms of the current planning permission. This planning application gives an opportunity to the Council to re-impose and augment planning restrictions to counterbalance the fundamental change in the character of occupation of one unit on this site. These could include a limit on the number of caravans to 10; ensuring that 9 of the cabins/caravans are occupied for tourism purposes only; approval of the siting of the caravans to minimise any effect on the protected trees and visual impact on the landscape; achieving sensitive woodland management of the more important protected trees; and sensitive landscaping and boundary treatment to reduce the visual impact of the development.
- 5.18 In terms of the Woodland TPO, there is a potential difficulty with such a type of tree protection on a lawful caravan site due to the inevitable conflict with concerns as to the health and safety of the occupants. The fact that much of the site has mature chestnut coppice is not helpful in this regard as over-mature coppice stools tend to be judged in safety audits to have inherent weaknesses at the stem forks. For this reason, in 2003, a fairly extensive programme of woodland management was consented to deal with safety issues and with past neglect, especially as regards storm damage.
- 5.19 It would be more helpful in my view if the constraints imposed by the TPO were taken account of in a layout that carefully sites the caravans in the context of the most important trees. Negotiations with the applicant's landscape consultant have taken place to secure a more acceptable layout. However, this can only be subject to control if planning permission for the application before Members is granted so that a condition can be imposed.
- 5.20 The Caravan Site Licence (which is dealt with under separate legalisation and is not administered through the Planning Acts) does currently restrict numbers to 10 units. There appears to be no technical reason why the amended layout would not get a site licence.

5.21 It will be clear from the foregoing report that this is a complex case. This proposal is inappropriate development that is a departure from the Development Plan. The applicant has not presented a persuasive set of very special circumstances in favour of the proposal. However, I am persuaded that, on balance, a grant of planning permission would give an opportunity to gain a commensurate and appropriate level of control over a highly sensitive site and this justifies a grant of planning permission with a set of carefully considered conditions.

6. Recommendation:

6.1 **Grant Planning Permission** as detailed by letters and enclosures dated 10.07.2005, 20.07.2005, 01.09.2005; cabin/caravan details date stamped 22.07.2005; drawing FP/ 06/013 subject to:

- Referral of the application to the Government Office for the South East as a Departure from the Development Plan
- the following conditions:

1 With the exception of the caravan shown as Plot 9, no caravan shall be occupied outside the period 15 February to 15 January in any calendar year. The caravan shown as Plot 9 shall be occupied only by the warden and their dependants.

Reason: In accordance with the terms of the application and to ensure that other than the warden's caravan, the caravans are not occupied on a permanent basis as the site lies in an area where new dwellings for occupation on a permanent basis would not normally be permitted.

2 The number of caravans on the site at any time shall be limited to a maximum of 10 and these caravans shall only be sited in accordance with drawing FP/06/013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the openness and visual amenities of the Green Belt.

3 With the exception of the warden's caravan, no caravan shall be occupied by any person for a period exceeding 8 weeks in any calendar year and that person shall not recommence occupation of that or of any other caravan on the site within 8 weeks of a previous period of occupation. A log book shall be maintained and kept at the site containing the names of occupiers of the caravans and the dates when they commenced and ceased occupation. The log book shall be made available for inspection by the Local Planning Authority upon reasonable notice being given.

Reason: To ensure the caravan site is primarily a tourism site in accordance with Policy TO4 of the Kent Structure Plan 1996.

- 4 The warden shall not occupy any caravan on the site until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. The approved boundary treatment shall be implemented as approved in accordance with a timetable to be submitted as part of the scheme and retained thereafter. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 5 The variation hereby approved shall be carried out in such a manner as to avoid damage to the existing trees, including their root system, or other planting to be retained as part of the landscaping scheme by observing the following:
- (a) All trees to be preserved shall be marked on site and protected during any operation on site by a fence erected at 0.5 metres beyond the canopy spread (or as otherwise agreed in writing by the Local Planning Authority).
 - (b) No fires shall be lit within the spread of the branches of the trees.
 - (c) No materials or equipment shall be stored within the spread of the branches of the trees.
 - (d) Any damage to trees shall be made good with a coating of fungicidal sealant.
 - (e) No roots over 50mm diameter shall be cut and unless expressly authorised by this permission no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches of the trees.
 - (f) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

- 6 The warden shall not occupy any caravan on the site until details of the surfacing and draining of the vehicle parking areas and access tracks have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details before the areas are brought into use and shall be retained for the designated use at all times thereafter.

Reason: To ensure a finish to the parking area consistent with the character and appearance of the locality and to minimise root damage.

- 7 The warden shall not occupy any caravan on the site until drainage works to all caravans have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of pollution prevention

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no boundary enclosures, exterior lighting, hardstandings or vehicular access routes other than as approved pursuant to this planning permission shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the openness and visual amenities of the Green Belt.

Informatives:

- 1 A felling licence may be needed on this site for the quantity of tree felling proposed and that which has been carried out under your instruction to date. It is suggested that this be clarified before you proceed with any further works as this may be an offence under the 1967 Forestry Act.
- 2 The landscape scheme required by condition 4 above should include proposals to complete all re-coppicing in accordance with good forestry practice (the coppice stool should be cut to within 300mm of ground level with the cuts sloping outwards to prevent any moisture from falling towards the centre of the stool and rotting it).
- 3 The landscape scheme required by condition 4 above should include proposals to replant replacement trees for the 4 trees unlawfully felled in Autumn 2005.

Contact: Marion Geary