

Stansted Downs **559902 160887** **4 November 2011** **TM/11/03055/FL**

Proposal: Section 73 application to vary the conditions of TM/01/01069/FL to allow the use of touring units on a year round basis with the original condition 4 of TM/01/01069/FL remaining in force in respect of the 30 approved static caravans (TM/01/01069/FL being Variation to condition (v) of planning permission TM/81/886 to allow siting of 150 touring and 30 static caravans, and winter storage of 50 touring and 30 static caravans)

Location: Thriftwood Caravan And Camping Park Plaxdale Green Road Stansted Sevenoaks Kent TN15 7PB

Applicant: Thriftwood Holiday Park

1. Description:

- 1.1 Members will recall that this application was deferred for a Members' Site Inspection which was scheduled for 30 March 2012. The previous report and supplementary report are annexed. Any further information or representations from the Site Inspection will be in a Supplementary Report.
- 1.2 At the time of writing this report, the new National Planning Policy Framework was not yet published. An update to the national planning policy situation as it affects this case will be included in a supplementary report.

2. Recommendation:

- 2.1 **Grant Planning Permission** as detailed by Email dated 11.01.2012, Design and Access Statement dated 04.11.2011, Supporting Information dated 04.11.2011, Location Plan 001 dated 04.11.2011 subject to the following:

Conditions

- 1. The number of pitches on the site shall be restricted to a maximum of 150 touring caravan units and 30 static caravan units, with the 30 static caravan units being located only in the positions detailed on drawing BB/THRIFTWOOD/01/01 dated September 2001. The use of the site for caravanning in the static units shall be restricted to the months of January and from March to December inclusive in any one calendar year. Winter storage shall be limited to a maximum of 80 units (including the 30 static units hereby permitted), with any such units being stored only in the approved locations detailed in drawing no. BB/THRIFTWOOD/01/01 dated September 2001.

Reason: In the interests of safeguarding the visual amenities of the site, which falls within the open countryside, the Metropolitan Green Belt and because an over intensive use of the site could give rise to additional undue highway hazards.

2. (i) the caravans shall be occupied for holiday purposes only
- (ii) the caravans shall not be occupied as a person's sole, or main place of residence;
- (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure the site is not used for unauthorised permanent residential occupation which would be inappropriate in the Green Belt.

Informatives

1. It is suggested that additional peripheral planting be undertaken to screen the site's caravans and lights from the rural locality.

Contact: Marion Geary