

REPORT FOR STRATEGIC PLANNING COMMITTEE

Date of Meeting	13 May 2020
Application Number	19/09862/VAR
Site Address	Tricky's Paddock, Brickworth Road, Whiteparish, Wiltshire, SP5 2QG
Proposal	Variation of Condition 3 of Planning Approval 18/09609/VAR to allow an additional pitch and changes to the existing pitch to include for each pitch a static mobile home, a family dayroom and tourer for a family member with associated treatment plant.
Applicant	Mr James Gammell
Town/Parish Council	Whiteparish
Electoral Division	Alderbury and Whiteparish – (Cllr Richard Britton)
Grid Ref	423138 123536
Type of application	Variation of condition
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application has been called-in by Cllr Britton to consider the following matters:

- Adverse impact on the environment
- Increased highways risk on this busy and fast stretch of the A27
- Incremental growth of an alien feature in open countryside

The application was originally scheduled to be heard on the March 25th meeting of the Strategic Planning Committee, which was subsequently cancelled due to the covid 19 situation.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved for the reasons set out below.

2. Report Summary

The issues relevant to the consideration of this application include:

1. Principle and planning history issues
2. Impact on amenity
3. Impact on the character of the surrounding landscape
4. Highway safety
5. Other matters raised by CP47

Fifteen representations were received from third parties objecting to the proposal on grounds including being contrary to the previous planning Inspectors decision, adverse impact on the surrounding landscape, contrary to the policies of the Wiltshire Core Strategy, adverse impact on the character of the village, strain on the facilities and amenities in the area and adverse impact on Highway safety.

Whiteparish Parish Council recommends refusal for the following reasons:

- The scale and the increase in the number of pitches;
- The permanence of the proposed structures of the day rooms;
- The detrimental effect on the open countryside;
- Highways – more traffic onto a national speed limit road – the A27;
- Previously imposed occupancy conditions should be enforced;
- The Parish Council is struggling to understand how the proposed family dayroom in the SE corner will be satisfactorily connected to the waste treatment works.

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3. Site Description

The application site is located on the south side of the A27 Brickworth Road, to the east of the settlement of Whiteparish. The site is not within the defined limits of development for the settlement. The site is within the countryside and the designated Special Landscape Area (saved local plan policy C6 refers).

The site has a vehicular access to the A27 Brickworth Road and the living accommodation (being a static mobile home) is located approximately 75 metres to the south of the road with access being provided via an unmade track.



Site Location

4. Planning History

There is an extensive planning history on this site but the applications listed are the most relevant

S/2012/1307/S73	Vary condition 1 & 3 and remove condition 2 of permission S/2008/708 to allow permanent occupation of the site, to remove the personal occupation restriction, and to allow an additional touring caravan on site Granted on Appeal 06.09.13
14/01571/VAR	Remove conditions 1 & 2 of permission S/2012/1307 to remove the personal occupation restriction. Refused 14.05.14
14/11305/VAR	Remove conditions 1 & 2 of permission S/2012/1307 to remove the personal occupation restriction Refused 31.07.15
18/09609/VAR	Variation/removal of Conditions 1 & 2 of permission S/2012/1307/S73 relating to the personal use of the site. Granted 05.12.18
19/04590/VAR	The removal or variation of Conditions 1 & 2 of planning permission S/2012/1307/S73 to remove the personal and temporary restrictions on the use/provision of the site as a gypsy pitch. Refused 05.07.19

5. The Proposal

The application seeks the variation of condition 3 of planning approval 18/09609/VAR (as above) to allow an additional pitch for a family member which would then double the number of pitches on the site from one to two to allow the additional pitch for a family member (Current occupier is a Mr James Gammell). Each pitch would have:

- A Static Mobile Home;
- Family Dayroom building;
- Tourer;
- Parking for 2 vehicles.

The site would be occupied by Mr James Gammell with his wife and his son, Mr Jimmy Gammell and his resident dependants. The reordered site would see the retention of the existing vehicular access and track leading to the proposed pitches with the insertion of an associated treatment plant. A detailed landscape plan and schedule has been submitted with the application.



Proposed Site Layout

6. Planning Policy

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 23 Southern Wiltshire Community Area

Core Policy 47 Meeting the needs of Travellers and Gypsies

Core Policy 51 Landscaping

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 61 Transport/highways

Other relevant planning policies

DCLG Planning Policy for Traveller Sites (PPTS) August 2015

Saved Salisbury District Local Plan (SDLP) policy C6

7. Summary of consultation responses

Wiltshire Council Highways – No objection subject to a condition about visibility splays.

Southern Water – No objections

Wiltshire Council Public Protection – No objection but comments received around the installation of the non-mains sewerage system

Wiltshire Council Landscape officer – No objection

Wiltshire Council Spatial Planning – Comments in respect of planning history, accommodation need, site location and policy considerations of which landscape impact is a key consideration

Whiteparish Parish Council recommends refusal for the following reasons:

- The scale and the increase in the number of pitches;
- The permanence of the proposed structures of the day rooms;
- The detrimental effect on the open countryside;
- Highways – more traffic onto a national speed limit road – the A27;
- Previously imposed occupancy conditions should be enforced;
- The Parish Council is struggling to understand how the proposed family dayroom in the SE corner will be satisfactorily connected to the waste treatment works.

8. Publicity

The application was publicised by a site notice and neighbour notification letters.

Fifteen representations were received from third parties objecting to the proposal on grounds including:

- being contrary to the previous planning Inspectors decision,
- adverse impact on the surrounding landscape,
- contrary to the policies of the Wiltshire Core Strategy,
- adverse impact on the character of the village,
- strain on the facilities and amenities in the area and
- adverse impact on Highway safety.

9. Planning Considerations

9.1 Planning history

As Members can see, the site has a history of planning applications, the latter of which relate back to the conditions imposed on the 2012 appeal permission. The following paragraphs offer a brief summary of the history and help explain the context to the current application.

9.1.2 Planning application reference S/2012/1307

Planning application S/2012/1307 was allowed on appeal under Appeal Decision APP/Y3940/A/12/2188911 dated 6 September 2013 following a refusal by the Council. The appeal gave consent for the continued occupation of the site as a gypsy site by the named applicants and their resident dependants (Condition 1), and required that when the land ceased to be occupied by those named in Condition 1, the use shall cease and all caravans, structures, materials and equipment brought onto or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place (Condition 2).

The important points for Members regards this Decision are as follows:

- Landscaping - The Inspector for the above case was of the opinion that the harm to the landscape had been significantly mitigated by landscaping measures already put in place by the applicant (mixed hedgerows which are now quite dense and of significant height have been planted around the mobile home and parking area), resulting in considerable screening of the development from public vantage points which, if retained and supplemented is likely to increase the existing level of mitigation. The Inspector took account of the above factors, together with the willingness of the applicant to carry out further landscaping if necessary, and concluded the level of harm to the character and appearance of the countryside had been mitigated.
- Personal circumstances - the Inspector considered (and discounted) the proposal to remove Conditions 1 & 2 of the previous planning approval relating to the personal nature of the approval (planning reference S/2008/0708). Paragraph 45 of the 2012 appeal statement states:

'On the matter of whether the personal restriction should be maintained I consider that in this particular instance there are good reasons for doing so. The personal circumstances of the appellant and his family are factors which have had a bearing on reaching the conclusions to grant planning permission. He has taken particular steps to try to reduce the impact of the mobile home and has given his support to further mitigation measures. I have taken account of the overall need for gypsy sites but find that in this case, given the location of the site, this is an insufficient reason to allow for the lifting of the personal restriction. The retention of the personal condition would enable the Council to have control over the subsequent use of the land should Mr Clarke and his family vacate.'

Consequently, with regards to the 2012 appeal decision, it was clear that the use of the application site for residential occupation as a gypsy site was found to be acceptable at that time only on the basis of the personal circumstances and the demonstrated good custodianship of the then -applicant (formerly a Mr Clarke) in terms of good landscaping and screening.

9.1.3 Application ref 14/11305/VAR & 14/01571/VAR

Subsequently, planning application 14/11305/VAR (which sought to remove conditions 1 & 2 of permission S/2012/1307 to remove the personal occupation restriction) were refused by the LPA. These permissions were not appealed.

9.1.4 Planning application (18/09609/VAR)

Planning application 18/09609/VAR was made in October 2018 following a change in the occupier(s) of the site whereby the previously named occupiers (Mr Clarke and family) had moved away and no longer resided at the site. The site had become occupied by the applicant for that and the current application, Mr Jimmy Gammell and his wife and dependents. Officers are satisfied that Mr Gammell is a recognised person of gypsy and traveller status.

Planning application 18/09609/VAR had as its primary intent the removal of Conditions 1 and 2 of S/2012/1307/S73 which would in its effect result in a permanent single gypsy pitch which could be occupied by any person(s) of gypsy and traveller status, however the applicant at the time indicated in the application documentation that he would be content with a Variation which made him the named occupier of the site.

Planning application 18/09609/VAR was subsequently considered by Wiltshire Council's Strategic Planning Committee and was granted subject to eight Conditions including:

- 1 The use and occupation of the land hereby permitted shall be carried on only by Mr Jimmy Gammell, his wife and their resident dependants.

Reason: To define the scope of the consent and to enable the local planning authority to maintain control over the occupation of the site.

- 2 When the land ceases to be occupied by those named in condition (1) above the use hereby permitted shall cease and all caravans, structures, materials and equipment brought onto or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place.

Reason: To ensure the restoration of the site upon the cessation of the use hereby authorised.

- 3 No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended, (of which no more than one shall be a static caravan/mobile home) shall be stationed on the land at any time.

Reason: In the interests of amenity and the character of the surrounding landscape.

Of note also was condition 08 of the above consent, which related to the ongoing maintenance of existing landscaping at the site.

9.1.5 Application 19/04590/VAR

Application 19/04590/VAR sought permission from the LPA for the removal of conditions 1 & 2 and the variation of condition 3 of planning permission 18/09609/VAR as outlined above, to remove the personal and temporary restrictions on the use/provision of the site as a gypsy pitch and to increase the number of caravans permitted to be stationed from 2 to 4. This application was refused by the Council for the following reasons:

It is considered the original harm to the surrounding landscape (which was previously outweighed in part by the personal circumstances of former occupier Mr Clarke at the time) has since been mitigated to a significant extent so that the impact of the authorised use of the site for a single

gypsy and traveller pitch no longer results in an undue adverse impact on the surrounding landscape, however the current application (in respect of the proposed variation of Condition 3) would result in an increase in the number of pitches within the site from one to two, with a new pitch becoming established to the immediate west of the existing and a consequent increase (doubling) of the number of caravans and associated vehicles, paraphernalia etc. in an area of the site that has little screening within the wider landscape and would be visible from the main Brickworth Road (A27) to the north.

Whilst new planting around the additional pitch is shown on the submitted proposed plans, this (as previously shown in respect of the planting and screening around the original pitch) would likely take a number of years to establish and mature sufficiently to provide a meaningful and appropriate level of screening in order to sufficiently mitigate the visual impact of the additional pitch within the character of the surrounding landscape.

In this respect it is considered the development would be likely to result in an undue and detrimental visual impact on the character of the surrounding Special Landscape Area and is consequently considered discordant with criteria vi and viii of Core Policy CP47 of the adopted WCS, national planning guidance contained within the PPTS and the aims and objectives of the NPPF & NPPG.

It was considered as part of the determination of planning application 18/09609/VAR that the retention of the personal condition (amended to reflect the current occupiers) would still be a reasonable and necessary measure to enable the Council to have control over the subsequent use of the land should Mr Gammell and his family vacate, and this continues to be the case.

This decision was not appealed.

This new application subject of this report therefore needs to be considered against the previous planning history, which is a material consideration, and the issues and matters raised and considered as part of that history. However, Members will note that the main issues throughout the recent history centre around the landscape impact of the proposal and the maintenance of the site and its planting, and the maintenance of a personal condition – in later applications referring directly to the existing occupier.

Members should note that the current occupier, Mr Gammell, would remain on site (in the reconfigured/enlarged pitch) , and would be joined by his son in the additional pitch.

9.2 Principle and planning policies

Clearly, the current site has been accepted as a suitable location for a traveller pitch of the current scale, and that the landscaping of the site has been an important factor in this.

National Planning Policy supports the provision of suitable traveller sites through the Planning Policy for Traveller Sites document, subject to suitable criteria.

The main Local Plan policies which apply in this case are considered to be primarily Core Policy 47 (Meeting the needs of Gypsies and Travellers), Core Policy 51 (landscape impact), CP57 & 61 (general amenity impacts and highway issues).

9.2.1 Need

The Council's Spatial Planning (policy) officer indicates that:

"...Adopted Core Strategy Core Policy 47 identifies a pitch requirement of 19 for the South Housing Market Area for 2016-21. Against that requirement, 3 pitches have been granted. In the previous 5 years 2011-16 the Council granted permission for 8 pitches against a requirement of 37.

Therefore, there remains an outstanding requirement of 16 against the current 2016-21 requirement. In 2014 the Council published its latest Gypsy and Traveller Accommodation Assessment. It identifies a proposed pitch requirement for the 2019-2024 period which is 10. Since July 2019, no permissions have been granted against that requirement."

9.2.2 Five-year land supply

The Council's Spatial officer indicates that: *"...In August 2019 the Council published a Five-Year Supply Statement for permanent gypsy and traveller pitches,The Statement confirms that as of January 2018 there was a 0.09-year supply of pitches in the South HMA against the CS requirement in Core Policy 47. Because the 2014 GTAA forms the latest assessment of need, a five-year supply position against its requirement is also presented in the Statement. It confirms that as of July 2018 there was a 0.5-year supply of pitches in the South HMA.*

*Therefore, there remains an outstanding requirement for additional pitches, **and there is no 5 year supply of deliverable sites in the South HMA**".*

9.2.3 Locational criteria

The Council's Spatial Planning Officer indicates that... *"Core Policy 47 provides locational criteria against which proposal will be determined. Other development plan policies may also be relevant. From a spatial planning perspective, most criteria cover subjects that can be better covered by other consultees. The location has been found to be sustainable (criterion v) at appeal with limited harm to the local landscape arising from a single mobile home. However, this is a new proposal for additional structures on site which would result in two pitches. The applicant proposes additional planting to mitigate potential effects. The landscape officer would be best placed to assess the suitability of the proposed mitigation. Similarly, highways and drainage officers, and the county ecologist will be able to confirm if the proposal accords with the criteria in CP47".*

9.2.4 Summary of Principle issues

As a consequence, it is clear from the above comments that there is no 5 year supply and the pitch requirements identified in the Core Strategy and the 2014 GTA remain unmet.

The use and occupation of the site as a single gypsy pitch has been ongoing for approximately 19 years, according to Council records.

The need for the provision of gypsy and traveller pitches across Wiltshire is made clear by the Spatial Planning officer's response above, with all other considerations aside it is a material

consideration that the current occupation and proposed expansion of the site by the applicant contributes towards achieving that need. There is a requirement for gypsy and traveller pitches (currently 19 across the South Housing Market Area for 2016-2021) with only three being granted in this time. Against the previous 5 years (2011-2016), only eight pitched have been granted against a requirement of 37. It is therefore apparent that there is a need for additional traveller and gypsy pitches across the South of Wiltshire.

Given the identified need and no provision of a five year land supply for gypsy and traveller pitches, it is evident that the Local Planning Authority need to give significant weight to the fact that the expansion of the existing site will contribute towards meeting the outstanding need of land and supply of pitches, as identified by the Spatial Planning Officer comments.

9.3 Landscape Impact

There has been much consideration and examination of the landscape impacts of the use and occupation of the site over the course of its history. Most notably both the appeal decision in 2009 and the 2012 appeal decision identified that the impact of the development on the character of the surrounding landscape was a primary consideration in each case.

The 2012 appeal Inspector noted there had been significant changes in the visual impact of the site insofar as mixed hedgerows of significant height and density had been established around the mobile home and parking area. At paragraph 20 he noted *“the planting that has taken place provides considerable screening of the development from public vantage points and if retained and supplemented is likely to increase the level of mitigation”*. The Inspector concluded the level of harm to the character and appearance of the countryside had been reduced since the previous appeal was considered.

Since 2013 the planting and natural screening around the original site has continued to establish and mature and in the opinion of officers, the site is now very well screened and consequently difficult to distinguish within the surrounding landscape.

CP47 criterion vi) relates to landscape. The site is located within the designated Special Landscape Area. The Special Landscape Area designation remains as a saved policy (policy C6) as saved within appendix D of the adopted WCS. Core Policy 51 is also relevant.

The proposed variation of Condition 3 would result in an increase in the number of pitches within the site from one to two, with a new pitch becoming established to the immediate west of the existing, with a consequent increase (doubling) of the number of caravans and associated vehicles, paraphernalia etc.in an area of the site that has little screening within the wider landscape and would be visible from the main Brickworth Road (A27) to the north.

Notwithstanding the existing landscaping around the site which is to be retained, the detailing of the new planting is shown within the landscaping plan submitted and shows that the proposed hedgerow is already of a certain height and maturity, approximately 1.5 to 2 metres in height around the perimeter (north and north/western boundaries) of the proposed new pitch. Comments received from the Council’s Landscaping Officer raise no objection to this landscaping plan. Therefore, having regard for these comments, it is considered that the development would

sufficiently mitigate the visual impact of the changes on the surrounding landscape and therefore, does not cause significant detrimental impact to the character of the Special Landscape Area. Consequently, it is considered that the proposal would achieve the aims of policy CP51, and of criterion vi of CP47 regards landscape impact.

As the Council's Landscape Officer has no objection to the proposal, and given that the previous 2012 Inspector and a subsequent approval by the Council also considered landscaping to be a solution to the visual intrusion caused by works on this site, it may therefore be difficult to refuse this current application on the grounds of landscape impact.

With regard to the outcome above, Members are advised to refer to the recent appeal decision (please see appendix 1) at Valley View, East Grimstead, Wiltshire, SP5 3SD which was refused by officers in respect of the proposal not adhering to criterion ii, vi and viii of CP47 of the WCS, namely that the location of the site causing an unacceptable impact on the character and appearance of the landscape. This appeal site is similar in respect of its location within the landscape to this proposal, and both this site and the appeal site are within the Special Landscape Area..

The decision of the LPA was overturned by the Planning Inspectorate and planning permission was granted as the Inspector considered that this proposal, essentially the creation of a one pitch, did not cause any significant harm or visual instruction to the appearance of the landscape.

9.4 Residential Amenity

Previous planning decisions on this site have not related to the harm to any adjacent residential or other amenity. The application site, being surrounded by agricultural/open land on all sides and being set back approximately 75 metres from the road with substantial natural screening (around the original pitch) is relatively distant and well separated from the closest residential uses. The site has been occupied as a single gypsy pitch for approximately 19 years. The Council's Public Protection officer has raised no objection to this proposal for an additional pitch on the site subject to the proposed sewerage system obtaining the relevant building control compliance if required.

It is concluded the use would not result in undue impacts on the amenity of nearby occupiers or uses. The aims of CP57 are therefore met.

9.5 Highways considerations

Previous decisions related to this site have not involved highway issues or the access arrangements. The applicants intend to retain the existing access arrangements for this proposal. The Council's Highway officer raises no objection to the proposal subject to a condition around a visibility splay. Comments received refer to the appeal decision APP/Y3940/A/12/2188911 dated 6 September 2013 S/2012/1307 that was allowed on appeal. These comments state:

'I attach herewith an extract from the Appeal Decision on S/08/0708 from which you will note that the Inspector considered that it would not be unreasonable to require a 'y' distance of 160m to be available. I would therefore require the hedge to be set back in order to provide and maintain a visibility splay of 2.4m x 160m in the westerly direction. The 2.4m distance should be measured along the centre line of the access, back from the edge of the carriageway. The hedge should of course be planted to allow for its mature growth to be clear of the splay.'

Subject to a condition to this regard, it is considered that the proposal would not have any significant adverse impact to Highway Safety that would warrant the refusal of planning permission. The aims of CP57 and CP61 are therefore met.

9.6 Other consideration of WCS Core Policy 47

Notwithstanding the above main issues, CP47 contains a number of other criteria and issues. These are not considered to be a significant issue for this application, as outlined briefly below:

CP47 i): There are no hazardous land uses at this site or in the vicinity which would impact on the development or residents. The site is located predominantly in Flood Zone 1. The Environment Agency's Flood Map shows that the access to the site from Brickworth Road falls within Flood Zones 2 and 3. However it is noted that the previous appeal decisions dealt with flood risk and permission was granted in each case. It is also noted that the mobile home is on an elevated position of the site within Flood Zone 1 so it would not be exposed to flood risk.

CP47 ii): It is noted the Highways officer has not objected to this application subject to a condition around visibility splays.

CP47 iii): The site has been in existence for approximately 19 years and in its current configuration since at least 2008 – there is no evidence to suggest the site has not been and cannot continue to be satisfactorily drained. There is no reason to suggest that the suggested septic tank shown on the plans will not work properly. However, this is largely a matter for other regulations.

CP47 iv): The parking and turning arrangements as per previous planning permissions were approved by the Council. For information, DLCG guidance on traveller site design (2008) states that access roads and the site design itself should be capable of providing sufficient space for the manoeuvrability of average size trailers of up to 15 metres in length, with capacity for larger mobile homes on a limited number of pitches where accessibility can be properly addressed in the light of the land available.

CP47 v): This site is already established as being in principle suitable for this use. The site lies approximately 1,500m away from the centre of Whiteparish and the facilities and amenities available within the village include a pre-school, primary school and a surgery. It also has a food store, recreational and leisure facilities, a pub, a village hall, and a church. There are bus links to Southampton and Salisbury from the bus stop near the site, at the A27/A36 junction. Given the availability and range of facilities at Whiteparish, and public transport links being available to higher order settlements the location of the site is considered sustainable. The site is located near to an existing settlement within reasonable distance of a range of local services and community facilities.

10. Conclusion

The need for the provision of gypsy and traveller pitches across Wiltshire is made clear by the Spatial Planning officer's consultation response, with all other considerations aside it is a

significant material consideration that the current occupation and proposed expansion of the site by the applicant contributes towards achieving that need.

It is considered the original harm to the surrounding landscape (which was previously outweighed in part by the personal circumstances of former occupier Mr Clarke at the time) has since been mitigated to a significant extent so that the impact of the authorised use of the site for a single gypsy and traveller pitch no longer results in an undue adverse impact on the surrounding landscape.

The new proposal in respect of the proposed variation of Condition 3 would result in an increase in the number of pitches within the site from one to two and the provision of a new static mobile home, tourer and dayroom within each pitch (existing and proposed). The proposed planting/hedgerow around the additional pitch is to be approximately 1.5 to 2 metres in height, would be of a certain maturity and species which is considered acceptable to the surrounding area. In this respect, it is considered that the landscaping proposals would sufficiently mitigate the visual impact of the changes on the surrounding landscape and therefore, does not cause significant detrimental impact to the character of the Special Landscape Area that would justify the refusal of planning permission.

In all other respects, the development meets the criteria in CP47. In these circumstances, it is considered that the development adheres to the requirements of Core Policy CP47, CP51, and CP57 of the Wiltshire Core Strategy, national planning guidance contained within the PPTS and the aims and objectives of the NPPF & NPPG and should therefore be approved.

RECOMMENDATION

Approve with conditions as follows:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

DWG No: 19/Trick/01 Rev B Site Location Plan Date Received 06.02.20

DWG No: 19/Trick/05 Proposed Site Location Plan Date Received 12.02.20

DWG No: 19/Trick/04 Rev A Existing and Proposed Road Elevations Sections Date Received 06.02.20

DWG No: 19/Trick/03 Rev A Proposed Day Room Elevations, Floor and Roof Plan Date Received 21.11.19

Revised Landscape Schedule and Management Plan Date Received 11.12.19

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The use and occupation of the land hereby permitted shall be carried out only by Mr James Gammell and his resident dependants and Mr Jimmy Gammell and his resident dependants.

REASON: For the avoidance of doubt and in the interests of proper planning.

4. When the land ceases to be occupied by those named in condition 3 above the use hereby permitted shall cease and all caravans, structures, materials and equipment brought onto or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took

REASON: To preserve the appearance of this part of the Special Landscape Area.a.

5. There shall be no more caravans other than those shown on approved plan DWG No: 19/Trick/05 Proposed Site Location Plan Date Received 12.02.20, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended, (of which no more than one shall be a static caravan/mobile home for each pitch) shall be stationed on the land at any time.

REASON: In the interests of amenity and the character of the surrounding landscape.

6. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.

REASON: In the interests of amenity and the character of the surrounding landscape.

7. No commercial activities shall take place on the land, including the storage of materials.

REASON: In the interests of amenity and the character of the surrounding landscape.

8. No structure or erection or planting exceeding one metre in height shall be placed between the A27 carriageway and the 122m by 2.4m visibility splay measured in a westerly direction from the centreline of the access point onto the public highway.

REASON: In the interests of amenity and Highway safety.

9. The existing and proposed parking and turning areas as shown on approved drawing: DWG No: 19/Trick/05 Proposed Site Location Plan Date Received 12.02.20 shall be retained thereafter for as long as the use permitted subsists and shall not be used for any other purposes other than the parking and turning of vehicles.

REASON: In the interests of amenity and Highway safety.

10. All soft landscaping comprised in the approved details of the landscaping plan shall be carried out in the first planting and seeding season following the first occupation of the additional pitch or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the

development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.