

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	22 October 2014
Application Number	14/07284/FUL
Site Address	The Poplars Residential Park, Poplar Tree Lane, Southwick Trowbridge BA14 9NB
Proposal	Change of use of agricultural land to extend an existing Gypsy and Traveller site to accommodate two additional pitches and associated landscaping. Erection of two additional day rooms and retrospective permission for entrance gate and walls
Applicant	Mr L Cash
Town/Parish Council	SOUTHWICK
Ward	SOUTHWICK
Grid Ref	382273 154598
Type of application	Full Planning
Case Officer	Matthew Perks

Reason for the application being considered by Committee

This application is brought to Committee at the request of Councillor Prickett for consideration of the scale of development, the visual impact upon the surrounding area, relationship to adjoining properties, environmental and highway impact and parking.

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

2. Report Summary

The key issues to consider are the principle of the proposed development in this locality and the current situation regarding progress towards the allocation of sites within Wiltshire in terms of the Gypsy and Traveller Development Plan Document.

Southwick Parish Council - Objects to the proposals for the reasons cited within section 7 below.

Neighbourhood Responses: Four letters of objection were received.

3. Site Description

The application site is a rectangular parcel of land of approximately 0.52 ha in extent. It is situated on the north-western side of Frome Road to the east of the junction with Poplar Tree Lane. The land falls in the open countryside without any special statutory designation, some 1.2km from Southwick Village Policy Limits. Access to the existing single-pitch gypsy site is

off of Poplar Tree Lane, approximately 50m from the intersection between the Lane and the A361 Trowbridge to Frome road.

4. Planning History

W/05/01922/FUL: Construction of steel portal frame, general purpose agricultural building

W/07/00568/FUL: Change of use of land to horse keeping and erection of stable block and store

W/07/01707/FUL: Change of use of land to horse keeping and erection of stable block and store

W/08/00953/FUL: Change of land to horse keeping and erection of stable block and store

W/10/03149/FUL: Change of use to equestrian and erection of stable block

W/11/00895/FUL: Change of use of land to equestrian and erection of stable block and associated ancillary development

W/12/00537/FUL: Erection of mobile home, utility dayroom and siting of one touring caravan. This application was refused by the Council on highway and landscape grounds but was allowed on appeal.

W/13/00722/FUL: Extension of hardstanding

5. The Proposal

The proposal is for the extension of an existing Gypsy and Traveller site, to provide for an additional two pitches to include the erection of two day rooms. The application simultaneously seeks retrospective approval for the erection of walls and a gate at the entrance to the site.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004) - CF12 Gypsy Caravan Sites

National guidance

National Planning Policy Framework, 2012

Planning Policy for Traveller Sites: (PPfTS) DCLG, March 2012

Wiltshire Core Strategy Pre-Submission Document: Core Policy C47: Meeting the needs of Gypsies and Travellers

7. Consultations

Southwick Parish Council

Objects to the proposal on the following grounds:

- The proposed enlargement of the site is an additional intrusion into open countryside and away from 'existing settlements' contrary to Government policy "Planning policy for traveller sites" (March 2012) which requires that 'Local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements.....' and 'Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community.....'

- There has been no engagement with the settled community and advertising has been very poor. Only one site notice was placed remote from the settled community, where neighbours would feel embarrassed having to stop to read a public notice. This is contrary to the 'Planning policy for traveller sites' which requires that the LPA should pay attention to early and effective community engagement with the settled and traveller communities.
- The proposal is contrary to Policy CF12 of the West Wiltshire District Plan, 2004 where residences in the vicinity have already suffered from smoke pollution and there is the potential for further nuisance (noise, pollution etc) if the site is extended. The proposal furthermore represents further alien encroachment into open countryside. The adjacent A361 makes for an unsafe and unhealthy environment for children and the road is highly trafficked with a large proportion of HGV and a national speed limit of 60 mph. It is at a junction that has experienced serious road vehicle collisions and the entrance to the site is around 50m from that junction. Vehicles have a very restricted view when using this junction. The ingress and egress of additional traffic that would result from this proposed enlargement of the existing site would exacerbate the existing safety problems. There are furthermore very few local services available within reasonable proximity of the proposed site and finally there would be a loss of valuable and versatile agricultural land.
- The Retrospective Application for Erection of Walls and Gates and the illuminated sign is also objected to since they harm the rural setting due to the high walls and pillars, urban-style gates and the large illuminated sign.

In the event of the objections above being dismissed and the application permitted, Southwick Parish Council request that conditions imposed on the existing site (via the Appeals Process) are also applied to this application.

Wiltshire Council Highways

The officer notes that, whilst residential development in this location would usually result in highway objections on the grounds of highway safety and sustainability, the Inspector's Appeal decision allowing the gypsy/traveller use for the existing pitch must be considered. A further consideration is the fact that the additional pitches are intended for members of the family currently occupying the site. Providing any permission granted has a personal condition or a condition limiting the occupation of the proposed pitches to members of the same family that occupy the existing pitch, the officer would have no objection.

Wiltshire Council Planning Policy

The officer advises that a full Gypsy and Traveller Accommodation Assessment (GTAA) including an update of the evidence base supporting the Core Strategy remains under preparation. This will lead to a Gypsy and Traveller Development Plan Document that allocates sites. The officer advises that, in the absence of an adopted DPD, any proposals should be considered under the locational criteria applicable to Policy CF12 to the West Wiltshire District Plan and the emerging Core Policy 47 under the Core Strategy. The officer evaluates the proposal under these criteria and is of the view that it would meet the requirements of the traveller household for the foreseeable future, and complies with the locational criteria in the adopted and emerging development plan. The officer's assessment is discussed in further detail in Section 9 (Planning Considerations) below.

Wessex Water

No objections raised, the site is outside of a sewerage area and new connections would be required. Plan showing water supply in the vicinity provided

8. Publicity

Grounds of objection in neighbour comments were as follows:

- Over two years since original permission granted. Council should by now have identified new sites;
- Sons cannot be classified as dependants, contrary to previous permission;
- 2 x additional mobile homes, 2 x touring caravans and 2 further day rooms is excessive and not a modest extension;
- Sons could be accommodated in caravan on existing site;
- Clarification needed on additional vehicles. A three-fold increase has highway safety implications;
- The access onto the A361 is not safe, contrary to claim in supporting document;
- Application not based on need and therefore contrary to Policy;
- Harmful impact on the countryside with three bungalow sized structures;
- Already sufficient traveller sites in Wiltshire;
- Original conditions applicable to Appeal decision should apply;
- Large walls and gates out of keeping with countryside;
- Suspicions about very fast procedures by Council and advertising to coincide with holidays;
- Plans on website incorrect;
- Residents in Poplar Tree Lane should have been consulted;
- Letters to neighbours requiring responses in impossible time-frame;
- Notice outside site is clearly inadequate;
- Enforcement issues still outstanding (sign on gate, location of caravan on site);
- Only gates applied for retrospectively, when other breaches of permission have occurred – application incorrect;
- Clarification on site area needed, especially in relation to 0.5 ha. threshold for affordable housing;

- Site location in Design and Access statement is incorrect;
- No evidence that sons will be resident on site or are to be married;
- overwhelming evidence to the effect that the applicant and his family do not, nor do they intend to reside on any part of the application site. Application appears to be simply a property development exercise for future sale;
- applicant has recently applied to the Camping and Caravanning Club to use the part of the application site as a caravan site suggesting actual intent is commercial use;
- size of day rooms is excessive;
- Reference to Inspector criticism of Core Strategy is irrelevant where sons could easily be accommodated on the existing site;
- Application for extension only two years after Planning Inspector's clear decision with conditions undermines democratic process and planning system;
- Proposal not in a sustainable locality;
- Should be refused but if granted, scale should be reduced and enforceable strong conditions imposed;
- Appeal condition restricts occupancy to Mr and Mrs Cash and their resident dependants. Two older sons with their families outside of this condition where they are no longer dependants;
- Condition 2 to Appeal restricted no of caravans/static units on site and this should remain the case;
- Statement that there will be no increased highway hazard disputed. There will be an increase in traffic to and from the site;
- There has already been impact on neighbouring amenity with issues such as smoke and commercial activity.

9. Planning Considerations

9.1 Principle of the proposed use and current status of the Gypsy and Traveller DPD

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Planning application W/12/00537/FUL was considered under the West Wiltshire District Plan, 1st Alteration, 2004 (including Policy CF12 (Gypsy Caravan Sites)) read in conjunction with the NPPF, The Planning Policy for Traveller Sites (2012) and the emerging Core Strategy. At the time of writing Policy CF12 of the WWDP remains in effect, albeit that the Core Strategy has further progressed towards adoption.

The use of a portion of the application site land as a gypsy/traveller site comprising three caravans of which one may be static has been established by virtue of Condition 2 to the

Enforcement Appeal decision (Ref. APP/Y3940/C/12/2178840), albeit with a tie to Mr & Mrs Cash and their resident dependants under Condition 1. The principle of a gypsy/traveller site in this locality at Poplar Tree Lane, on the existing approved area, has thus been confirmed. The current application proposes the addition of two new pitches on adjacent land under the applicant's ownership, each to accommodate a mobile home, touring caravan, and a day room to address the needs of two adult sons currently sharing the existing site. The applicant's justification for the extension is the family's need for further accommodation for the two eldest sons who currently live on the permitted site, and are to be married soon.

The Spatial Planning Officer advises that *"... (I)n terms of overall need the council's latest position for the North and West Housing Market Area is that for the period 2011-16, an additional 26 pitches are required. This is set out in the modifications to Core Strategy CP 47, and the addendum to Topic Paper 16. The council's monitoring data suggests that as of July 2014, this need has been met."* Importantly however, Council is currently undertaking a full Gypsy and Traveller Accommodation Assessment (GTAA) to update the evidence base supporting the Core Strategy, towards a post-adoption review and the development of the Gypsy and Traveller DPD which would provide for site allocations.

As noted by the Spatial Planning Officer the GTAA is not yet complete so the evidence can't form the basis of a recommendation at this point. In this situation, Paragraph 10 to Planning Policy for Gypsies and Travellers applies: *"Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community."* The seven locational criteria applicable to Policy CF12 (Criteria A to H) of the WWDP thus apply.

Criteria (A), (B) and (C) relate to impact on neighbouring amenity and on the countryside and to the needs and safety of future occupants and their children:

In this instance the site has one neighbouring property occupied by a dwelling unit that is in fairly close proximity, on the opposite side of Frome Road at some 35m distance. This property is separated from the application site by screening vegetation under the control of the owner of the dwelling, the road itself and substantial hedge screening on the boundary to the application site. Other dwellings in the area are set at distances a minimum of 200m away from the site. Objectors have raised issue of nuisance arising from burning of materials on site, and other alleged breaches of the Appeal permission. (This matter is further addressed below, where Planning Enforcement officers have provided a separate and detailed response to objector observations). Neighbour objections included references to the advertising procedures for the case. It is acknowledged that initial neighbour letters and the Parish consultation had incorrect response dates, but this was rectified with new notices being sent out. With regard to the extent of advertising, standard procedures were followed with the notice posted to the front of the site in Poplar Tree Lane. There are no neighbouring properties with physical dwellings or business addresses immediately abutting the red-line application site (the basis on which letters are normally sent out) but the nearest immediate neighbour on the opposite side of Frome Road was consulted. Boundary treatments include the retention of existing hedging and additional planting, close board timber fencing and a bund and 1.5m high stone walling within the existing hedge to the Frome Road boundary.

With regard to visual impacts on the countryside, it is acknowledged that the proposals would extend the use beyond the currently permitted area into the open land to the east. The Inspector, in the Appeal decision on the previous application observed that: *“The land ... is flat with mature hedgerows running along the boundaries with the Frome Road and Poplar Tree Lane which provide a significant level of screening, even in winter (as I observed) when not in leaf. The caravans on the site can be glimpsed through the hedges but they are not dominant or intrusive features in the landscape. Moreover, they are seen in the context of the existing permitted timber stable building, which provides additional screening from Poplar Tree Lane, and another partly constructed building (which I understand is stabling) on land in separate ownership immediately to the north...”*

The potential visual impact of the extension to the use nevertheless remains a material consideration. The level of screening described by the Inspector remains in place. Further, following negotiation with the agent with regard to the proposed size of the day rooms, the applicants recognised that the large day-room previously permitted was granted only due to the exceptional circumstances that applied to Mr and Mrs Cash and their dependant children. The proposals for a further two day rooms of this size (also the subject of objections) were then withdrawn. The site plan was simultaneously updated to accurately reflect the red-line area defining the site and its size.

Revised plans approximately matching dayrooms recently granted by Council under reference 14/04847/FUL were submitted. Although Council does not have any policy laid down that guides dayroom sizes, these revisions are more representative of those granted elsewhere in Wiltshire, comprising a kitchen/dayroom area, utility room and bathroom. It is considered that the revised proposals at 48m² per unit to a ridge height of 4m overcome the issue of cumulative visual impact that would potentially have arisen with the originally proposed 90m² units.

The application includes details of a gate, pillars and adjacent walls for retrospective approval. A boundary wall of 2.8m in length and 1.8m in height abuts gate pillars of 2.2m in height topped by 0.2m orbs. Objections include these being inappropriate to the rural setting. The gate and pillars are set back from the highway and are not prominently visual in the wider landscape, which has no protected status such as AONB or Green Belt. The presence of substantial walls and gates is not alien to the surrounds, with an example of a wall of greater length, similar height and also containing iron gates, at the other end of Poplar Tree Lane. It is not considered that this part of the development results in unacceptable harm indicating refusal.

The Appeal inspector's decision letter contained multiple references to the particular needs of the Cash family children, confirming that the site is acceptable in terms of considerations of needs and safety for occupants. This is also related to the sustainability (Criterion F to CF12) of the locality for the proposed extension of the site to accommodate two additional pitches, the Inspector further observed in the Appeal decision that : *“The land in question is outside any settlement boundary in open countryside. Nevertheless, it is only a short distance from the village of Southwick, which contains a number of local services and on a regular bus route along the A361 Frome Road. It is about 2 miles from the centre of Trowbridge, a large town with a comprehensive range of shops, services and schools. On this basis I find that the land is not in an unsustainable location, distant from services.”* The proposed new pitches would be immediately adjacent to the approved site, and be served by

the same access and it is considered that the needs, safety and sustainability criteria identified by the Inspector apply equally to an extension to the site.

Criterion D to Policy CF12 relates to highway safety, access, pedestrian safety, the impact of traffic on local roads & access to public transport. The previous application was initially refused on Highway safety grounds, and subsequently granted in the Appeal. The highway officer has commented on the current application acknowledging the Inspector's Appeal decision, and noting that the additional pitches are intended for members of the family currently occupying the site. The officer raises no objection subject to a condition limiting the occupation of the proposed pitches to members of the same family that occupy the existing pitch. The NPPF (Par 32) states "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*" The highway officer has not raised any concerns with the cumulative effect of an additional two pitches on this site.

Criterion G relates to the retention of best and most versatile agricultural land. The land concerned is Grade 3 agricultural land, with the proposed extension onto an area with equestrian use rights immediately adjacent to the existing approved traveller site.

With regard to availability and adequacy of infrastructure e.g. electricity, drinking water, sewerage or on-site treatment or storage of effluent Criterion H to CF12, services are in place to the existing pitch and would be added to by the provision

Criterion H refers to potential flood risk or potential increase in flood risk. The site falls outside of the Environment Agency's risk zones 2 and 3 and is below the threshold of 1ha. in extent that would have required a Flood Risk Assessment.

9.2 Other matters

Enforcement of existing conditions and lawful use of the site – further neighbour objections.

A number of objections related to lack of compliance with conditions of the Appeal application and alleged unlawful use on the site as reasons why the current application should not be supported.

The Enforcement Team Leader has responded to objector statements as follows: "Appeals against the Council's refusal of planning permission and issuing of an enforcement notice in respect of the residential use of this site, were allowed by the Planning Inspector on 8th March 2013. Seven conditions were attached, which in summary and amongst other things: limited occupation of the site to the applicants (Mr. and Mrs Cash) and their resident dependants; restricted the number of caravans on site to a maximum of three (of which no more than one should be a static caravan); required submission and approval of a site development scheme (addressing matters such as the internal layout of the site, design of the utility day room, foul and surface water drainage, external lighting and landscaping) together with a timetable for implementation of the scheme; restricted commercial activities including burning of materials; restricted vehicles over 3.5 tonnes on the site; required provision and maintenance of visibility at the Poplar Tree Lane/A361 Frome Road junction, and; required removal of unauthorised hardcore deposited on the site and its restoration.

Following the appeal decision, the enforcement team undertook proactive monitoring of the above conditions and amongst other things, secured the submission and approval of the site development scheme together with its implementation in accordance with the approved timetable, secured provision of the required visibility along Frome Road and removal of unauthorised hardcore and restoration of the site.”

Interested party representations received in respect of the current application, in summary make reference to the following alleged breaches of planning control occurring at the site:

- There are four touring caravans on site. The caravans are not in their approved positions.
- Mr. and Mrs. Cash no longer live at the site, which is now occupied by their relatives and/or foreign workers.
- A site development scheme was not approved within the required timescale.
- Commercial activities are taking place on the site including the burning of materials.
- The existing hardstanding has been extended.
- The stable block on the site is being used for habitable purposes.
- An illuminated sign has been erected at the entrance without advertisement consent.

In response, following further investigations your officers advise as follows:

- There has been no evidence obtained to support the claim that Mr. and Mrs. Cash are not living on the site, when officers have investigated this issue on this and previous occasions. Officers from the enforcement team as well as other services and other professions have visited the site without prior appointment and interacted with Mr. and Mrs. Cash and their resident dependants, from when their appeal was allowed up to the present day. The nature of these interactions means that it would be very difficult for them to be resident elsewhere. There is also no evidence of any occupation by persons other than members of the Cash family.
- There are currently two touring caravans on the site and one static caravan, in accordance with the planning permission. The touring caravans are sited within the area shown on the approved site development scheme. A third touring caravan on site (which was not occupied) was recently sold and removed. The static caravan is currently sited in a different, but less obtrusive position within the site, pending construction of the approved dayroom.
- The site development scheme was approved by the Council and to date, the development has been carried out in accordance with the approved details (save the location of the static mobile home above). A change to the approved scheme in respect of the new wrought iron gates (in lieu of solid wood) is being sought as part of this application, the gate piers being new development separate and unrelated to the scheme.
- There is little evidence of any commercial activity at the site. The building materials on site are apparently stored there to build the approved day room. When officers have visited recently, no more than two or three parked vehicles have been observed within the site. The photograph in the interested party's representations clearly shows four vehicles (one or two of which could be regarded as work vehicles) and possibly part of another. The site is currently occupied by up to eight adults and it is not unreasonable to expect each of them to have access to a vehicle, which could

include trade vehicles. It is not the purpose of the condition to prevent a worker keeping his/her work vehicle and some plant/equipment at their home address in the same way persons in the settled community might.

- There was no evidence of commercial burning of materials during recent visits; officers have however observed where small -scale domestic bonfires appeared have taken place. The purpose of the condition is to prevent the burning of commercial or trade waste causing a nuisance, not to prevent domestic bonfires. Mr. and Mrs Cash have also attributed what may be taken to be burning at this site for burning taking place on adjacent/nearby open land.
- Some new hardcore material has been brought onto the site, apparently in advance of determination of the current application. This is entirely at the applicant's own risk and will have to be removed if planning permission is not forthcoming.
- A recent site visit established that the stable block is used for purposes ancillary to the residential use of the site, providing a dayroom/ recreation area, domestic storage, toilet and utility room facility. It is not used as primary living accommodation. As planning permission was granted by the Inspector for the residential use of the site, the use of the building for ancillary residential purposes does not require further planning permission and is not in breach of planning control.
- The sign at the front of the site forms part of the fabric of the wall and falls within the provisions of deemed consent, not requiring an application for advertisement consent. An external light illuminating the sign was removed following negotiations.

In addition to the above and whilst not queried in the representations, the approved visibility along Frome Road is being maintained, as the roadside hedge has recently been cut back.

In conclusion and in summary, the conditions attached to the planning permission were originally complied with. The available evidence is that where subsequent allegations of breaches of conditions at this site have been substantiated, they have been minor and resolved by negotiations (i.e. extra touring caravan, maintenance of visibility), are the subject of regularisation through the current application (wrought iron gates, hardcore), or; are not deemed expedient to pursue at the present time as there are no planning objections (siting of static mobile home).

Officers would of course review their conclusions above, including those regarding occupancy, commercial use of the site and burning of materials, on production of robust and credible evidence to support the allegations.”

10. Conclusion

The proposed development is considered to be acceptable in principle as it meets the Policy CF12 criteria in the WWDP, 2004 plan and CP47 of the emerging core strategy applicable to gypsy and traveller sites. The Appeal history confirms that the location is sustainable. In the absence of an adopted DPD and site allocations, Government guidance makes it clear that even if the need for accommodation is met, further traveller sites may be permitted subject to meeting detailed locational criteria. Subject to appropriate conditions the proposal would not cause any harm to acknowledged planning interests and would meet the applicable criteria to policy CF12 and the emerging criteria at Policy CP47 of the draft Core Strategy.

Where the application includes the existing pitch and the extensions, any permission would effectively be a new permission replacing the Appeal decision. It would therefore be reasonable and appropriate to re-state the conditions applicable to that approval, but updated where necessary.

RECOMMENDATION

Permission, subject to the following conditions

- 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 occupation of the site hereby permitted shall be carried on only by the Mr Laurence (Lawrence) Cash and Mrs Theresa Cash and their immediate family and their resident dependants. Should the land cease to be occupied by these persons the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to 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: Planning permission has only been granted on the basis of the personal circumstances and status of the applicant.

- 3 No more than 7 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 3 shall be a static caravans) shall be stationed on the land at any time.

REASON: In order to define the terms of this permission and avoid proliferation of caravans at the site.

- 4 No commercial activities shall take place on the land, including the storage of materials, and no burning of materials shall take place on open ground.

REASON: In order to define the terms of the permission and in the interests of neighbouring amenity and the protection of the rural scene.

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

REASON: To prevent the stationing of commercial vehicles on site and to safeguard the appearance of the countryside and the living conditions of those residing in the locality.

- 6 The visibility splay of 215m at the Poplar Tree Lane and A361 Frome Road junction in a north-easterly direction at a set back distance of 2.4m from the carriageway edge measured along on the centreline of Poplar Tree Lane shall be maintained free from obstruction over a height of 0.9m above the level of the carriageway.

REASON: In the interests of highway safety.

7 No development on the two new pitches hereby granted shall take place until the following details have been submitted to and approved in writing by the local planning authority:

- i) materials to be used for the external walls and roofs of the day rooms;
- ii) the internal layout of the site including the siting of static caravans, touring caravan and car parking areas, bin storage and collection points;
- iii) the design and appearance of all walls and other means of enclosure;
- iv) details of landscaping, including details of the protection of hedgerows to be retained on the site during development construction works, and new tree, hedge and shrub planting, including details of species, plant sizes and proposed numbers and densities;
- v) finished levels and contours;
- vi) all hard and soft surfacing materials;
- vii) external lighting; and
- vii) means of foul and surface water drainage;

The development shall be carried in accordance with the approved details and the caravan(s) shall only be positioned in the approved locations.

REASON: In the interests of visual amenity, the character and appearance of the area and the living conditions of adjacent occupier

8 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) 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.

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

TP01 REV A received on 23 September 2014;
TP02 REV A received on 23 September 2014. And
TP05 REV A received on 23 September 2014.

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

Appendices:

Background Documents Used in the Preparation of this Report: