

Regulatory Committee

July 17th 2008

List of Applications for Consideration

1. K/58536/F (page 6)

Full planning application for: Demolition of existing barn and erection of new barn like building incorporating two holiday units, together with office space.

At: Cherry Orchard Cottage East Sands BURBAGE SN8 3AN

RECOMMENDATION: Refuse planning permission

2. K/58589/F (page 11)

Full planning application for: New UPVC windows

At: The Old Fire Station, North Street, PEWSEY SN9 5ES

RECOMMENDATION: Refuse planning permission

3. K/58129/F (Page 15)

Full planning application for: Use of land for stationing two temporary mobile homes for equestrian workers.

At: Boomerang Stables, Crooked Soley, CHILTON FOLIAT RG17 0TW

RECOMMENDATION: Grant planning permission for a temporary period of 3 years

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Item 1

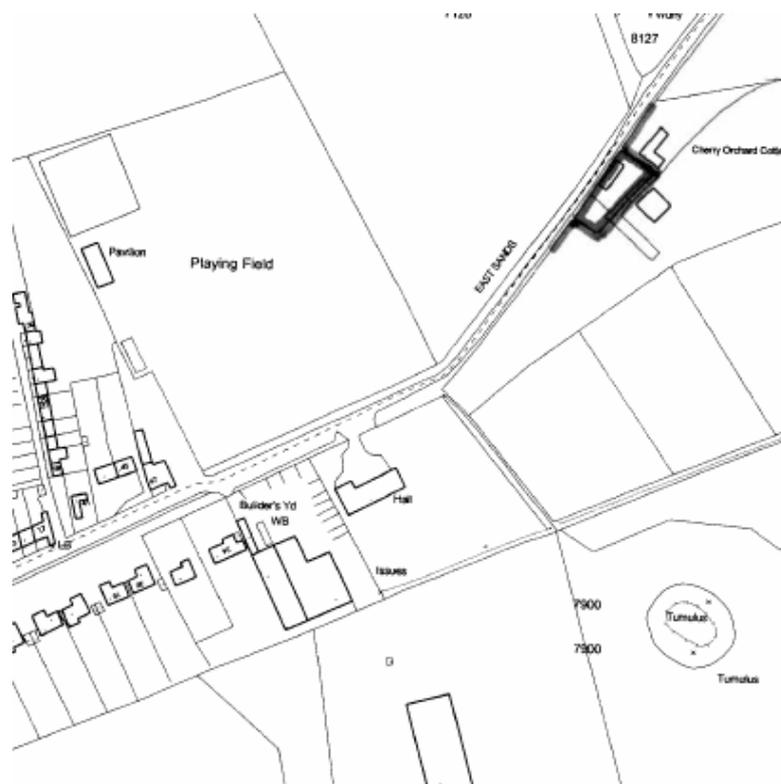
APPLICATION NO: K/58536/F
PARISH: BURBAGE
APPLICATION TYPE: Full Planning
PROPOSAL: Demolition of existing barn and erection of new barn like building incorporating two holiday units, together with office space.
SITE: Cherry Orchard Cottage East Sands Burbage SN8 3AN
GRID REF: 423809 161208
APPLICANT: Mr & Mrs N Venters
AGENT: Michael Fowler Architects
DATE REGISTERED: 18/04/2008
CASE OFFICER: Peter Horton

BACKGROUND

The application has been put to committee at the request of the local member.

SITE & LOCATION

The site is located in the open countryside some 180m beyond the built-up limits of Burbage, being on the right hand side of East Sands when travelling east from the village. East Sands is a very narrow lane and dwindles to a rough track just beyond the application site.



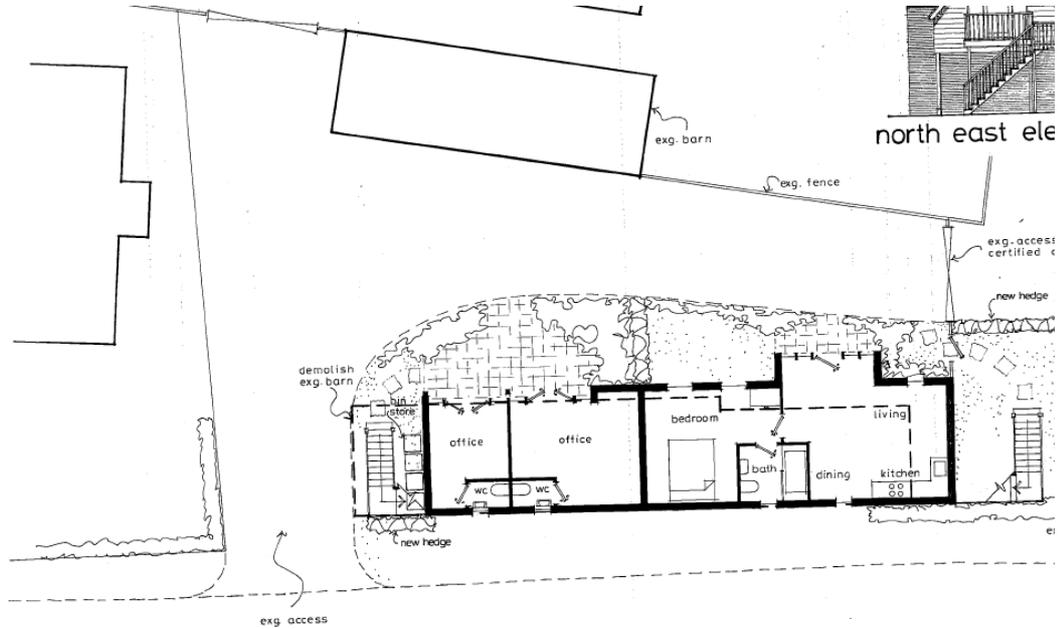
Location Plan

Cherry Orchard itself is a grade II listed cottage. However the application concerns a somewhat dilapidated single storey timber outbuilding to the south west of the property which is situated alongside the lane. It has a low, curved corrugated iron roof. From the lane it is no higher than, and forms a continuation of, the existing field hedge. Behind this outbuilding is a narrow yard which serves both this and a group of low level modern agricultural buildings.

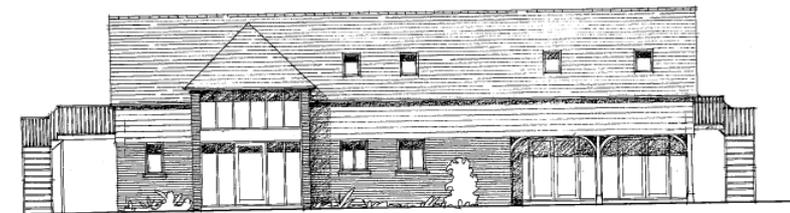
DESCRIPTION OF DEVELOPMENT

The application proposes the demolition of the existing single storey outbuilding and its replacement with a long brick and timber clad structure with accommodation over two floors, to constitute three offices and two holiday units. The structure would measure 16m long by 4.5m to 5.5m wide by 6.5m high. In addition there would be two substantial external staircases at either end. It would have a natural slate roof.

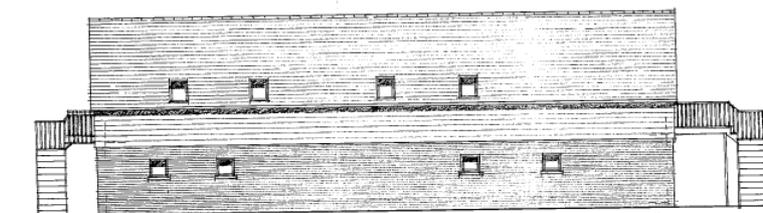
Parking for the new units is proposed to be accommodated in the neighbouring field.



Siting and Ground floor plan – listed building to left of plan

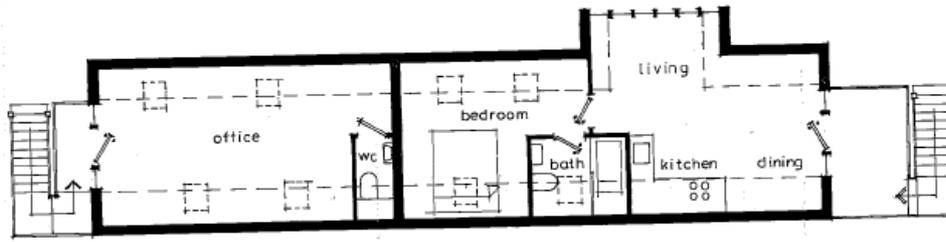


south east elevation



south west elevation

Elevations – top facing into site, bottom backing onto the road



first floor plan

ADDITIONAL STATEMENT BY THE APPLICANTS

The applicants feel that in today's uncertain agricultural climate they need to diversify. There is also a need to tidy up their yard and the application building is in urgent need of repair. Its replacement with a new building incorporating the new businesses would seem to be ideal.

The style of the building is unashamedly barn-like in appearance. It has approximately the same footprint as the existing. The first floor rooms are partially within the roof space, thereby reducing the massing and the impact on the listed building.

Photographic evidence shows that the current building once had a higher middle section.

PARISH COUNCIL COMMENTS

No objection.

CONSULTATIONS

County Highways (Mr Galpin): Recommends refusal on the grounds that the location is a completely unsustainable one for new build offices. Furthermore, the site is accessed via a 140m length of single width lane without passing places. The lane currently only serves two dwellings, hence the traffic associated with the proposal would represent a significant increase on the existing situation.

KDC Conservation Officer: The proposed building is significantly greater in scale than the existing very modest structure and would be a very prominent feature at the roadside and in the approach to the listed cottage.

The existing farmstead is modest in scale and almost entirely modern: historic maps for the area show there to be no historic precedent for any substantial buildings in this location, let alone the proposed, rather stark, pseudo threshing barn which would form a prominent and incongruous feature in this context.

The proposed structure would be a substantial and alien feature which, in conjunction with the increased levels of activity associated with the new uses, would have a considerable and undesirable impact upon both the existing rural character of the lane and the setting of the listed cottage.

Landscape & Countryside Officer:

The proposed building would dominate the lane and would appear as an incongruous and intrusive feature obscuring important views of the listed cottage. It would also

form a dominant feature when viewed from the surrounding countryside and due to its height and scale could not be effectively mitigated without dramatically changing the character of the area. The proposed windows and rooflights would result in light spill in an otherwise dark area. The use of the field as parking is visually unacceptable. The detrimental visual impact would be exacerbated by the loss of the hedging on the side of the lane.

In terms of landscape character, the proposal represents a significant change to the current agricultural perception of the area, and the intrusion into agricultural land of the parking area and stairs to the first floor are uncharacteristic of the area. The two storey 'barn' for office/holiday use has no precedent in the Burbage area and is an uncharacteristic feature in the landscape of the Vale of Pewsey.

REPRESENTATIONS

A letter of support has been received from a potential local tenant of one of the proposed offices. He has been trying for 18 months to find suitable workspace for his consultancy business. Without the urgent provision of such accommodation he would have to consider re-locating elsewhere.

POLICY CONSIDERATIONS

Kennet Local Plan policies PD1, NR6 and NR7, the Kennet Landscape Conservation Strategy SPG and central government advice contained in PPS1, PPS7, PPG13 and PPG15 are all relevant.

PLANNING OFFICERS COMMENTS

The 'barn' proposed to be replaced is in reality no more than a very modest single storey range of connected sheds. It is not at attractive, and there is no objection to the principle of its demolition. Its current main purpose visually is to enclose the existing yard area.

However, the proposed redevelopment raises a number of issues. These are set out below:

Principle of redevelopment

Both national and local planning policy seek to restrict new building in the countryside to sustainable locations, normally within existing settlements. This is to preserve ease of access and reduce reliance on travel by car, as well as to protect the countryside from inappropriate buildings that detract from the appearance of the landscape. However, PPS7 does allow for the replacement of suitably located existing buildings for economic development purposes where it would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape. In principle, it may therefore be possible to replace the existing building. It then becomes a question of assessing the impact of the development on its surroundings, including the landscape impact.

Impact on the landscape and on the setting of the adjacent listed building

The proposal involves replacing a small single storey building that has a minimal impact on the appearance of the area with a much taller, more substantial and imposing building. Although apparently designed to look agricultural in style, the building, with its numerous windows, two large external staircases and narrow span, has little in common with an agricultural building. At twice the height of the existing, the building would dominate the lane and would appear as an incongruous and intrusive feature which would obscure views of the grade II listed cottage, to the

detriment of its setting. Furthermore, the design is stark and its juxtaposition with the thatched listed building would lack historical integrity.

The building would also constitute a dominant feature when viewed from further afield, and due to its height and scale it could not effectively be mitigated without dramatically changing the character of the area, to the detriment of the scenic quality of the AONB.

Highway issues

Access to the site is only obtainable via a 140m length of single track lane with no passing bays. The lane presently serves only two households and hence the traffic generated by the proposed redevelopment at this scale of 3 offices and 2 holiday lets would represent a substantial increase. The highway authority considers that the lane is unsuitable to accommodate such an increase in traffic.

CONCLUSION

Whilst it may be possible to accommodate a suitably designed redevelopment of the existing building to aid diversification, the reality of the current proposal is that it is too large, too stark and a wholly inappropriate development at this scale and in this location. As such, it is clear conflict with the policies of the Kennet Local Plan and national planning guidance. Any proposed replacement of the existing building on this site should be smaller in scale and single storey in design.

It is therefore recommended that the current application be refused.

RECOMMENDATION

Refuse, for the following reasons:

- 1 The proposed 'barn' is around double the height of the considerably more modest structure it would replace. The building would dominate the lane and would appear as an incongruous and intrusive feature which would obscure views of the grade II listed cottage, to the detriment of its setting. As such the proposal is contrary to central government advice contained in PPG15.
- 2 The proposed building, by virtue of its height, scale and generally incongruous design would have an extremely detrimental impact on the character and appearance of this part of the North Wessex Downs AONB, failing to comply with the requirements of the Kennet Landscape Conservation Strategy and conflicting with policies PD1 and NR7 of the Kennet Local Plan and with central government advice contained in PPS7.
- 3 The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of PPG13 which seeks to reduce growth in the length and number of motorised journeys.
- 4 The traffic generated from this proposal would use a road which, by virtue of its function in the highway network and its inadequate width, alignment and junctions, is considered unsuitable to accommodate the increase in traffic from this development and that for which it would set a precedent. As such the proposal is contrary to policy PD1 of the Kennet Local Plan.

Item 2

APPLICATION NO: K/58589/F
PARISH: PEWSEY
APPLICATION TYPE: Full Planning
PROPOSAL: New UPVC Windows
SITE: The Old Fire Station North Street Pewsey
GRID REF: 416399 160139
APPLICANT: Pewsey & District Festival & Carnival
AGENT: M2M Builders Ltd
DATE REGISTERED: 23/04/2008
CASE OFFICER: Andrew Guest

BACKGROUND

This application is presented to the Regulatory Committee at the request of the ward member, Cllr Kunkler.

SITE LOCATION

The application site comprises "The Old Fire Engine House" prominently located on the north-east side of North Street within the Pewsey Conservation Area.

Development surrounding the application site is mixed in age, style and use. It includes a public house, older housing and shops (including a contemporary parade immediately to the side of the application site), and the 'new' fire station.

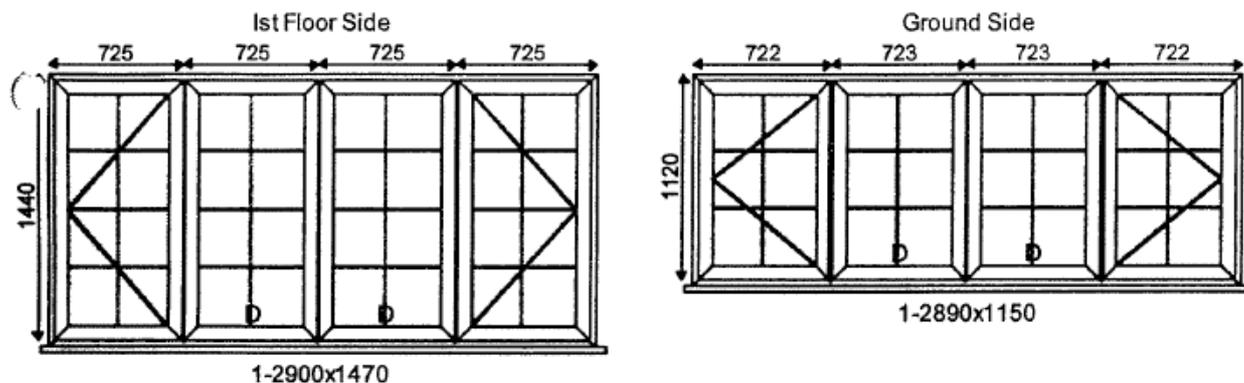


Location Plan

DESCRIPTION OF DEVELOPMENT

The proposal is to replace the existing wooden framed Georgian-style windows in the building with new uPVC windows.

Planning permission is required for this development because it represents a material change in the external appearance of the building. uPVC windows have a bulkier appearance due to their construction, cannot replicate the details and appearance of the glazing bars in traditional timber windows and have a more reflective appearance.



Window Designs

ADDITIONAL STATEMENT BY APPLICANT

The application is accompanied by a Design and Access Statement which states the following -

“The existing windows are Georgian style wooden window frames. The outside of the building has been renovated with grant help from Kennet District Council. The only item left in bringing the building up to standard are the window frames, as they are rotten and beyond repair.

Looking at the houses in North Street and public house opposite, white uPVC windows are now standard. Using uPVC in the Old Fire Engine House windows will match the surrounding structures and will allow maintenance, a significant factor for the building’s owners, Pewsey Carnival, which is a charity.

The building is only used as a store, and public access will not be an issue. Committee members etc., who mainly enter the building evenings and weekends, will use the side entrance door. The door is in the elevation of the building that has no windows”.

CONSULTATIONS

Pewsey Parish Council: object because uPVC windows are not appropriate in a conservation area.

KDC Conservation Officer: The Old Fire Engine House probably dates from the early 20th century and is a two storey frame structure with external cladding and a corrugated roof giving it a distinct industrial character. It has been identified in the Pewsey Conservation Area Statement as a building of local interest. It is located on the north-east side of North Street where there are buildings of different ages, styles and materials. The Old Fire Engine House is an unusual structure that provides local identity.

The Old Fire Engine House is a street frontage building which makes a positive contribution to the character of the area. The recent renovation and repairing of the main structure has added to its attraction and the timber windows are clearly part of

the original design. It is therefore surprising that the building has been part repaired leaving the windows untouched. Installing replacement windows in uPVC is not an appropriate way to maintain the quality and character of the building. Furthermore, the use of uPVC windows in the Pewsey Conservation Area is discouraged as adversely affecting the quality of the area. It appears that the main frames of the windows are in a condition that could be retained but there are clearly problems with the casements resulting from long term neglect. A far better alternative which would maintain the character of the building would be the use of industrial metal style windows, subject to the selection of a matching style.

The application for replacement windows in uPVC should be refused. The applicants should be encouraged to reconsider the retention of the main frames with selected casements repaired or replaced. Alternatively, an industrial style metal window would be acceptable, the design of which should be based on the appearance of the existing.

POLICY CONSIDERATIONS

Planning Policy Guidance no. 15 – Planning and the Historic Environment

OFFICER'S APPRAISAL

The main issue to be considered in this case is the impact of the proposed replacement uPVC windows on the character and appearance of the Old Fire Engine House itself and the wider conservation area.

The Old Fire Engine House is recognised in the Pewsey Conservation Area Statement as being a building of local interest. It contributes positively to the appearance of the area. The building retains much of its original character, now enhanced by sensitive restoration works. The existing windows add value to the building as a consequence of their traditional style and timber construction, this notwithstanding their poor condition.



The proposal is to replace the existing wooden windows with uPVC examples. This modern material is considered alien to the original construction, and hence detrimental to the character and appearance of the building. As stated by the Conservation Officer, installing replacement windows in uPVC is not an appropriate way to maintain the quality and character of the building.

Considering the building within its wider context, the use of uPVC replacement windows would also detract from the character and appearance of the Pewsey Conservation Area, neither preserving nor enhancing its historic character. Although other examples of uPVC windows exist in the immediate area, these mainly relate to residential properties (where there is no planning control over replacement windows) or later development where contemporary materials are more appropriate. It is not considered that the use of uPVC elsewhere amounts to a good reason to allow its inappropriate use in this case.

It is acknowledged that the applicant, Pewsey Carnival, is a charity with a limited budget. However, this consideration does not outweigh the harmful impact of inappropriate materials in this case. The Conservation Officer has suggested alternative solutions which have the potential to provide long term, low maintenance benefits whilst also maintaining the character and appearance of the host building and conservation area.

RECOMMENDATION

Refuse for the following reason

The proposed replacement windows, by reason of the design and appearance of the materials (namely, uPVC), would detract from the character and appearance of this building which is recognised in the Pewsey Conservation Area Statement as being of local interest, and would neither preserve nor enhance the Pewsey Conservation Area. This is contrary to Central Government planning policy set out in Planning Policy Guidance Note no. 15 - Planning and the Historic Environment.

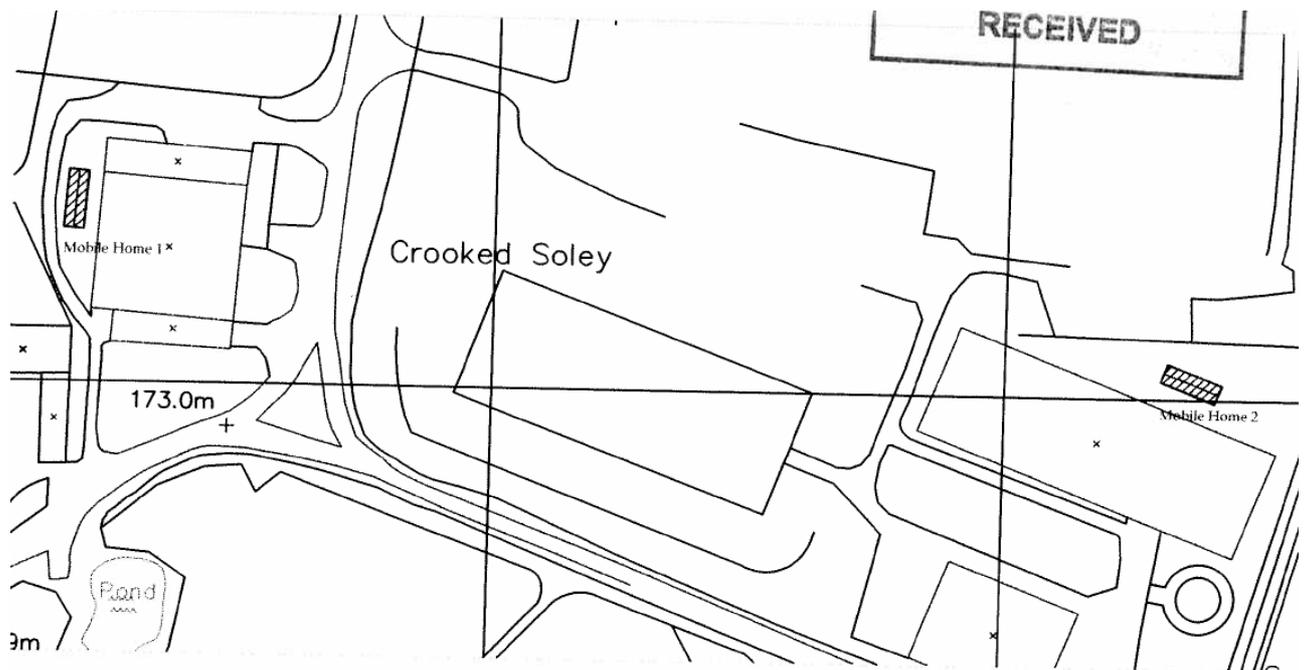
Item 3

APPLICATION NO: K/58129/F
PARISH: CHILTON FOLIAT
APPLICATION TYPE: Full Planning
PROPOSAL: Use of land for stationing two temporary mobile homes for equestrian workers
SITE: Boomerang Stables, Crooked Soley, RG17 0TW
GRID REF: 431189 172463
APPLICANT: Mr R Hardy
AGENT: Mr A Yaxley, Millhawke
DATE REGISTERED: 12/02/2008
CASE OFFICER: Miss G Salisbury

SITE LOCATION

The site is located in Crooked Soley, a small hamlet situated 1.5 miles north-west of Chilton Foliat. To access the site, leave Chilton Foliat on the B4192 in the direction of Aldbourne. After half a mile turn right onto the road signed Crooked Soley. After approximately 1 mile the road forks. Turn left to access the site for Mobile 1. The proposed mobile home is situated to the rear of the Dutch barn which is on the left-hand side of the road immediately after the junction. To access the site of Mobile 2 turn right where the road forks. After 200 metres turn left. The mobile home is sited to the rear of the large indoor riding school.





Location of mobile homes – one to left of plan, the other far right

SITE HISTORY

K/58068/F – Planning permission was approved June 2008 for an extension to the existing Dutch barn (Mobile home 1 is sited behind this barn).

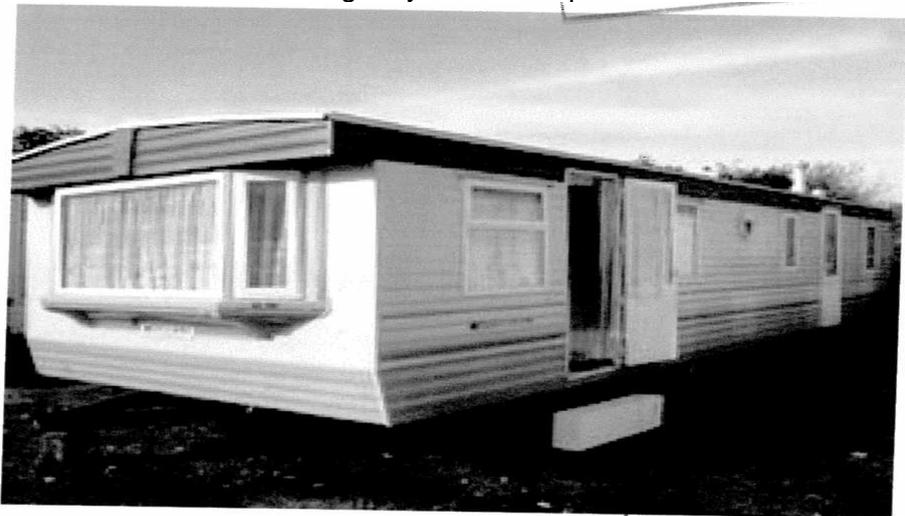
K/57891/F - Planning permission was refused in June 2008 for the retention of permanent and semi-permanent jumps and the creation of a hardstanding on land at Crooked Soley.

K/15244 – Planning permission was granted in January 1990 for a change of use from agriculture and stud farm to agriculture and the keeping and schooling of competition horses.

Permission has also been granted for the indoor riding school.

DESCRIPTION OF DEVELOPMENT

This application proposes the use of land for stationing two temporary mobile homes for equestrian workers. Mobile 1 is sited to the rear (west) of the existing Dutch barn and Mobile 2 to the north of the stable block and indoor riding school. The mobile homes measure 11.3 metres in length by 3.66m deep.



ADDITIONAL STATEMENT BY THE APPLICANT

An appraisal has been submitted by Giles Wheeler-Bennett in support of the application. This has had regard to local plan policies and, in particular, the criteria set out in Annex A of Planning Policy Statement 7: Sustainable Development in Rural Areas for assessing new agricultural, forestry or other occupational dwellings in the countryside.

This appraisal concludes the following;

- There is clear and irrefutable evidence that the applicant has a firm intention and ability to develop what is an already established enterprise;
- By virtue primarily of the Competition Livery service provided by the applicant together with the sheer number of horses, there is an established functional need for at least two equestrian workers to reside immediately adjacent to and within sight and sound of the two separate stable yards;
- Following significant investment, the enterprise is already operating on a sound financial basis;
- There is no suitable alternative accommodation currently available to the applicant or likely to be available in the future that would satisfy functional need, and
- The proposed development by virtue of its siting, design and access will have minimal impact on the surrounding countryside and its designation as AONB.

The full report is available to view on the working file.

CONSULTATIONS

Chilton Foliat Parish Council object to this application due to concerns with the overall expansion of the business, its impact on neighbouring properties, the immediate surroundings and traffic in the locality.

KDC Landscape and Countryside Officer – No objection subject to condition requiring additional screen planting around the more northerly mobile home (mobile 1).

County Highways – No objection provided that the need for the units is established.

KDC Engineering and Design Manager – No objection subject to details for surface water and foul drainage.

REPRESENTATIONS

Neighbour representations - Seven letters of objection have been received on the following grounds;

- The area is AONB and the mobile homes are unsightly and an eyesore. They will have an adverse impact on the appearance of the area;
- A log cabin may be nicer and more accommodating;
- Planning permission is only being sought for two mobile homes. There are currently 5 on site and it is unclear what will happen to the rest;
- The road is not suitable for the sheer volume of traffic coming up and down the lane
- Mobile 1 is in full view and will add to the eyesore caused by vehicles parked around the Dutch barn;
- A functional need has not been established;
- Manager's dwellings have previously been built specifically for this purpose – Soley House and Upper Valley Stud;
- The position concerning sewerage needs to be addressed;
- Increased noise and disturbance from increased traffic; and
- Concern over the impact of the full scale of development at Boomerang Stables on highway safety, neighbour amenity and the AONB

POLICY CONSIDERATIONS

Kennet Local Plan - policies PD1: Development and Design and HC26: Housing in the Countryside; and Central Government planning guidance contained in PPS7: Sustainable Development in Rural Areas are relevant to the consideration of this application.

PLANNING OFFICERS COMMENTS

The site lies in the open countryside of the North Wessex Downs Area of Outstanding Natural Beauty. In the countryside new residential development is not normally permitted but in certain circumstances may be justified to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture, forestry or other employment essential to the countryside, including equestrian enterprises. This is in line with Policy HC26 of the Kennet Local Plan and Central Government planning guidance contained in PPS7: Sustainable Development in Rural Areas.

Annex A of PPS7 sets out five criteria which applications for temporary accommodation should satisfy. These are set out below;

- i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
- ii) functional need. It should be essential for the proper functioning of the enterprise for one or more workers to be readily available at most times, for example for essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss;
- iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
- iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- v) other normal planning requirements, e.g. siting or impact on the countryside, are satisfied.

Regarding (i), there is a clear intention to develop the business. The applicant's supporting document identifies that since taking occupation of the holding in 2000 more than £200,000 has been invested in developing the property by upgrading all of the existing facilities. Examples include the recently approved extension to the existing Dutch barn.

In terms of functional need (ii) the full-time labour requirement for Boomerang Stables has been calculated as 12.3 full-time workers to cater for the 51 horses currently at the site and taking into account economies of scale. This has been calculated based on figures in the Equine Business Guide produced by Warwickshire College.

The key issue however is whether there is a functional need for the two workers who would occupy the mobile homes to be readily available at the site at most times.

It is acknowledged that there is a requirement for an essential presence at the enterprise in the interests of the health and welfare of the animals. This is in order to care for stabled horses which may become cast, caught in rugs or nets or suffer from colic. The requirement for an essential presence is furthered by the type of livery provided by the stables. Competition horses tend to be highly strung and require expert handling and routine monitoring through the day and night.

Security is also an issue and while this alone cannot justify on-site accommodation it is a contributing factor, especially given the standard, value and quantity of horses at the site. Continual monitoring is required to ensure ongoing wellbeing and safety.

It is therefore considered that there is a requirement for an essential presence at the enterprise and in this instance accommodation for two workers is considered justified. This is because the horse accommodation on site is split between two stable yards which are some distance apart. By virtue of the distance between the two yards and the need for employees to be in sight and sound of the horses it is felt that there is an essential need for two units of accommodation, one in close proximity to each of the stable yards, as is proposed.

Regarding (iii), the accounts for the business show that the business is now making a net profit which is estimated to grow over the forthcoming years. Based on the information submitted, which can be seen in Annex G and Annex I of the supporting Giles Wheeler-Bennett report, the business is financially sound.

With regard to alternative accommodation (iv), accommodation outside of Crooked Soley is too far and could not fulfill the functional need. In Crooked Soley itself there are a very small number of dwellings, none of which are available for sale or rent. The price of dwellings in the locality would also be beyond the reasonable means of a groom/equestrian worker.

In the past managers dwellings have been approved in the area, including Soley House and Upper Valley Stud. Both of these dwellings however lie outside of the Boomerang Stables holding (see Annex B of Giles Wheeler-Bennett Report) on land unconnected with the stables. Notwithstanding this, neither of the dwellings are currently available and are not within sight and sound of the stable buildings.

(iv) As regards other planning issues, concern has been raised that the two mobile homes are unsightly and harmful to the character and appearance of the AONB. Current Government advice regarding temporary workers accommodation in PPS7 is that accommodation should normally, for the first three years, be provided in a caravan or wooden structure which can easily be dismantled. In light of this it is not considered reasonable to object to the type of accommodation proposed. In terms of their siting, the mobile homes are situated in close association with the existing buildings and therefore read as part of the existing complex. Mobile 2 is screened by an existing high hedge to the north and the indoor riding school to the south and is not visible from any public vantage points. Mobile 1 is more visible, however it is sited close to the existing Dutch barn which limits views of the building from the east and north-east. To the north, west and south there is scope for screen planting around the boundaries which will help mitigate the impact of the mobile home. Details of landscaping can be conditioned should the Council be minded to approve the application.

The application has also been objected to on the grounds that the development will increase the volume of traffic going to and from the site. It is not considered however that two mobile homes would create such an increase in traffic in the area as to warrant a refusal on highway safety grounds.

Other – Concern has been raised that planning permission is only sought for two mobile homes when there are currently 5 on site. To clarify the situation, this application proposes the use of land for the stationing of two mobile homes only. Should the Council be minded to grant planning permission, the permission would

only relate to those two temporary mobile homes shown on the application plans and particulars. The remaining mobile homes would remain unauthorised and will be investigated by the Council's Enforcement Officer.

As regards drainage, it is proposed to dispose of foul waste from each of the mobile homes into a septic tank.

CONCLUSION

In conclusion, the existing functional need at Boomerang Stables is considered to equate to a requirement for an essential presence on the holding at most times and two temporary units of accommodation are justified given the location of the two stable buildings and need to be within sight and sound of these buildings. There is evidence of a clear intention and ability to develop the site, the business is financially sound and there is no other suitable accommodation available in close proximity to the stables. Finally, it is not considered that the proposal would have any detrimental impact on the North Wessex Downs Area of Outstanding Natural Beauty, neighbour amenity or highway safety. The proposal is therefore considered to comply with Policy HC26 of the Kennet Local Plan and Central Government planning guidance contained in PPS7.

RECOMMENDATION

Approve with the following conditions

- 1 The occupation of the each of the temporary mobile homes hereby permitted shall be limited to a person solely or mainly working, or last working, in the competition livery equestrian enterprise at Boomerang Stables or a widow or widower of such a person and to any resident dependents.

REASON:

The site lies within a rural area where new residential development, other than that required in the interests of agriculture or forestry or other employment essential to the countryside, would be contrary to the policies contained in the approved Development Plan and Central Government planning guidance.

- 2 This permission is for a temporary period expiring three years from the date of this decision notice on or before which date the use shall cease and the mobile homes shall be removed from the land at Boomerang Stables, unless planning permission has been sought and granted for an extension of the temporary period.

REASON:

This permission is granted solely to meet the needs of the present applicant, and in order to enable the local planning authority to review the situation at the end of the period specified.

- 3 Within one month of the date of this consent a scheme of soft landscaping around the open boundaries to the south, west and north of Mobile 1 shall be submitted to and approved in writing by the local planning authority. Details shall include species, sizes at planting, densities, location and numbers.

REASON:

To ensure a satisfactory landscaped setting for the development.

- 4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of Mobile 1 or the completion of the development whichever is the sooner. Any trees or plants which within the period of the temporary consent 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.

REASON:

To ensure a satisfactory landscaped setting for the development.

- 5 **INFORMATIVE TO APPLICANT:**
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1 & HC26 and Central Government planning guidance contained in PPS7: Sustainable Development in Rural Areas.

- 6 **INFORMATIVE TO APPLICANT:**
This permission authorises the two mobile homes in the positions marked Mobile 1 and Mobile 2 on the submitted plans only. This grant of consent does not authorise any remaining mobile homes situated on land at Boomerang Stables.

- 7 **INFORMATIVE TO APPLICANT:**
The applicant is advised to satisfy himself that the proposed septic tanks are adequate and have any third party approval, such as the Environment Agency, to serve the approved development.