

REPORT FOR STRATEGIC PLANNING COMMITTEE

Date of Meeting	05 December 2018
Application Number	18/09609/VAR
Site Address	Trickys Paddock Brickworth Road Whiteparish SP5 2QG
Proposal	Variation/removal of Conditions 1 & 2 of permission S/2012/1307/S73
Applicant	Mr Jimmy Gammell
Town/Parish Council	WHITEPARISH
Electoral Division	Cllr Richard Britton
Grid Ref	423136 123533
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called-in to Committee by Cllr Richard Britton on the grounds that the permission was originally granted only because of the family circumstances of the then applicant. The permission was granted solely for the personal use of the applicant and was to be returned to agricultural use when that occupation finished.

Council protocol dictates that called-in applications relating to gypsy and traveller accommodation are considered by the Strategic Planning Committee (rather than the local area committees) where officer recommendation is for approval.

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, subject to the Conditions set out at the conclusion of this report.

2. Report Summary

The issues relevant to the consideration of this application include:

1. Principle
2. Impact on amenity
3. Impact on the character of the surrounding landscape

4. Highway safety

Twenty four representations were received from third parties. All were 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 situation is not as before
- Original conditions should be enacted
- How can you have a variation on a condition that no longer stands as permitted occupant has left - the permission has expired
- Family circumstances that applied to Mr Clarke cannot apply to the current applicant
- Development outside of the Housing Settlement Boundary, close to SSSI

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.



Submitted Location Plan (left) Google aerial image (right)

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.

4. Planning History

S/2008/0708	CHANGE OF USE OF LAND TO SITE A MOBILE HOME FOR USE BY A GYPSY FAMILY
S/2009/0892	CHANGE OF USE OF LAND FOR USE AS A GYPSY SITE FOR ONE SMALL FAMILY TO SITE ONE MOBILE HOME AND PROVISION OF

	DRIVE, PARKING AND TURNING AREAS AND LANDSCAPING
S/2004/1256	ROOF ON EXISTING WALLS FOR TRACTOR SHED, EXTENSION TO TRACTOR SHED / STORE : STABLES
S/1998/2057	PROPOSED STABLE BLOCK, TRACTOR, STORAGE AND USE OF LAND FOR EQUESTRIAN
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
14/01571/VAR	Remove conditions 1 & 2 of permission S/2012/1307 to remove the personal occupation restriction
14/11305/VAR	Remove conditions 1 & 2 of permission S/2012/1307 to remove the personal occupation restriction
15/10533/PDENQ	Agricultural timber frame barn for storage
16/03775/APD	Proposed construction of timber framed barn for agricultural machinery storage
17/03871/FUL	Construction of timber framed barn

5. The Proposal

The application seeks 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.

6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1, CP2, CP23, CP47, CP50, CP51, CP57 & CP64

Saved SDLP policy C6

Wiltshire Gypsy and Traveller Accommodation Assessment (GTAA) published Dec. 2014

Planning Policy for Traveller Sites (PPTS) published March 2012, updated August 2015

NPPF & NPPG

7. Summary of consultation responses

WC Highways – No Highway objection

Southern Water – No comments

Public Protection – No observations

Environment Agency – No response received

Landscape officer – No response received

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 – Are not aware of any changes in the personal circumstances of the named occupants of the site and therefore recommends refusal of the application

8. Publicity

The application was publicised by sites notice(s) and neighbour notification letters.

Twenty four representations were received from third parties. All were 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

The application seeks 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.

9.1 Planning history

Planning application S/2012/1307 was allowed on appeal under Appeal Decision APP/Y3940/A/12/2188911 dated 6 September 2013. 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).

A previous Inspector (appeal relating to S/2008/0708) concluded that the use of the site as a gypsy site caused harm to the character and appearance of the surrounding countryside, however in the more recent appeal decision (S/2012/1307 dated 6 September 2013), the Inspector 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 most recent 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 reduced since the last appeal (S/2008/0708).

However, in reaching his conclusion and decision in respect of the determination of the most recent appeal, the Inspector considered (and discounted) the proposal to remove the Conditions of the previous planning approval relating to the personal nature of the approval (planning reference S/2008/0708 – also granted on appeal under appeal ref: APP/T3915/A/09/2096174 dated 14 September 2009). His reasoning for not removing the personal nature of the planning consent was set out in detail within the Appeal Decision, as follows:

Paragraph 34 of the appeal decision details how the applicant would not wish to go to one of the lawful public gypsy sites in the area as there are feuds between him and some of his cousins who reside there.

Paragraph 42 of the appeal decision details how the personal circumstances of the appellant, in particular his mental health, add weight in favour of allowing the family to reside together on the application site as a family unit.

Paragraph 45 of the 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.'

For the reasons detailed above, Conditions 1 and 2 of planning approval S/2008/0708 were retained by the appeal Inspector and were re-imposed on the approval of planning application S/2012/1307.

On the basis of the recent and rigorous consideration of the above matters by the Planning Inspectorate in the appeal decision dated 6 September 2013, 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 applicant (Mr Clarke) and it can be surmised that the application would otherwise have been refused had Conditions 1 and 2 of planning approval S/2012/1307 not been imposed.

Subsequently, planning application 14/11305/VAR (which sought to remove conditions 1 & 2 of permission S/2012/1307 to remove the personal occupation restriction) was refused on 31st July 2015 under delegated powers for the following reasons:

The application site is located with a sensitive and relatively open area of countryside which forms part of the designated Special Landscape Area, whereby the provision of a pitch for persons of gypsy and traveller status continues to provide the risk of significant harm visually and in terms of its effect on the character of the surrounding landscape.

The personal circumstances of the applicant and his family are factors which have previously had a significant bearing on reaching the conclusions to grant planning permission. The named occupier has previously taken particular steps to reduce the impact of the mobile home and has given his support to further mitigation measures. A Planning Inspector (in previously assessing the need for a Condition to restrict the occupation of the site to named person(s)) has taken account of the overall need (i.e. under provision) for gypsy sites in South Wiltshire, but found that given the sensitive location of the application site, this is an insufficient reason to allow for the lifting of the personal restriction. The continued retention

of the personal Condition(s) would enable the Council to retain control over the subsequent use of the land should the named occupier and his family vacate.

Therefore it is considered the removal of the personal occupancy restriction and unrestricted use sought through the submission of the current application, in the absence of the balancing mitigation of the personal needs, circumstances and proven good custodianship of the site by the applicant and his family, is unacceptable in policy terms and would be likely to result in undue detrimental impacts to the character and appearance of the surrounding countryside and designated Special Landscape Area.

In these respects the application is considered discordant with the policies of the adopted Wiltshire Core Strategy, and in particular Core Policies CP47 (Meeting the Needs of Gypsies and Travellers), CP51 (Landscape) and saved local plan policy C6 (Landscape Conservation), and taking into consideration other local and national planning policy guidance, the proposal to remove Conditions 1 and 2 of S/2012/1307 is considered discordant with the guidance contained within the government's National Planning Policy Framework, National Planning Practice Guidance and DCLG publication 'Planning policy for traveller sites'.

9.2 The current application

The current situation on the site is that the previously named occupiers (Mr Clarke and family) have moved away and no longer reside at the site. The site is now occupied by the applicant for the current application Mr Jimmy Gammell and his wife and dependents.

Whilst the Council is satisfied that Mr Gammell is a recognised person of gypsy and traveller status, he is not the authorised/named occupier of the and his occupation of the site is in breach of Condition 1 (and consequently Condition 2) of the planning consent granted at appeal under planning reference S/2012/1307/S73.

The current application has 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, subject to the other relevant Conditions of the existing consent which include:

- 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.
- 5) No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.
- 6) No commercial activities shall take place on the land, including the storage of materials.

- 7) 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.
- 8) The parking and turning areas arrangements that are approved as part of the site development scheme in condition 4) 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.

The covering statement submitted with the application does however state that:

“...should the Council take a contrary view and consider the application to be contrary to policy, the applicant would be prepared to accept the permission being personal to himself, his wife and any dependent relative. That said, the Council are reminded that justification would need to be provided and evidence included within their reasoning, that any condition imposed is both necessary and reasonable.”

9.3 Consideration

The Council's Spatial Planning (policy) officer has provided the following advice:

‘Planning law requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. The application is for removal of condition that limits occupation to the previous occupant. It is understood that the condition requires the site to be put back into its original use.

The question in this case is if removal of the condition would be acceptable in planning terms so that the site can continue to be used as a traveller site.

Need

The adopted Wiltshire Core Strategy is the starting point as per Section 38(6) of the Planning Act. As of November 2018, there remains an outstanding need for 18 pitches in the Southern Housing Market Area (HMA) against the 2016-21 requirement in Core Policy 47 (requirement = 19, with 1 pitch granted since 2016). The proposal is for a site which currently has permission and contributes to meeting need in this HMA.

Locational criteria

Wiltshire Core Strategy Core Policy 47 contains the relevant criteria.

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 Zone 2 and 3. However it is noted that the previous decisions dealt with flood risk and permission was granted in each case.

CP47 ii): It is noted that highway colleagues have not objected to this application.

CP47 iii): The council's drainage engineers will be able to advise as to whether any installed solutions currently on site are acceptable.

CP47 iv): It is assumed that the parking and turning arrangements as per previous planning permissions were approved by the council.

CP47 v): The site lies approximately 1,500m away from the centre of Whiteparish. The Council's Rural Facilities Survey 2012 confirms that the village has 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. Given the number of facilities at Whiteparish, and public transport links being available to higher order settlements the location is considered sustainable. The site is located near to an existing settlement within reasonable distance of a range of local services and community facilities.

CP47 vi): The site falls into the Special Landscape Area. The landscape officer should be consulted and establish if the development is causing harm to the local landscape; and if additional mitigation measures are required. Core Policy 51 is also relevant.

CP47 vii) There is no evidence to suggest that the site does not provide adequate levels of privacy.

CP47 viii) The site is detached from the village and inter-visibility with surrounding receptors should be assessed during a site visit, ideally in conjunction with assessing impacts on the local landscape. Appropriate screening and good quality site design can prevent harmful impacts. It is understood that the previous occupant has screened the site through planting of trees.

Traveller sites in the countryside can be acceptable where they do not dominate the nearest settled community as per PPTS. It is noted that local farms lie within the vicinity. Some of these have large structures, and residential dwellings, so the area appears to be partially developed. From a spatial planning perspective the site is not in an unacceptable location when specifically considered against PPTS, again, subject to confirmation by the landscape officer.

CP47 ix) The site is not covered by a national or international environmental designation.

Other material considerations

The Council published a Gypsy and Traveller Accommodation Assessment in 2014. The GTAA forms part of the evidence for the emerging Site Allocations Development Plan Document and provides new pitch requirements for 2014-29 for Wiltshire and its constituent housing market areas. For 2014-2019 the study identifies a need for 1 pitch, which has been met.

While the GTAA has not yet been tested through the plan preparation process it does not note an additional need at the application site (para. 5.54). However as the site is now occupied by a different household.

Conclusion

The site is in a sustainable location but given its history the landscape officer's view should be obtained to establish if the development poses harm to the local landscape; and if mitigation measures are required to alleviate any impacts.

Otherwise no objection is raised to this application from a spatial planning perspective.'

The use and occupation of the site as a single gypsy pitch has been ongoing for approximately 18 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 of the site by the applicant contributes towards achieving that need.

There has been much consideration and examination of the 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 appeal decision in 2013 identified that the impact of the development on the character of the surrounding landscape was the primary consideration in each case.

The 2013 appeal Inspector noted the main issues in respect of the appeal were:

Main issues

9. I consider these to be:

- a) The impact on the character and appearance of the surrounding countryside, having regard to its status as a Special Landscape Area;
- b) Should harm be identified in respect of issue a), whether this harm is outweighed by other material considerations which include the need for and supply of gypsy sites both in general and in terms of the appellant family's particular needs and their personal circumstances.

The 2013 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 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.

The Inspector's decision on the above appeal states at paragraph 45 that *"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."*

The planning appeal decision was issued in September 2013. As noted above, the main matter in relation to the site location was whether it caused harm to the character and appearance of the countryside. At the time of the appeal it was noted that the development would cause limited harm to the character and appearance of the countryside (paragraph 25), and therefore be in conflict with policies G1 and C2 in the Salisbury District Local Plan; and the fourth requirement of Policy CP4 in the South Wiltshire Core Strategy. The emerging Wiltshire Core Strategy was considered to have only limited material weight (paragraph 13).

However, the above Salisbury Local Plan policies and South Wiltshire Core Strategy CP4 are now defunct, and were superseded by the Wiltshire Core Strategy which was adopted in January 2015. Appendix D in the Wiltshire Core Strategy confirms this.

Consequently the current application has to be determined afresh against the current development plan and other material considerations as per Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

It needs to be ascertained if the development would be acceptable in planning terms which could warrant removal of the conditions 1 and 2 in the appeal decision.

The main policy which applies in this case is therefore Core Policy 47 (Meeting the needs of Gypsies and Travellers) which has superseded South Wiltshire Core Policy CP4. Other Wiltshire Core Strategy policies may be relevant in connection with this as a plan always has to be read as a whole. With respect to landscape matters specifically, Core Policy 51 is relevant and this policy has also replaced Salisbury District Local Plan Policy G1. Policy C2 in the Salisbury District Local Plan has now been replaced by Core Policy 48 (Supporting Rural Life).

9.4 Consideration of WCS Core Policy 47

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.

CP47 iii): The site has been in existence for approximately 18 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.

CP47 iv): It is assumed that the parking and turning arrangements as per previous planning permissions were approved by the council. For information, DLCC 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): 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.

CP47 vi): 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. By reason of the significant mitigating effect of 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), has resulted in considerable screening of the development from public vantage points. In these respect it is considered the development no longer has an undue adverse impact on the character of the surrounding Special Landscape Area.

The proposed retention of the site/use as a single gypsy pitch is considered accordant with core policy CP47 of the adopted WCS, national planning guidance contained within the PPTS and the aims and objectives of the NPPF & NPPG.

9.5 Restriction to personal permission

In reaching his conclusion and decision in respect of the determination of the most recent appeal, the Inspector considered (and discounted) the proposal to remove the Conditions of the previous planning approval relating to the personal nature of the approval (planning reference S/2008/0708. His reasoning for not removing the personal nature of the planning consent was set out in detail within the Appeal Decision, as follows:

Paragraph 45 of the 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.'

For the reasons detailed above, Conditions 1 and 2 of planning approval S/2008/0708 were retained by the appeal Inspector and were re-imposed on the approval of planning application S/2012/1307.

Mr Clarke and his family have now moved on and the applicant, Mr Gammell and his family are residing on the site. Since considering the 2013 appeal, the circumstances on the site have materially changed in that the planting and screening mitigation is complete and has matured successfully, substantially reducing the visual impact of the site within the surrounding landscape. In these respects it is concluded by officers that the 'work' of the previous Condition in tying the consent to Mr Clarke to ensure he undertakes the mitigation measures required has effectively been accomplished.

Therefore it is considered the original harm to the surrounding landscape (which was previously outweighed in part by the personal circumstances of Mr Clarke at the time) has

since been mitigated to a significant extent so that the impact of the use of the site no longer results in an undue adverse impact on the surrounding landscape such as would otherwise justify the refusal of the development.

However, it is considered 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.

9.6 Amenity considerations

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 is relatively distant and well separated from the closest residential uses. The site has been occupied as a single gypsy pitch for approximately 18 years. The Council's Public Protection officer has confirmed that no complaints in respect of noise or activity from the site have been made to her department as far back as she was able to check (from 2007).

It is concluded the retention of the existing use would not result in undue impacts on the amenity of nearby occupiers or uses.

9.7 Highways considerations

The Highways officer raises no Highway objection to the proposal.

10. S106 contributions

None relevant

11. Conclusion

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 use of the site no longer results in an undue adverse impact on the surrounding landscape such as would otherwise justify the refusal of the development.

However, it is considered 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.

RECOMMENDATION

Approve, subject to the following Conditions:

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.

4. 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.

5. 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.

6. 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.

7. The existing parking and turning areas within the site 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.