

**DC/2016/01128**

**CHANGE OF USE OF LAND FROM AGRICULTURAL USE TO A CAMPING SITE FOR 4 TEMPORARY SHEPHERD HUTS TO BE OCCUPIED BETWEEN THE 1<sup>ST</sup> MARCH AND THE 31<sup>ST</sup> OCTOBER ANNUALLY AND ASSOCIATED ACCESS ROAD AND A NEW TOILET BLOCK**

**CEFN TILLA, LLANDENNY, USK, NP15 1DG**

**RECOMMENDATION: APPROVE**

Case Officer: Andrew Jones  
Date Registered: 25.10.2016

**1.0 APPLICATION DETAILS**

- 1.1 This application relates to a parcel of land located to the west of the village of Llandenny. The site forms part of the grounds of the grade II\* listed property Cefn Tilla and measures approximately 3.5ha.
- 1.2 The site lies outside of the Llandenny Conservation Area (CA) although it is located within the grade II registered historic park and garden known as PGW (Gt) 31 Cefn Tilla.
- 1.3 Planning permission is sought to change the use of part of the land to allow for the siting of four shepherd huts for tourism use. Each hut would be mounted on a grass enforcement system measuring 8m x 3m and all would be sited in the north westerly corner of the field. The timber huts would be on wheels and would measure 6.5m x 2.7m and stand 3.5m at their highest point (including wheels). A moveable toilet block would be sited between the huts; this would be finished in timber and would measure 8.6m x 4.5m. The site is to be accessed from the Class III highway that bounds the eastern part of the site. Vegetation would be cut back to less than 1m in height in order to achieve a 2.4m x 90m visibility splay. Car parking would be provided at the site entrance but no permanent hard surfaces would be employed. The site would be occupied seasonally between 1st March and 31<sup>st</sup> October.
- 1.4 The plans originally submitted included a seasonal touring caravan pitch that would have been sited within the grasscrete parking area but this has been withdrawn in its entirety from the application.

**2.0 RELEVANT PLANNING HISTORY**

DC/2016/00692 - Change of use of land from agricultural use to a camping and caravan site for 30 units including associated access roads and a new toilet block. Withdrawn 08/08/2016.

**3.0 LOCAL DEVELOPMENT PLAN POLICIES**

Strategic Planning Policies

S8 - Enterprise and Economy  
S10 - Rural Enterprise  
S11 – Visitor Economy  
S13 – Landscape, Green Infrastructure and the Natural Environment  
S16 - Transport

## S17 – Place Making and Design

### Development Management Policies

DES1 – General Design Considerations

EP1 – Amenity and Environmental Protection

T1 – Touring Caravan and Tented Camping Sites

T2 – Visitor Accommodation outside Settlements

MV1 – Proposed Developments and Highway Considerations

LC1 – New Built Development in the Open Countryside

LC5 – Protection and Enhancement of Landscape Character

GI1 – Green Infrastructure

## **4.0 REPRESENTATIONS**

### **4.1 Consultation Replies**

Llanover Community Council – recommends refusal, making the following observations on the original plans:

- Applicant has not followed new guidance and consulted with residents and elected stakeholders prior to the application.
- Concern must be expressed at this stage why the developer needs to identify such a large parcel of land to site only seven shepherd huts plus one amenity building.
- The current application would seem to be in conflict with 3.7 in TAN 6.
- The current application would seem to be in conflict with 3.10.1 TAN 6.
- Plans should demonstrate how the diversified activity fits into the wider farming practice, and set out its environmental consequences highlighting how any significant adverse effects will be mitigated.
- The statement within the application that the site is relatively level is inaccurate and misleading. The proposed development is in the middle of the parkland in open countryside where there are no existing hedges or tree cover to screen the proposed site. The agent explains that the proposed development will include planting of hedges to screen the development, hence taking away the current registered parkland. Therefore the statement made is incorrect and misleading.
- The current design and application is in conflict with Policy S17, S13, RE6, T1, DES2 and S10.
- There are no landscaping statements, identifying a planting schedule.
- Landscape Character Assessment, is required to demonstrate how the landscape character has influenced the design and, scale of the development
- No comment or report from CADW or the registered Landscapes of outstanding historic interest in Wales & registered landscapes
- There is no land survey to identify the existing ground levels and the amount of excavation and engineering work required
- There are no engineering drawings showing construction levels of the proposed toilet block and utility area.
- There are no drawings or statements identifying green sewage system.
- There is no evidence provided that an application has been submitted relating to the diversion of the existing public Right of Way
- There is no environmental impact assessment
- There is no waste collection policy for storage and collection
- There is no traffic impact assessment
- There is no highway maintenance programme or assessment

- The proposed site layout plan would indicate the existing public right of way is further west than it would appear on the ground
- There are no reports or recommendations from NRW relating to the construction of the green sewage system
- There is no evidence how the applicant will conform to Policy DES4 – Advance Tourism Signs
- There does not appear to have been any consultation with MCC Environmental Health Department

MCC Planning Policy – Provided the following comments:

- I refer to the above application for the change of use of land from an agricultural use to a camping site for 7 temporary shepherd huts to be occupied between the 1st March and 31st October annually and associated access roads and a new toilet block at Cefn Tilla, Llandenny. Strategic Policy S11 relating to the Visitor Economy provides support in principle for sustainable forms of tourism subject to detailed planning considerations. Strategic Policies S8 and S10 are also of relevance. The site is located within a Historic Park and Garden. Strategic Policy S13 relating to Landscape, Green Infrastructure and the Natural Environment is therefore of importance.
- There are two different aspects in relation to this application namely; the shepherd huts and the amenity block. No details are provided of shepherd huts other than a maximum size as indicated on the layout plan. This is not considered to be acceptable, full details are required in order to make an informed opinion of whether the huts are removable in nature and of a suitable scale. In addition to this the structured layout of the proposal does not appear to relate to a typical low impact visitor accommodation site and is more akin to a layout of a caravan park. It should be questioned whether the car parking beside each of the huts and hardstanding area including the formal access is necessary or appropriate in this locality. It would have to be considered whether the siting of the huts in this location would detrimentally affect the appearance of the site and surrounding countryside/landscape, particularly as this is a sensitive site within the registered Historic Park and Garden.
- It is noted that the site will provide diversification for the estate although it is not known if the application could be considered a form of agricultural diversification. If it is determined to be agricultural diversification Policy RE3 would also be of relevance.
- The site is located in the Cefn Tilla Historic Park and Garden. While there is no specific local planning policy in relation to Historic Parks and Gardens it is important to ensure Policy LC5 relating to the Protection and Enhancement of Landscape Character is also considered in relation to siting and design. The application does not appear to include a LVIA. Chapter 6 of Planning Policy Wales relating to Conserving the Historic Environment is also a key consideration.
- With regard to the proposed toilet block, Policy LC1 contains a presumption against new-build development in the open countryside although identifies those type of developments involving new build that might be acceptable if justified in policies S10, RE3, RE4, RE5, RE6, T2 and National Planning Policy. Policy LC1 also contains a number of detailed criteria that should be considered. There is no specific policy support for amenity blocks, however, this could be considered ancillary to a sustainable tourism facility subject to relevant policy considerations such as impact on landscape and the historic environment.
- Policy DES1 in relation to General Design, Policy EP1 relating to Amenity and Environmental Protection and Strategic Policy S17 relating to Place Making

and Design would also need to be considered. Policy EP3 relating to Lighting is also of importance.

- It is noted Policy RE6 is referred to in the DAS. It is not considered that this policy is of relevance, Policy RE6 relates to small-scale informal uses such as walking, fishing and cycling facilities. It does not relate to tourism accommodation.
- Policy MV1 should also be considered relating to proposed developments and highway considerations.
- Finally it should be noted that the site is located in the Gliding Safeguarding Area.

MCC Public Rights of Way - Provided the following comments:

- The applicant's attention should be drawn to Public Footpath No 102 in the community of Raglan the alignment of which appears to be wrongly indicated on the proposed layout drawing.
- The legal alignment of Public Path No 102 must be kept open and free for use by the public at all times, alternatively, a legal diversion or stopping-up Order must be obtained, confirmed and implemented prior to any development affecting the Public Right of Way taking place.
- The Active Travel (Wales) Bill places a requirement on local authorities to continuously improve facilities and routes for walkers and cyclists. Countryside Access would therefore like to see connections formed from the site onto Footpaths 102 and 102A.
- By way of improvement Countryside Access would also like the stiles in control of the applicant replaced with gates or less restrictive alternatives.
- No barriers, structures or any other alternatives should be placed across the legal alignment of the path and any damage to its surface as a result of the development must be made good at the expense of the applicant.

MCC Highways - Provided the following comments:

- The proposed application is for a small scale glamping style site with parking adjacent to the shepherd huts. The application as proposed would provide an improved point of access to the site for this proposal and to the adjoining fields. This will enhance the highway safety of the highway network by providing improved visibility in the vicinity of the site.
- The proposed site is for seasonal use and as such will have a low impact on the adjoining highway network. Access will be off a County Class III route and offers good communication links to the highway network in the vicinity of the site.
- The recreational use of the site will have a low impact on the surrounding highway network.
- Subject to the site being restricted to the low numbers proposed and the type of facilities being offered, the Highway Authority would offer no adverse comment.
- Should you be minded to approve the application, access and visibility must be provided prior to seasonal occupation of the site for highway safety. The access must be constructed strictly in accordance with the approved plan.

MCC Landscape Officer - These comments should be read in conjunction with separate arboriculture, access and ecology comments (where relevant).

## MAIN ISSUES

1. New touring caravan and tented camping sites and the expansion of such sites will only be permitted where there is no unacceptable impact on the countryside having

regard to biodiversity, landscape quality and the visibility from roads, viewpoints and other public places [T1]

2. New built development will only be permitted where all the criteria set out in [LC1] is satisfied.

3. Development that may have unacceptable adverse effects on the special character or quality of Monmouthshire's landscape, as defined by LANDMAP will not be permitted [LC5].

4. All development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment [DES 1].

RECOMMENDATION: The (revised) proposal is acceptable because it considered the main issues and met requirements set out in the relevant policies (listed above).

#### REASONS

5. Where the principle for this type of development is supported by national and local policy and where the applicant has demonstrated through a landscape assessment that environmental aspects have been considered, and (subsequently) where they have satisfactorily incorporated changes to the layout and detailed design, including:

- a. The seasonal siting of shepherd huts and ancillary facilities (only).
- b. Relocating the shepherd huts near to field boundaries and existing vegetation.
- c. Changes to surface materials.
- d. The removal of hard surfaced areas (car park & access roads)

6. Policies LC1 & LC5 were fully considered and satisfactorily incorporated during the planning process: there is no unacceptable impact on the countryside having regard to landscape quality and the visibility from roads, viewpoints and other public places [T1].

7. The revised proposal satisfactorily assimilates into the landscape (and complies with policy LC5) by way of siting the proposed shepherd huts near to existing and established field boundaries; where trees and shrub planting screen and protect the development from key viewpoints.

8. The reduction of associated infrastructure and changes to surface treatments respect the surrounding landscape.

9. A strict short-term tourist condition is being used because the proposal development is located within the registered historic park and garden of Cefn Tilla, and because of its potential impact on the character and visual amenity of the wider landscape. The removal of the Shepard huts and amenity block when seasonal variation increases visibility ensures development would not have a significant adverse impact on landscape character or visual amenity.

The information submitted with this application demonstrates that the proposed development would not cause a significant adverse impact to landscape character or visual amenity.

Please note. Further change of use from agricultural land to recreational use is of great concern to me and I would advise Development Management Officers to consider the cumulative impact of such developments in the future.

Glamorgan Gwent Archaeological Trust (GGAT) – Whilst the current application will require ground intrusion works these are relatively limited in scale. As such it is unlikely to an archaeological restraint to this proposed development.

Cadw – provided the following comments:

- The proposed development is located within the grade II registered historic park and garden at PGW (Gt) 31 Cefn Tilla. The land is currently agricultural and undeveloped. The parkland at Cefn Tilla is a long narrow strip of land to the north, east and south of Cefn Tilla house. The parkland, planted with parkland

trees, is depicted on the first edition Ordnance Survey map of Monmouthshire (surveyed 1881, published 1886) together with Cefn Tilla house, gardens, walled garden and orchard.

- The impact of the proposed development on the registered park and garden is not assessed in the supporting documents to the application. However, in our view the proposed development comprising the introduction of new access tracks and areas of hard-standing together with campsite huts/facilities/services and associated hedging and landscaping will be detrimental to the historic character of the registered park.
- Having carefully considered the information provided with the planning application, it is considered that the documentation inadequately analyses the impact of the proposal on the aforementioned designated historic assets. We therefore consider that the following information is critical to the determination of the application so that the suitability of the proposed development can be properly assessed against national planning policy and that the final decision is in line with administrative law.
- We, therefore, advise that your authority should request that the applicant address the issues raised above, and re-consult us accordingly. These views have been expressed without prejudice to the Welsh Ministers' consideration of the planning application, should it come before them formally for determination.

Welsh Historic Gardens Trust – provided the following comments:

- Proposed development at Cefn Tilla is situated towards the southern end of a Grade II listed Park and Garden. The development, if approved, would be clearly visible from the road and from the footpaths crossing the Park. From these viewpoints the proposed development would clearly compromise the views of the Park thus nullifying its Grade II designation.
- The changes to the original proposal neither remove nor substantially reduce the damage to the listed Park. We remain of the view that this application for proposed development in the Park should be refused and that, if accommodation is required for the Cefn Tilla estate, there are alternatives that could be considered.

#### 4.2 Neighbour Notification

19 letters of objection have been received raising the following areas of concern in respect of the original plans:

- No contamination assessment
- Lighting around toilet block will be clearly visible at night
- The proposed site is on protected parkland
- The development is invasive and disruptive in terms of visibility from the west (Llandenny Walks)
- Would be better sited closer to Cefn Tilla house
- Increased road traffic on a road unsuitable for additional traffic
- Limited visibility at site access
- Control of dogs
- The proposed application is in conflict with policy S10
- The development does not comply with policy LC5 of the LDP because it will cause significant visual intrusion, being insensitively and unsympathetically sited at the top of the ridge in open countryside
- No evidence of improvements needed to public highways; access is via single track roads with inadequate passing spaces.

- No evidence of environmental impact; wildlife, biodiversity, rare species incl. grass snakes, slow worms, newts and badgers, all of which have been observed on this site
- The site is in open farmland in a conservation area
- There are no services to the site, electricity, water and waste facilities will have to be provided
- The site sits above an aquifer which supplies all the houses on that road and whose integrity must be assured
- The frequent shooting activity that has been ongoing at Cefn Tilla has caused unbearable noise nuisance and stress to the local residents and would in all likelihood increase even more, with additional visitors on site
- Steep site therefore dangerous to drive vehicles within it
- Concerned real motive is to eventually build houses on the land
- This is an area of outstanding natural beauty which would be ruined by commercial Development and waste disposal and lighting
- The LDP commits many paragraphs to the safeguarding and enhancement of our historic and natural environments and to the fact that they form part of our attraction and heritage, and the need for good design
- Insufficient information to support the application, particularly within the Design and Access Statement

Seven further letters of objection have been received raising the following areas of concern in respect of the revised plans:

- How many other huts, tents or caravans is the intended outcome with all the problems with access on narrow roads
- The amended plans do not address the fundamental problem that was cause for objection previously
- Four shepherd huts will not be viable as a business
- No proposals are made for provision of services and disposal of waste
- Highway and environmental impact assessments are imperative
- If this development is allowed, very strong planning constraints and limits must be placed on it
- The proposed area is accessed via very narrow lanes where large vehicles will find it difficult to manoeuvre.
- Concerns regarding the size of the proposed area and believe there are better suited locations near to the main house and nearer to the road network.

## **5.0 EVALUATION**

### **5.1 Principle of the proposed development**

#### **5.1.1 National Policy**

5.1.2 National planning policy relating to tourism is set out in Chapter 11 of Planning Policy Wales (PPW, Edition 9 November 2016) and reflects the Welsh Government's aim to encourage tourism to grow in a sustainable way and make an increasing contribution to the economic, social and environmental well-being of Wales (11.1.2). It provides for the planning system to encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and local communities (11.1.4).

5.1.3 PPW recognises the importance of tourism to economic prosperity and job creation and its ability to act as a catalyst for environmental protection, regeneration and improvement in both urban and rural areas. In rural areas tourism-related development is considered

to be an essential element in providing for a healthy, diverse local economy and in contributing to the provision and maintenance of facilities for local communities. However, it also clarifies that such development should be sympathetic in nature and scale to the local environment and to the needs of the visitors and the local community.

#### 5.1.4 Local Development Plan

5.1.5 Strategic Policy S11 *Visitor Economy* of the Local Development Plan (LDP) sets out that “proposals that provide and/or enhance sustainable forms of tourism will be permitted subject to detailed planning considerations”.

The recently adopted Supplementary Planning Guidance (SPG) in respect of Tourism aims to provide certainty and clarity for applicants, officers and Members in the interpretation and implementation of the existing LDP policy framework in relation to proposals for sustainable visitor accommodation.

The LDP defines sustainable tourism as tourism that is ‘economically viable, generates local benefits, is welcomed by and helps support local communities, reduces global environmental impacts and protects/enhances the local environment’ (5.82).

In this instance the shepherd hut accommodation provided is therefore considered to be a low impact form of visitor accommodation and would satisfy Policy S11 in principle.

The type of accommodation proposed is considered to fit within the remit of ‘glamping’. The draft SPG identifies the following key principles this form of accommodation should reflect:

- Generate benefits for the local economy (residents and visitors)
- Protect and enhance landscape character and natural/historic environment i.e. visually unobtrusive
- Scale and design appropriate to site context.
- Locally adapted (recognising that sustainable accommodation solutions can be diverse/unique)
- Generate minimal car trips
- Make use of renewable energy resources (energy efficient)
- Capable of being removed without leaving a permanent trace.

5.1.6 The first of these principles is key in considering the principle of development as it is recognised that tourism is a fundamental part of Monmouthshire’s economy. In 2015 there were 2.19 million visitors to the County, with tourist expenditure amounting to £187 million. Tourism also provides opportunities for enterprise and employment, and is a significant employer in the County. The other principles highlighted in par. 5.1.5 are addressed in the ensuing sections of this report.

## 5.2 Visual Amenity

5.2.1 Whilst the site does not fall within the Llandenny Conservation Area (CA) it is entirely within the grade II registered historic park and garden at PGW (Gt) 31 Cefn Tilla. As such the original proposal which would have seen seven shepherd huts sited on the more prominent easterly edge of the site has been significantly amended. The number of huts has been reduced to four and they are to be re-sited on the western, lower edge of the site which bounds mature vegetation. This has been informed by a *Landscape Character Assessment and Historic Impact Assessment* which has also resulted in an area of hardstanding that was to provide parking and turning facilities to each of the huts being removed. The huts would be sited on a grass enforcement system which is considered to be low impact and minimally intrusive to the landscape. It is also welcomed that all hard surfaces at the parking area, along the eastern edge of the site, have been removed and will be completely informal. Access to each hut is also to be via informal surfaces, full details of which are to be managed through a planning condition.



- 5.2.2 The applicant has indicated that they intend to operate for 8 months of the year, between 1<sup>st</sup> March and 31<sup>st</sup> October. Between November and February the huts are to be removed from the site. It is considered that because at this time vegetation coverage within the rural landscape is reduced the seasonal condition is necessary and reasonable.
- 5.2.3 At a more immediate level Public Right of Way No 377/102/1 runs along the southern edge of the site in fair proximity to the siting of the huts. Whilst users of this footpath would have views of the huts, given the design and low numbers proposed, combined with existing and proposed landscaping it is not considered that the localised visual impact would be unacceptable.
- 5.2.4 The huts and toilet block are considered to be of appropriate size and finished in sympathetic materials including timber walls and roofs. Whilst there is no specific policy support for amenity blocks this element is considered acceptable as being ancillary to a sustainable tourism facility and meets policy considerations in respect of impact on landscape and the historic environment.
- 5.2.5 The site also benefits from existing mature vegetation that runs along its boundaries. A detailed landscaping (hard and soft) plan is to be provided through appropriate planning conditions which would further help to assimilate the development into the landscape and help to maintain and enhance local Green Infrastructure assets

### 5.3 Residential Amenity

- 5.3.1 The closest neighbouring properties to the site are Tump Cottage, approximately 200m to the North and Rock Farm, approximately 270m to the East. It is not considered that given the modest scale of the proposal - up to four huts - together with the distances involved, that it would result in unacceptable harm to local residential amenity. No lighting is proposed, although a condition is to be attached to remove normal permitted development rights in respect of lighting. This will ensure no light pollution during night hours. With regard to additional traffic levels created this is addressed in section 5.4 below.

### 5.4 Highway Safety

- 5.4.1 The site would be served by an access that would achieve 2.4m x 90m in visibility, which is considered sufficient. No objections have been raised by the Council's Highways Engineer who has advised that the application as proposed would provide an improved point of access to the site for this proposal and to the adjoining fields. This will enhance the highway safety of the highway network by providing improved visibility in the vicinity of the site.
- 5.4.2 The site would only feature four huts and therefore the Highway Engineer is satisfied that a seasonal site such as this would have a low impact on the existing highway network. The huts would be on site and therefore visitors would not have to tow anything large as would be the case with a touring caravan site. Given the small number of huts proposed it is not considered that the proposal would generate significant additional traffic along the Class III carriageway to the detriment of highway safety.

### 5.5.1 Biodiversity

5.5.2 The application site lies outside of any designated area of ecological value (e.g. a SINC or a SSSI) and as such given the low impact nature of the development no formal ecological survey work has been requested. The main development involves the formation of the grass enforcement system areas on an area of grassland that is well maintained. Similarly whilst works would be required to the eastern boundary to create the site entrance, it is not considered that the vegetation in this area is of sufficient ecological potential so as to warrant survey work.

5.5.3 A detailed landscaping plan is to be managed through a planning condition that can lead to biodiversity enhancements. In addition the control of lighting through a condition will also serve the purpose of protecting foraging species, such as bats, in the vicinity.

### 5.6 Response to Consultation Responses

5.6.1 A number of the concerns raised by third parties have already been addressed in the preceding sections of this report and these shall not be repeated. However other material planning concerns have been raised.

5.6.2 References to sections of TAN6 made by the Community Council are not relevant to the consideration of this particular application. It is accepted that the proposal does not constitute rural diversification, but Policy S11 does provide support for such development that does not need to be linked to an existing rural enterprise. The development is easily reversible and therefore it would not result in the permanent loss of agricultural land.

5.6.3 The need for an Environmental Impact Assessment (EIA) has been screened and is not considered necessary given the scale and nature of the development. Similarly a number of comments challenged the need for a Transport Assessment; this is not a validation requirement and was not considered necessary by the Council's Highway Engineer in order to evaluate the proposal.

5.6.4 The closest Public Right of Way, Public Footpath No 102 in the community of Raglan, is to the south of the site and would not be obstructed by the proposed development. It is noted that the Council's Right of Way Officer has requested the stiles in control of the applicant are replaced with gates or less restrictive alternatives. However, this is not considered necessary to make the development acceptable and would fail the standard tests for applying planning conditions.

5.6.5 It is noted within the representations that the Council's Environmental Health (EH) Department has not been consulted. Owing to the scale (four huts) and significant distances from neighbouring properties it is not considered that the proposal would give rise to unacceptable levels of nuisance. As has been requested by EH for similar applications a condition is to be attached to agree a written scheme for the disposal of foul drainage. The control of dogs has also been raised as an issue but this would fall outside the remit of planning control. Concerns relating to shooting activity at the site and associated noise/safety concerns are not relevant to this planning application.

5.6.6 Finally concerns have been raised that the motive is to eventually build houses on the land. This is only speculation at this point and not what is before Members of Planning Committee to consider. Any potential future applications at the site would need to be considered on their own merits at such a time.

## 5.7 Well-Being of Future Generations (Wales) Act 2015

5.7.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## 6.0 RECOMMENDATION: APPROVE

### Conditions

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
	<b><u>Pre-commencement conditions</u></b>
3.	Prior to the proposed use commencing, a written scheme for the disposal of foul drainage shall be submitted to and approved in writing by the local planning authority. No part of the development shall be brought into use until the drainage system has been constructed in accordance with the approved scheme. The approved scheme shall be maintained for the life of the approved development. Reason: To ensure satisfactory facilities are available for disposal of foul and surface water.
4.	Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the LPA. These details should include species rich grassland, mature trees, hedgerows and pond creation (Green Infrastructure assets). Details shall include. <ul style="list-style-type: none"> <li>• Proposed and existing utilities/services above and below ground.</li> <li>• Soft landscape details shall include: means of protection, planting plans, specifications including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, sizes, numbers and densities.</li> <li>• Means of enclosure.</li> <li>• Hard surfacing materials.</li> </ul> Reason: In the interests of visual and landscape amenity; in accordance with POLICY DES1 & LC1/5.
	<b><u>Compliance conditions</u></b>
5.	In the event of the shepherd huts site ceasing to trade, all units shall be removed from site and the land restored to its former condition within 3 months of closure in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority. Reason: To safeguard the visual amenity of the area.
6.	None of the shepherd huts hereby permitted shall be replaced by any other structure(s) or glamping accommodation differing from the

	<p>approved details, unless and until details of the size, design and colour of such replacements have first been approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure compliance with the approved plans, for the avoidance of doubt and to safeguard the amenities of the area.</p>
7.	<p>The site shall be carried out in accordance with the layout and specification shown on the approved plans only.</p> <p>Reason: To ensure compliance with the approved plans in the interests of the wider landscape, visual and residential amenity.</p>
8.	<p>The site shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. The site shall remain as holiday accommodation in perpetuity.</p> <p>Reason: To ensure the site is occupied as holiday accommodation only. The site is unsuitable for general residential accommodation because of its temporary nature and its location in the open countryside, and the policy support for glamping is due to the economic benefits secured.</p>
9.	<p>An up to date register containing details of the names, main home address, dates of arrival and departure of occupants using the shepherd huts shall be made available for inspection by the Local Planning Authority upon request.</p> <p>Reason: To ensure the site is occupied as holiday accommodation only. The site is unsuitable for general residential accommodation because of its temporary nature and its location in the open countryside, and the policy support for glamping is due to the economic benefits secured.</p>
10.	<p>No accommodation, including the toilet block, shall remain on site between 1<sup>st</sup> November and 28<sup>th</sup> February the following year.</p> <p>Reason: To safeguard the landscape amenities of the area.</p>
11.	<p>There shall be no more than 4 shepherd huts on the site at any one time.</p> <p>Reason: To safeguard the landscape amenities of the area and to ensure compliance with the approved plans.</p>
12.	<p>Before the permitted access is used it shall be constructed in accordance with the specifications on the approved plan.</p> <p>Reason: To ensure the access is constructed in the interests of highway safety.</p>