

APPENDIX C

Example Planning Conditions

Planning Conditions

Planning Applications are often granted approval subject to planning conditions. Conditions are sometimes required in order to enhance the quality of developments but are also important in enabling developments to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. Any conditions used need to be fair, reasonable and practicable. Conditions must be relevant to the proposed development and be enforceable.

The following is a list of example planning conditions that may apply to planning permissions for glamping proposals. This list is not exhaustive and conditions may be devised or adapted to suit a particular circumstance.

Type of accommodation permitted

Condition: None of the *insert type of glamping site* hereby permitted shall be replaced by any other structure(s) or glamping accommodation differing from the 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.

Reason: To ensure compliance with the approved plans, for the avoidance of doubt and to safeguard the amenities of the area.

Siting

Condition: The *glamping site* shall be carried out in accordance with the layout and specification shown on the approved plans only.

Reason: To ensure compliance with the approved plans in the interests of the wider landscape and visual [and residential] amenity.

Occupancy

Condition: An up to date register containing details of the names, main home address, dates of arrival and departure of occupants using the *insert type of glamping site* shall be made available for inspection by the Local Planning Authority upon request.

Reason: To ensure the *glamping site* is occupied as holiday accommodation only. The *glamping 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.

Restriction of use to holiday accommodation

Condition: The *development* *glamping 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.

Reason: To ensure the *glamping site* is occupied as holiday accommodation only. The *glamping 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.

Seasonal Occupancy

Condition: No *type of glamping site* shall remain on site between 30th September in any one year and 1st March in the succeeding year.

Reason: To safeguard the landscape amenities of the area.

As stated in paragraph 4.18, with regard to seasonal occupancy, consideration should also be given to the importance of maintaining a balance between the need to protect the landscape/environment and to avoid negative effects on the local economy due to the seasonal nature of tourism. This will need to be considered on a case by case basis. Where there is no/very limited landscape harm caused, the economic benefits of providing year-round (or extended) tourism accommodation will be considered favourably.

Number of units

Condition: There shall be no more than *insert number and type of glamping accommodation* and *insert number of ancillary structures* on the site at any one time.

Reason: To safeguard the landscape amenities of the area and to ensure compliance with the approved plans.

Additional conditions may be necessary, for example in relation to drainage, lighting, access and landscaping. These will be determined on a site by site basis.