

DC/2016/01310

CHANGE OF USE OF LAND TO PROVIDE SIX TRAILER TENTS FOR TOURISM USE, PROVISION OF GRASS-CRETE CAR PARK AREA AND ALTERATIONS TO THE EXISTING FIELD ACCESS

LAND AT LLANFAIR KILGEDDIN, NR ABERGAVENNY, NP7 9DY

RECOMMENDATION: APPROVE

Case Officer: Andrew Jones

Date Registered: 21.11.2016

1.0 APPLICATION DETAILS

- 1.1 This application relates to a parcel of land located to the north-west of the village of Llanfair Kilgeddin. The site is accessed via an existing field gate along the north-easterly boundary of the site and slopes down from north to south.
- 1.2 Planning permission is sought to change the use of part of the land (measuring 0.95 hectares) to allow for the siting of six trailer tents to be sited for tourism use. Each pitch would be mounted on a hay trailer and would be constructed of timber with a canvas roof. With regard to dimensions units would measure 9m in length and stand (including trailer base) 4.25m high. Parking for the site would be provided in the north-easterly corner through a new grass-crete surface, which has been reduced in area, and would be accessed via the existing entrance point subject to improvement works including partial translocation of the hedgerow. The site would be occupied seasonally being closed for the months of January and February.
- 1.3 The plans originally submitted included a seasonal touring caravan pitch that would have been sited within the grass-crete parking area but this has been withdrawn in its entirety from the application.

2.0 RELEVANT PLANNING HISTORY

None.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Planning Policies

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

NE1 – Nature Conservation and Development

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.

Although reference is made in the supporting application documentation to Strategic Planning Policy S11 - Visitor Economy, no evidence is provided to support this policy. With the near large award winning tourist caravan site at Pont Kemeys, several Caravan Club approved sites, a local Hotel and numerous B&B accommodation, several holiday lets and the recently approved glamping site ref 2015/01136 the need for all types of tourist accommodation is amply served in this area south-east of Abergavenny. Concern is also expressed in the lack of information contained in the application.

There is no indication of the internal transport of visitors from car park to trailers as the site is prone to surface flooding in heavy rainfall.

There is no information on provision of power and water services to trailers or removal and disposal of waste water, sewerage, household waste.

There are no measures to protect considerable amphibious migration across the site in March and November and not identified in the ecology study.

The provision of the swimming pond as indicated on the site plan is exceedingly close to the existing watercourse (currently under study for flood prevention measures in Llanfair Kilgeddin village) with excavation, filling and maintenance there is a very high risk of contamination to the watercourse.

The proposed new hedge of whips will take a considerable time to grow and provide effective screening from a northerly aspect to adjoining properties and road traffic.

Being a site in a small valley no information has been provided on addressing problems of noise and light pollution which can be amplified due to the local geography.

MCC Highway Engineer – Has no objection. The proposed application is for a small-scale glamping style site with parking away from the accommodation in a compound close to the entrance.

There are no proposals for vehicular access from this compound to the accommodation.

Post construction

The application would provide an improved point of access to the fields and the parking compound and will enhance the safety of vehicles using the adjacent County class III highway with its proposal to translocate the hedgerow to provide the required visibility at this location.

The site is a seasonal site with limited use and therefore there would be low permanent impact on the existing highway network. The usual traffic pattern will be movement to and from the site for recreational use outside the peak times.

Subject to the site being restricted to the numbers proposed herewith and restricted to glamping style facilities, the Highway Authority would offer no adverse comments to the small scale proposal.

Should you be minded to approve the application, access and visibility must be provided prior to occupation of the site for highway safety. The access must be constructed strictly in accordance with the approved plan.

MCC Public Right of Way Officer - Public Right of Way No 368/161 in the Community of CC Llanover must be kept open and free for use by the public at all times, or

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. No barriers, structures or any other obstructions should be placed across the legal alignment of the paths. In accordance with the GDPO, please ensure that the application is advertised in a local newspaper and prescribed organisations are consulted. (Please refer to guidance note available from Planning Section for further information).

The site layout plan indicates two new pieces of furniture required on the site, authorisation is required from Monmouthshire's Countryside Access section, under section 147 of the Highways Act 1980, before new furniture can be installed. Authorisation depends upon the new furniture being required to prevent the ingress and egress of stock and is subject to our least restrictive access policy, normally requiring that new furniture be gates rather than stiles.

MCC Environmental Health – Have requested a written scheme for the disposal of foul drainage is submitted to and agreed via planning condition. In addition they have questioned what lighting is to be installed and what the seasonal opening time would be.

MCC Planning Policy - The application description relates to a grass-crete car park, mobile trailer tent pitches and alterations to the existing field access. It is noted on the proposed layout that the application also refers to a seasonal touring caravan pitch in the grass-crete car park area – it should be clarified why this is not included within the description. There is some concern over the terminology used in the application description as it relates to a general tourism use class, it should be considered whether this should be omitted as the application should relate to the specific use only.

With regard to the six mobile trailer tent pitches. 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.

There are two different aspects in relation to this application namely; the seasonal touring caravan pitch and the mobile trailer tent pitches.

Policy T1 of the LDP relates specifically to Touring Caravan and Tented Camping Sites seeking to ensure proposals have no adverse impact on the countryside/landscape and cater only for short term tourist use. Policy T1 contains a number of criterion that must be considered in relation to the seasonal touring caravan pitch. Criterion a) is of key importance relating to landscape and biodiversity impact. It would have to be considered whether the siting of a caravan in this location would detrimentally affect the appearance of the site and surrounding countryside/landscape. It is noted the application includes a LVIA.

With regard to the Mobile Trailer Tents it is noted these are made from a timber frame and canvas fly sheet which is to be mounted as the roof; they are removable in nature as they are fitted on top of a trailer. The Mobile Trailer Tents may therefore be considered to be a low impact form of visitor accommodation and would satisfy S11 in principle. The proposed layout has been provided and indicative plans of the mobile trailer tents provided. While the Mobile Trailer Tents are dispersed across the site they are substantial in size, the scale of the units is therefore an important consideration. Furthermore, it should be questioned whether such a large grass-crete parking area is necessary or appropriate in this locality.

It would have to be considered whether the siting of each of the mobile trailer tents would detrimentally affect the appearance of the site and surrounding countryside/landscape. Strategic Policy S13 relating to Landscape, Green Infrastructure and the Natural Environment is of importance. Policy LC5 relating to the Protection and Enhancement of Landscape Character should also be considered in relation to siting and design.

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 RE1 is referred to in the covering letter. It is not considered that this policy is of relevance, while the proposed scheme is in close proximity to Llanfair Kilgeddin it is not within or adjoining the Village. In any event this policy relates to more typical employment uses, it does not relate to tourism accommodation.

Policy MV1 should also be considered relating to proposed developments and highway considerations.

Finally, Policy SD4 relating to Sustainable Drainage should be considered which notes developments will be expected to incorporate water management measures, including SUDs to reduce surface water run-off and minimise its contribution to flood risk elsewhere. It does not appear any information has been included within this application in relation to water management measures.

The Open Space Society – There does not appear to be any proposals to divert FP161. Should your authority be minded to grant planning permission the proposed stiles would not comply with the Disability Act 2010.

Ramblers Association (North) – Have not responded to date.

MCC Biodiversity Officer - The initial assessment was lacking in detail and only covered the car park area of the site, further assessment was undertaken on the whole site and provided in March 2017.

The northernmost field proposed as a car park area is predominantly scrub, bordered by hedgerows. Hedgerows are considered priority habitat and it is recommended that the development includes proposals to enhance these boundaries, and those within the rest of the site as indicated by the landscape plan; conditions to secure this and future management are recommended and provided below.

This area of the site holds opportunities for nesting bird, amphibian and reptile species, the report states that none were present on site at the time of survey, but it should be noted that the appraisal was undertaken at a sub-optimal time of the year and these species should be considered and adequately protected during construction of the car park area; a condition requiring a construction method statement is recommended.

The site is currently in darkness and the hedgerows on site are likely to form important foraging and commuting corridors with the stream to the south and connections to woodland areas to the north and west. External lighting will need to be sensitively designed and ensure that dark corridors are maintained. It is recommended that a lighting plan is requested via condition, as described below.

The fields in which the glamping units are proposed are identified as being semi improved grassland by the submitted report, the assessment was undertaken at a sub-optimal time of year for survey. I am aware from local knowledge that the site has the potential to have a higher conservation status with indicator species present, that with appropriate management would lead to a richer grassland sward. I would recommend that this is secured by a condition for a Green Infrastructure Management Plan.

The proposal to create a pond at the south west corner of the site is welcomed. This would enhance the variety of habitats on site and could sit well within the marshy grassland to the south of the site and the adjacent stream. The details of this pond and its future management would need to be included within the landscaping details and management plan requested via condition.

The site has stands of Himalayan Balsam on site and it is recommended that conditions for a construction method statement to secure adequate treatment/ control/

containment of this species during construction of the car park and appropriate future management as part of the Green Infrastructure Management Plan condition.

MCC Landscape Officer - I have looked at the above proposal and make the following comments, specifically in relation to landscape issues. These comments should be read in conjunction with separate arboriculture, access and ecology comments, and in addition to my previous comments dated 10.01.17

The site lies in an area in which I feel the construction of a car park is inappropriate and in which mobile holiday homes will become permanent features within a valued landscape.

Whilst they propose to provide some landscape mitigation, where landscape planting and habitat creation aims to reduce visual impact and contribute towards Monmouthshire's green infrastructure, the proposal (design/location) and its mitigation fails to harmonise the development into an important landscape. I feel that its impact on landscape character and local amenity will be long-term and adverse and therefore, I am still unable to support the application.

If you are minded to recommend approval, we would ask that the suggested conditions are considered as part of that consent.

4.2 Neighbour Notification

45 letters of objection have been received raising the following areas of concern:

- Concern with foul sewerage arrangements
- Concern of visual impact
- Should be some form of community benefit for residents owing to further deterioration of the highway
- Little detail about applicant's experience in tourism industry
- Unsustainable given minor roads/lanes in the vicinity
- Exacerbate local issues of flooding
- Environmental report insufficient
- Will not create employment
- No facilities in village such as shop or pub
- Should adjoin existing camping site at Chain Bridge
- Not compatible with rural and agricultural nature of the area
- Is an undeclared intention to expand business
- Create noise, smoke and light pollution
- Already three caravan sites within 3 mile radius
- Site boundary is incorrect
- Proposal is not economically viable
- Applicant lives far from the site
- Loss of agricultural land
- Is this a route for a travellers' site?
- Impact on the bordering Grade II listed Pistyll Farm
- Proximity to the River Usk SSSI and SAC
- Not a genuine farm diversification but rather an opportunist scheme for a development in a rural area.
- Would set a dangerous precedent for other sites
- How is access to be provided to each glamping unit?

26 letters of support have been received highlighting the points:

- Will help bring trade to Abergavenny
- Will bring employment
- Would add great tourist value to Wales and locality

- Need to get on board with modern forms of tourism
- This provides an area with a great commercial opportunity in regards to leisure and tourism attracting the large number of overseas guests who can now afford to travel to and in the UK

4.3 Local Member Representations

County Councillor Sara Jones - I have received numerous emails from residents within the ward which I represent, all of whom have strong concerns regarding the application DC/2016/01310.

I have not been formally contacted by the applicant, nor the agent (and I do feel that it would have been helpful to have held early consultation with residents and the Community Council/elected members). However, I have read through the application and current correspondence from those objecting to the application (all local residents) and those that support it (none of whom live in the area from what I can see).

I have already requested that the application is considered by Committee rather than delegated powers, but it appears this will happen in any case as there are more than 5 objections.

I would like to echo the comments of those that have been in touch with me and have made them representations in objections, all of those are valid considerations on material planning grounds.

It is important to note, in relation to the flooding impact, which I am currently closely involved in working with residents in the village around plans to mitigate the impact of the flooding that occurs on a regular basis. The issue of flooding here is well documented and is substantial enough that we have attained a grant from Welsh Government for a Project Appraisal Study to look at what can be done to alleviate the issue. Any application in the surrounding area should therefore be very closely examined given that there is universal recognition that there is a flooding problem here I have concerns that this application could impact on what is already a real issue for local residents in terms of impact on current drainage and run off.

The proposed access to this site is via minor roads which are extremely narrow in places. I would question the road infrastructure in terms of the suitability of this site for increased traffic movements, particularly given the existing use of these roads with high use by cyclists and pedestrians.

I note and wish to highlight the concerns around the size of the grasscrete area, the size of this area does indeed seem excessive for the proposed number of vehicles that would be on site at any one time.

I am supportive of farm diversification and widening our Monmouthshire tourism offer – however, this area is well served by existing tourism sites and I would question (particularly on flooding, highways and environmental / visual impact grounds) the suitability of this site for the proposal that is sought for approval.

I urge officers and the committee to give weight to those that have inputted into the MCC planning process that live within the village and understand the area and impacts.

5.0 **EVALUATION**

5.1 Principle of the proposed development

5.1.1 National Policy

5.1.2 National planning policy on 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”.

Although currently not adopted, Supplementary Planning Guidance (SPG) in respect of Tourism is due for public consultation and is intended 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 trailer tent accommodation provided, although of good size, would be moveable and 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 does identify 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 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 a designated landscape area or Article 1(5) land the proposal is in the north-eastern area of the Llanover lowlands. The area is in good condition with consistent character throughout and generally unspoilt by visually intrusive development. Hedgerows with mature trees and irregular small areas of woodland; small to medium scale field pattern; good long, distance views to and from

The Bloreng, the Sugar Loaf and Mynydd Garnclochdy contribute to a landscape with high and outstanding values (LANDMAP).

- 5.2.2 Concerns have been raised by the Council's Landscape Officer in particular with regard to the grass-crete parking area to be sited in the north-eastern corner of the field adjacent to the highway. Whilst it is accepted that a hard surface parking area is not typically a feature of the rural landscape it is considered that is necessary to support the proposed tourism use. Owing to the sloping (north to south) nature of the site, it is considered that surfacing would be required and the corner of the field selected is currently enclosed by mature vegetation which is to be retained. This is therefore preferable to providing individual parking spaces through the more exposed area of the site where the trailer tents would be sited.
- 5.2.3 The applicant has indicated that they intend to operate for 10 months of the year and that would see the site closed during the months of January and February. It is accepted that this is less than the period of 5 months other such sites are closed, and as referenced in the draft SPG, it is considered that given the main impact on the landscape character is the provision of the parking area that the siting of the six units for this longer time is on balance acceptable. The parking area would be a permanent feature that would be still be in situ irrespective of the length of the opening season and as such it is considered that the longer siting of the units would not cause such harm to the character of the rural landscape so as to warrant refusal.
- 5.2.4 The units themselves as previously acknowledged have a generous footprint, however would only stand 4.25m above ground level including the hay trailer. The user of the trailers reflect the previous agricultural use of the land whilst the accommodation above would be finished with timber and a canvas roof. These simple materials are typical of glamping accommodation and are not considered alien to the setting. The site benefits from existing mature vegetation that runs along the boundary as well as through the site. Large hay meadow areas would be formed in the south-east and south-west corners of the site, whilst a new heritage orchard is to be formed between the two banks of trailer tents. This informal landscaping would assist the units to better integrate into the rural landscape during season times, particularly from wider receptor points.
- 5.2.5 At a more immediate level Public Right of Way No 368/161 runs through the site in close proximity to the siting of the trailer tents. Whilst users of this footpath would have views of the units, 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.
- 5.2.6 A detailed landscaping plan and Green Infrastructure Management Plan are 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 property, St Marys Hill, is located approximately 65m away to the east on the opposite side of Llanover Road. It is not considered that given the modest scale of the proposal, up to six units, together with the distances involved, that it would result in unacceptable harm to local residential amenity. No objections have been raised by Environmental Health who have commented on external lighting which could impact on amenity. However, no lighting is proposed and as per recommendation by the Council's Biodiversity Officer a condition is to be attached to remove normal

permitted development rights in respect of lighting. With regard to additional traffic levels created this is to be addressed in section 5.4 below.

5.4 Highway Safety

5.4.1 The site would employ an existing vehicular access previously used for agricultural purposes that would have seen large vehicles entering/ leaving the site. The Council's Highway Engineer has welcomed the improvements which would enhance the safety of vehicles of the carriageway. The implementation of the proposed access plan is to be secured through a planning condition which will also require these works to be completed prior to the occupation of the site.

5.4.2 The site would only feature six units and therefore the Highway Engineer is satisfied that a seasonal site such as this would have a low permanent impact on the existing highway network. It is also noted that with regard to traffic patterns this will be to and from the site for recreational use outside peak times.

5.5.1 Biodiversity

5.5.2 The applicant initially submitted an Ecological Appraisal in support of the proposal. However this only considered the car park area and therefore an updated survey has been undertaken at the request of the Council's Biodiversity Officer. As detailed in Section 5.2.4 a Green Infrastructure Management Plan is to be secured through planning condition. Other suggested conditions would include construction method statements for both protected species and invasive non-native species. It is therefore considered that there is sufficient information in respect of biodiversity to make a lawful planning decision and subject to the requested conditions the development would meet Policy NE1 of the LDP.

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. With regard to concerns of foul sewerage arrangements, the Council's Environmental Health Officer has requested a condition to ensure a full scheme of drainage would need to be agreed and then implemented fully in accordance with the approved details.

5.6.2 It is argued by local representations that the site would exacerbate flooding, but the site is located approximately 0.3m miles from the C2 flood boundary to the south-east. The main area of new hard surfacing would be the grass-crete area which would allow water to drain through. It is not therefore considered that this development would exacerbate local flooding issues.

5.6.3 Concerns have been raised that question the economic benefits of the site to the local economy. It is noted that the village of Llanvair Kilgeddin has limited amenities including shop. However the wider benefits of tourism are clearly acknowledged in both local and national planning policy.

5.6.4 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.

5.6.5 The development is easily reversible and therefore it would not result in the permanent loss of agricultural land.

5.6.6 It is also noted that there are other tourism facilities in operation within short distances however these offer an alternative form of accommodation (tents/caravans) and in any event there is nothing within either local or national planning policy that restricts the distances between tourism sites as each case is considered on its own planning merits.

5.7 Response to the Representations of the Community/ Town Council (if applicable)
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.
	<u>Pre-commencement conditions</u>
3.	1. 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.	No development, demolition, earth moving shall take place or material or machinery brought onto the site until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include details of measures to protect: 1) Nesting Birds 2) Reptile and Amphibian species The construction Method Statement shall thereafter be implemented in full. Reason: Safeguarding of protected and priority species during construction works LDP policy NE1 and the Section 7 of the Environment Act (Wales) 2016.
5.	Prior to the commencement of development, an invasive non-native species method statement shall be submitted to and approved by the local planning authority, detailing the containment, control and

	<p>removal of Himalayan Balsam on site. The measures shall be carried out strictly in accordance with the approved scheme. Reason: To comply with the provisions of the Wildlife & Countryside Act 1981.</p>
6.	<p>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 reflect the landscape design on drawing Landscape Plan V1 and include species rich grassland, mature trees, hedgerows and pond creation (Green Infrastructure assets).</p> <p>Details shall include.</p> <ul style="list-style-type: none"> • Detailed plans, showing existing and proposed levels. • Proposed and existing utilities/services above and below ground. • 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. • Means of enclosure. • Hard surfacing materials. • Minor artefacts and structures (e.g. Refuse or other storage units, signs and lighting). • Water Features, including drainage. <p>Reason: In the interests of visual and landscape amenity; in accordance with POLICY DES1 & LC1/5.</p>
7.	<p>A Green Infrastructure Management Plan and schedule of maintenance for a minimum of five years shall be submitted to and approved by the LPA. The Management Plan shall include the following.</p> <ol style="list-style-type: none"> a) Description and evaluation of area to be managed, including: <ol style="list-style-type: none"> I. Surface water management (incl. SUDS) II. Landscape planting. III. Habitat enhancement (species rich grassland and hedgerows) IV. Pond creation/marshy grassland V. Management of Invasive Non Native Species (Himalayan Balsam) b) Trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. <p>Reason: To maintain and enhance Green Infrastructure Assets in accordance with POLICY DES1, S13, GI1, NE1, EP1 and SD4.</p>
	<p><u>Compliance conditions</u></p>
8.	<p>In the event of the trailer tent site ceasing to trade, all units shall be removed from site and the land restored to its former condition within 3</p>

	<p>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.</p>
9.	<p>None of the trailer tents 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.</p>
10.	<p>The 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, visual and residential amenity.</p>
11.	<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. 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>
12.	<p>An up to date register containing details of the names, main home address, dates of arrival and departure of occupants using the trailer tents shall be made available for inspection by the Local Planning Authority upon request. 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>
13.	<p>No accommodation shall remain on site between 2nd January in any one year and 1st March in the same year. Reason: To safeguard the landscape amenities of the area.</p>
14.	<p>There shall be no more than 6 trailer tents on the site at any one time. Reason: To safeguard the landscape amenities of the area and to ensure compliance with the approved plans.</p>
15.	<p>Before the permitted access is used it shall be constructed in accordance with the specifications on the approved plan. Reason: To ensure the access is constructed in the interests of highway safety.</p>