



CYNGOR  
**Sir Ddinbych**  
**Denbighshire**  
 COUNTY COUNCIL

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Heading:

22/2013/0666  
 Land a Tirionfa  
 Hendrewydd

7



Application Site

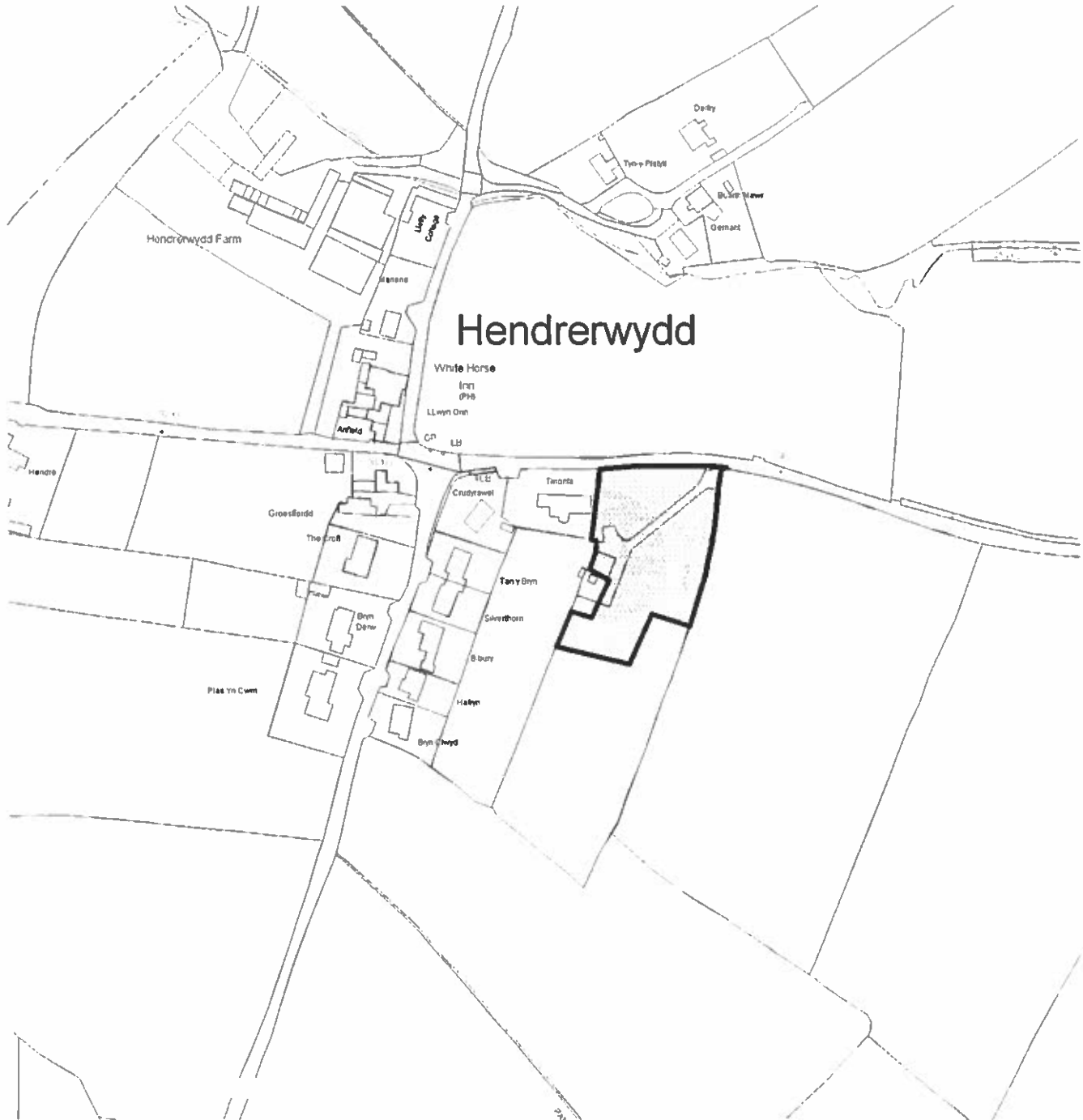


Date 29/8/2013

Scale 1/2500

Centre = 312208 E 363378 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



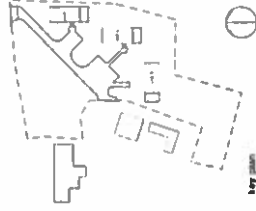
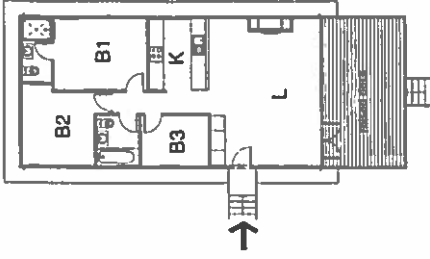
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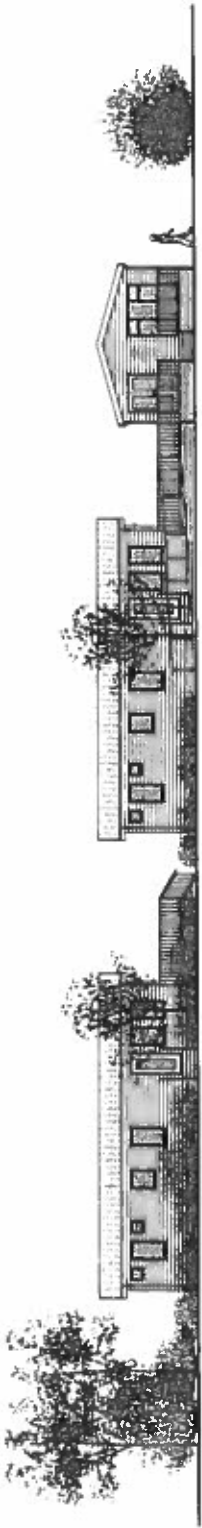


# PROPOSED ELEVATIONS + FLOOR PLAN

3 4 5 6 7 8 9 10 11 12 13 14 15 M



Adrian Jones Associates  
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

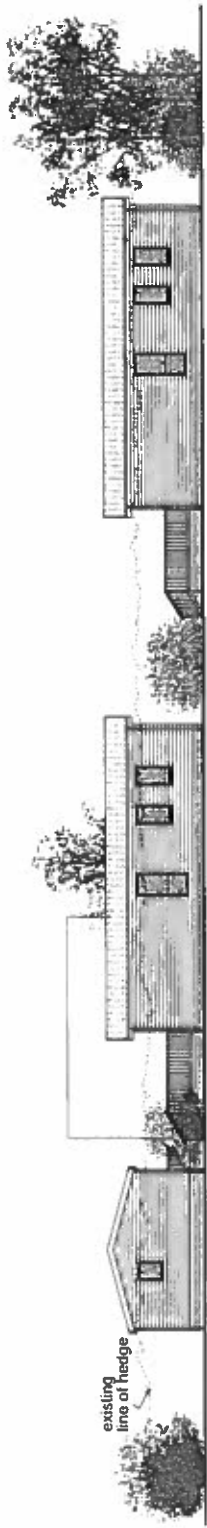


west elevation

unit 1

unit 2

unit 3



east elevation

unit 3

unit 2

unit 1



north elevation

unit 1

unit 2

unit 3

existing barn



south elevation

unit 1

unit 2

unit 3

existing barn

schedule of materials

Element	Material	Colour
Walls	Timber boarding	l.b.c
Roof	Coated metal tiles	l.b.c
Windows/ doors	PVCu	white
Fascias	PVCu	white
Railings	Timber	to match walls



**ITEM NO:** 7  
**WARD NO:** Llanbedr Dyffryn Clwyd / Llangynhafal  
**APPLICATION NO:** Councillor Huw O Williams  
 22/2013/0666/ PF  
**PROPOSAL:** Erection of 3 No. holiday chalets and associated works including alterations to existing highway access and change of use of land from agriculture/equestrian to holiday use  
**LOCATION:** Land at Tirionfa Hendrerwydd Denbigh  
**APPLICANT:** Mr M Parker  
**CONSTRAINTS:**  
**PUBLICITY UNDERTAKEN:** Site Notice - No  
 Press Notice - No  
 Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
 Scheme of Delegation Part 2

- Referral by Head of Planning / Development Control Manager

**CONSULTATION RESPONSES:**

LLANGYNHAFAL COMMUNITY COUNCIL – *“No adverse comments regarding the proposals.”*

CLWYDIAN RANGE AND DEE VALLEY AONB JAC – *“The JAC notes that this site is approximately 600m outside the AONB but is visible in distant views from the higher ground of the Clwydian Range to the east. In this context, the committee has no observations to make on the development in principle but would recommend that additional native tree planting should be carried out along the eastern site boundary to help better integrate the development into its rural setting and break up views of the site from the AONB. This should include re-siting of Unit 1 further away from the site boundary. To further minimise visual impact the JAC would also suggest that the colour of the chalet/caravan roofs should be slate grey and the colour of timber cladding should be carefully selected to blend into the surrounding landscape. The intention to retain and reinforce the existing hedge boundaries and plant new native hedgerows and trees as part of the scheme and the specification of low impact bollard lighting to minimise light pollution is commended.” (AONB Management Plan Policies: PSQ2 and PCP1).”*

NATURAL RESOURCES WALES – No adverse comments.

WELSH WATER – Standard comments relating to drainage arrangements..

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES**

Head of Transport and Infrastructure  
 Highways Officer

No objection subject to conditions relating to parking/turning of vehicles and the laying out of the access before the development is brought into use

Senior Planning Policy Officer

There is a case for approval of this application under Policy PSE 14. The applicant has

provided substantial supporting information which identifies the need for this type of accommodation in relation to outdoor activity tourism in the area and clearly shown where it complies with national, regional and local strategies for the development of outdoor activities in the area. Asks if it would be possible to condition the removal of the units if the livery and/or cycle guiding business use on the site ceases? The site itself appears well located in terms of the settlement of Hendrerwydd. Support this application as a clear case has been established as required by Policy PSE 14."

**RESPONSE TO PUBLICITY:**

The White Horse PH, Hendrerwydd  
The Golden Lion Inn PH, Llangynhafal.

In support:

Summary of planning based representations in support:

The letters consider that the chalets proposed would provide much needed overnight accommodation and would encourage tourists to extend their stay in the area which would be to the benefit of the local economy. The chalets are considered to be 'an asset' for the area and it is stated that customers requiring accommodation are regularly turned away as there is no room left.

**EXPIRY DATE OF APPLICATION: 28/07/2013**

**REASONS FOR DELAY IN DECISION (where applicable):**

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

- 1.1.1 The application proposes the erection of three detached holiday chalets on land in agricultural/equestrian use, along with associated works and the improvement of the access into the site.
- 1.1.2 The three chalets are proposed to contain three bedrooms each, with a living area, kitchen and two bathrooms with an attached raised decked patio area and parking space for two cars to the frontage of each unit. One of the three units is shown as being suitable for disabled access with a ramp up into the unit and wider parking bays.
- 1.1.3 The chalets are single-storey units with a footprint of 12 metres by 6 metres with the decked area to one end measuring 3.5 metres by 6 metres. The appearance of the chalets is shown with a ridge height of around 4 metres, with the application form confirming that they will be finished in timber walls with a colour coated metal tiled roof and white PVCu doors/windows. The track into the site to serve the three chalets will be formed from granular stone to match the existing track, with low spill bollard lighting installed along the track for night time visibility.
- 1.1.4 The application is supported by a Design and Access Statement which was lodged with the initial package on 30 May 2013, along with a further Planning Statement which was received on 20 June 2013 to specifically address the planning policies which had changed from the former Unitary Development Plan to the Local Development Plan as adopted on 4 June 2013.
- 1.1.5 The barn within the site is shown as being retained and utilised for cycle storage.

- 1.1.6 The scheme proposes to improve the existing vehicular access into the site by providing a 2.4 metres by 20 metres visibility splay in each direction (west and east) with hedgerows provided to the rear of the visibility splays. The access will also provide an area for the waste bins to be put out for collection days.
- 1.1.7 The layout proposed includes the installation of a 4100 litre septic tank to be installed within the southern area of the site to serve the development.
- 1.1.8 The basis of the applicant's case in support of the proposals is that the facility will provide accommodation and ancillary services to groups or individuals wishing to visit the area by bike, horse, foot, and for general holidays. The submission outlines the attractions in the locality, accessibility to bus services, proximity to local businesses and shops, and it comments on the compatibility with the Council's strategies and planning policies supporting suitable forms of tourist development.

## 1.2 Description of site and surroundings

- 1.2.1 The subject site is an open parcel of grassland which contains a detached barn. The site has an area of 0.41 hectares and stands to the east of the house of Tirionfa with its northern boundary fronting the road onto which is an existing access gate. The land to the north of the road is open fields, with further fields to the east and south. The western boundary is adjacent to a field which has a width of around 30 metres with a run of residential ribbon development fronting a road beyond to the west.
- 1.2.2 The topography of the land is either level or gently undulating in the vicinity with hedgerows along the site boundary precluding any pedestrian views into the site from close by. The site does not contain any significant tree cover but has some individual mature trees along its eastern and southern boundaries.
- 1.2.3 The site stands outside of any development boundary in an undesignated area in the Local Development Plan. The adjacent property of Tirionfa is shown as standing within an area designated as an 'Area of Search' under Policy BSC 6 of the Local Development Plan relating to local connections affordable housing in hamlets.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 None. The planning issues are whether the scheme is acceptable as a new form of tourism accommodation in open countryside.

## 1.4 Relevant planning history

- 1.4.1 2//2008/0997 - Change of use of land from agricultural to equestrian and erection of stable block: Granted 30/09/2008.

## 1.5 Developments/changes since the original submission

- 1.5.1 None.

## 1.6 Other relevant background information

- 1.6.1 The applicant has submitted further written supporting letters/emails providing information on the planning policy issues and comment from:

A - The Council's Senior Recreation Officer – who states that the North Wales Cycling Centre of Excellence has the vision of creating Denbighshire

as a high quality all-year round cycling destination and new off-road mountain bike routes are being developed which will link well to Hendrerwydd. It is recognised that the area needs cyclist accredited accommodation and services to link to the trails to maximise the potential economic gain from the outstanding cycling opportunities that exist in the area and would welcome additional provision.

B - Sustrans – who offer support to the proposal which aims to provide visitor accommodation for walkers and cyclists in the Vale of Clwyd. It is stated that the area is popular for walking and cycling as there is a growing network of national trails and cycle routes. It is also suggested that a 2008 study of the Celtic Trail (NCR 4) shows that cycle tourists from outside Wales bring more than £8 million per year to the local economy, and Sustrans believes that there is a similar potential for the subject area in Denbighshire if suitable accommodation is provided.

## **2. DETAILS OF PLANNING HISTORY:**

2.1 2/2008/0997 - Change of use of land from agricultural to equestrian and erection of stable block: Granted 30/09/2008.

## **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

### **3.1 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN (adopted 4<sup>th</sup> June 2013)**

Policy PSE 5 – Rural Economy

Policy PSE 12 – Chalet, Static and Touring Caravan and Camping Sites

Policy PSE 14 – Outdoor Activity Tourism

Policy RD 1 – Sustainable Development and Good Standard Design

### **3.2 Supplementary Planning Guidance**

None

### **3.3 GOVERNMENT POLICY / GUIDANCE**

Planning Policy Wales Edition 5 November 2012

Technical Advice Notes

TAN 6 – Planning for Sustainable Communities

TAN 12 – Design

TAN 13 – Tourism

## **4. MAIN PLANNING CONSIDERATIONS:**

4.1 In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

The main land use planning issues are considered to be:

4.1.1 Principle

4.1.2 Visual amenity



- 4.1.3 Residential amenity
- 4.1.4 Highways

#### 4.2 In relation to the main planning considerations:

##### 4.2.1 Principle

Policy PSE 5 establishes a presumption in favour of tourism development which will be supported throughout the County subject to meeting detailed criteria.

Policy PSE 12 allows for the improvement of existing chalet sites but does not include any reference to the establishment of new chalet sites.

Policy PSE 14 states that development proposals that expand or reinforce the tourism offer of the County in the outdoor activity sector will be supported, subject to compliance with four criteria: i) the development is appropriate for its setting; ii) existing buildings are converted where possible; iii) there is no unacceptable impact on the local community; and iv) chalet development is only permitted if a significant need is demonstrated.

Chapter 11 of PPW 5 relates to Tourism and sets out a general presumption in favour of encouraging sustainable tourism, promoting local prosperity and supporting community well-being and involvement. The PPW recognises (at paragraph 11.1.7) that tourism-based development is an essential element in providing for a healthy and diverse local/national economy, with paragraph 11.1.13 encouraging local authorities to promote the national cycle network and other rights of way and recreational routes.

The support of the Planning Policy Officer for the proposal on the basis that a case has been established as required by Policy PSE 14 is noted. The applicant has provided substantial supporting information as outlined earlier in this report which identifies the need for this type of accommodation in relation to outdoor activity tourism in the area and argues it complies with national, regional and local strategies for the development of outdoor activities in the area. In addition, the site itself is well located in terms of the settlement of Hendrerwydd which stands close by and the letters from third parties are all supportive of the scheme.

Overall, therefore, the principle of a small scale chalet development is considered to be acceptable on the basis that it complies with the relevant tests of Policy PSE 14 and the thrust of Chapter 11 of PPW 5.

##### 4.2.2 Visual amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual amenity is therefore a relevant test on planning applications.

The scheme seeks to utilise the existing barn at the site for cycle storage and will involve the erection of the three chalets with a ridge height of around 4 metres. These are relatively low impact buildings and the existing screening around the site will serve to ensure that the chalets are not prominent features when seen from viewpoints in the area. The exterior of the chalets is typical for this type of tourist accommodation and overall the scheme is considered to be acceptable in respect of its visual appearance.

##### 4.2.3 Residential amenity

Planning Policy Wales 3.1.4 refers to the number, size, layout, design and

appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment as potentially material considerations. The impact of a development on residential amenity is therefore a relevant test on planning applications.

As the site lies adjacent only to one residential property, which is the home of the applicant, and the access into the site is set to the side road away from other nearby dwelling, the scheme is not considered likely to give rise to a degree of noise or disturbance which would justify a refusal of permission.

#### 4.2.4 Highways

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The acceptability of means of access is therefore a standard test on most planning applications.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

It is to be noted that the Highways Officer has no objections to the development on the basis that the alterations to the access are acceptable and will provide greater visibility than that which currently exists. In addition, the scheme is designed to allow for disabled access to one of the three chalets and the basis of the proposal is that the site is readily accessible by bike given the links to the nearby network.

## 5. SUMMARY AND CONCLUSIONS:

- 5.1 The application proposes small scale tourism accommodation on a site with an existing equestrian use and in a location with close links to a cycling network and walking routes. In Officers' opinion, the proposal is in line with Policy PSE 14 of the Local Development Plan and the advice set out in PPW 5, and is therefore acceptable and is recommended to be granted.

### RECOMMENDATION: - GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The use hereby permitted shall not be commenced until the means of vehicular access has been constructed in accordance with the plans hereby approved.
3. The visibility splays shown on the approved plans shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 1.05 metres above the level of the adjoining carriageway
4. No lighting shall be installed on the site or the access road other than low level light bollards (indicated on the approved plans) unless otherwise approved in writing by the Local Planning Authority.
5. The use of the static caravans/chalets hereby permitted shall be limited to holiday use only and shall not be used for any other use, including as a sole or main residence of the owner/occupier.
6. No trees or hedges within the application site shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Those removed without consent or which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing by the Local Planning Authority.
7. PRE-COMMENCEMENT CONDITION

No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

- (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
- (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
- (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
- (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
- (e) Proposed positions, design, materials and type of boundary treatment.

8. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

9. **PRE-COMMENCEMENT CONDITION**

Prior to the commencement of the development, the written approval of the Local Planning Authority shall be obtained in respect of the walls and roof materials to be used for the development hereby permitted and no materials other than those approved shall be used.

10. The use of the premises hereby permitted shall not commence until the parking spaces shown on the approved plan have been surfaced and marked out.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of highway safety.
3. In the interests of highway safety.
4. In the interests of visual amenity and to control light pollution.
5. For the avoidance of doubt and to ensure the units are occupied for tourism/holiday use, as a permanent residential caravan site would be contrary to adopted plan policy.
6. To safeguard the existing trees and hedges on the site, in the interests of the visual amenities of the locality.
7. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
8. To ensure a satisfactory standard of development, in the interests of visual amenity.
9. In the interests of visual amenity.
10. In order that adequate parking facilities are available within the curtilage of the site.

**NOTES TO APPLICANT:**

None

