



Committee and date

South Planning Committee

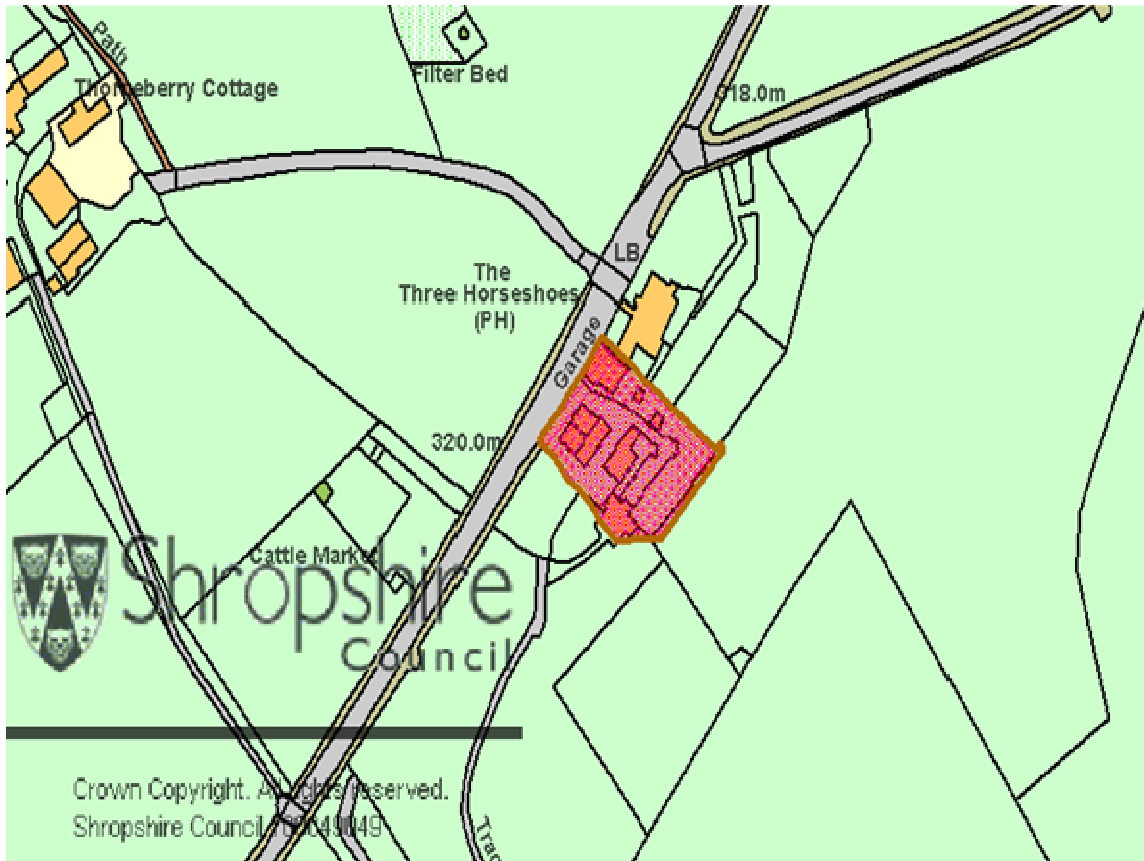
16 September 2014

## Development Management Report

Responsible Officer: Tim Rogers

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### Summary of Application

<b>Application Number:</b> 14/02338/FUL	<b>Parish:</b> Wheathill
<b>Proposal:</b> Change of use of land for the extension of existing secure caravan storage; relocation of existing green steel clad storage shed; ground works and retaining wall with 2m high mesh security fencing above	
<b>Site Address:</b> Wheathill Touring Park Wheathill Shropshire	
<b>Applicant:</b> Mr Lee And Ken Partridge	
<b>Case Officer:</b> Heather Bradley	<b>email:</b> <a href="mailto:planningdmsw@shropshire.gov.uk">planningdmsw@shropshire.gov.uk</a>
Grid Ref: 359962 - 281865	
	
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Contact: Tim Rogers (01743) 258773

**Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.**

## **REPORT**

### **1.0 THE PROPOSAL**

- 1.1 This application seeks full planning permission for the extension of an existing caravan storage area.
- 1.2 The scheme proposes to extend into an area previously approved for outside material storage and a short mat bowling and pentanque (boules) area (13/01748/COU). Excavation works are proposed to reduce the existing ground level to match that of the existing caravan storage area. The existing green mesh security fencing would be extended around the additional storage area and sit on a retaining wall. An embankment is proposed to the rear boundary with the field. This would be planted with a holly hedge and silver birch trees. The surface of the storage area is proposed to be gravelled to match the existing storage.
- 1.3 The scheme is associated with an existing rural public house, the Three Horseshoes and its adjoining touring caravan park – Wheathill Touring Park.

### **2.0 SITE LOCATION/DESCRIPTION**

- 2.1 This site is situated between the existing touring park and public house. The touring park is a caravan and camping site located almost immediately south of the pub, east of the B4364 Ludlow to Bridgnorth road at Wheathill, and within the Shropshire Hills Area of Outstanding Natural Beauty. The site is some 7 miles north east of Ludlow.
- 2.2 The touring park has planning permission for 25 caravan/motorhome pitches.

### **3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

- 3.1 Due to the locally sensitive nature of the application, the Parish Council's objection and call in request from one of the two Local Members for this Ward, the Chairman of the South Planning Committee has requested that the application is considered at Planning Committee.

### **4.0 Community Representations**

- 4.1 - Consultee Comments
- 4.1.1 Wheathill Parish Council - Object – At a specially convened meeting of Wheathill Parish Council on Wednesday 25<sup>th</sup> June 2014 the members present voted unanimously to oppose the above application for the following reasons: -
- To permit the storage of 30 caravans is not appropriate on a site within an AONB. When the storage of 15 empty caravans was permitted the parish considered 6 was a more fitting number. Now the applicants proposed to double that previously allowed and is a proposal on an industrial scale;
  - Storage is totally different activity to providing touring facilities for visitors;
  - The security screening will add evermore to the adverse visible impression

of this site. No amount of roadside screening will reduce the visual impact when viewed from higher ground;

- Work being carried out (as a result of a prior permission) is creating waste spoil which is clearly visible from the highway and if this application succeeds there will be even more to come. The applicants should include an estimate of the volume of waste to be excavated and the means and methods of its disposal;
- Storing caravans has much less benefit to the local economy and it will have an unfavourable impression on tourists wishing to visit the area;
- The Parish Council does not object in principle to a caravan touring park at this location;
- The Localism Act was designed to give local people a voice and as their elected representatives we are that voice, eliciting their views in all sorts of ways. The recent parish plan survey with a response ratio of circa 70% only included five comments supporting further development of the Touring Park;
- The Parish Council's SAMDev response stated 'Development of small employment opportunities would be welcomed but overdevelopment of existing sites would not be in keeping with the AONB';
- We are increasingly concerned with the incremental development and have previously expressed our fears when commenting on previous applications of which there have been 8 in less than 3 years;
- The cumulative nature of the applications is causing disquiet.
- A balance has to be struck between tourism and the well being of the environment. If this application is permitted the balance will be broken;
- The application form includes the statement 'storage of caravans and mobile homes'. We are unclear what this means. If it is meant to include static caravans we would most certainly object.
- We fully support the objections put forward by Shropshire Hills AONB;
- We requested a site visit prior to our discussions but this was refused point blank;
- Neither did the applicants attend the Parish Council Meeting which was properly advertised on all community notice boards.

#### 4.1.2 Wheathill Parish Council – response to additional information from agent dated 22nd July 2014 –

- It is only just we should be given the opportunity, as objectors, to further our case.
- We stand by the objections raised in our letter dated 28 June 2014. Neither wishing to add nor subtract, however we do wish to make a few brief observations on the Agents letter.
- Wheathill Parish Council has had no direct contact with Shropshire Hills AONB. Their objections, which predated ours, mirror our concerns. We concur not collude.
- The Agent observes the number of applications made "is not a material consideration". We beg to differ. In this case the Application history is very relevant. The timeframe between some of the applications for this Park can be measured in weeks and it is barely credible all are motivated by a change in commercial circumstances in such a short space of time. The Applicants are proposing to double the number of caravans to be stored when the

permission to store 15 was granted only on 16 August 2013 and has never activated. Surely they should test the market before increasing the numbers.

- Also pertinent to this planning history is the action of the Enforcement Officer during 2012, acting on complaints, halted extensive works being carried out without Planning Permission. Though retrospective Permission was granted, planning rules must be respected in spirit as well as the letter.
- The Agent dismisses as “nonsense” the claim of toxic waste being buried on site in the past. We have prima facie evidence that such waste has been buried in past excavations. We would also remind you part of this site was previously used as a garage, petrol station and car breakers yard.
- The whole culture of the Park is changing from a small Caravan Touring Park, which it has been for many years, in a quiet rural location, to a Touring/Storage facility where children or tents are no longer welcome. We ask ourselves “**what next**”.
- Given the objections to this application, its environmental impact and the importance of transparency this case should be put before the Planning Committee so all views can be aired, and the decision taken, in public.

4.1.3 Highways Development Control – No objections – the access has the capacity to accommodate the likely intensification in use;

4.1.4 Drainage – No objections; recommend informative to ensure the free draining characteristics of the stone surface match those of the existing storage area;

4.1.5 Ecology – No response received;  
Ecology - Response to previous application – 13/01748/COU – No objections subject to conditions and informatives;

4.1.6 Shropshire Hills AONB – Object –

- The incremental development at this site is intrusive and out of keeping with the character of the area;
- The storage of caravans has by its nature less benefit to the local economy;
- It requires the erection of intrusive fencing and structures and a greater degree of permanence;
- The extent of ground works and highly urbanised style of landscaping used extensively on the site has eroded its rural and historic character and the development would continue to enlarge what has already become an obtrusive and inappropriate facility;
- ‘Screening’ of obtrusive elements with large fences does not make an inappropriate development acceptable;
- The continued submission of small scale applications is cumulatively leading to a development which is inappropriately large scale for its location and this must be taken into account in this decision;
- The scheme is contrary to para 14, and 115 of the NPPF; Shropshire Council Core Strategy Policies CS16 and CS17 and SAMDev Policy MD11, MD12 and the AONB Management Plan;

## 4.2 - Public Comments

### 4.2.1 Bridgnorth CPRE – Object -

- The CPRE supports the parish council and those residents of Wheathill who have objected to the above application;
- The development grows ever bigger and ever more vulgar;
- There is no evidence of the authority having special regard to the preserving and enhancing of the natural beauty of the AONB, rather, the opposite seems to be the case.
- The officers response to the applicants 2013 retrospective application, far from carrying any form of rebuke, attempted instead, to question the quality and appearance of the area surrounding the site, in what was evidently a feeble attempt to justify the mediocre character and appearance of the new Three Horse Shoes, and the adjacent caravan site. Now known locally as ' Wolverhampton by the Clee '.
- Bordering the pub, is arguably, the richest orchid site in the county.
- Only time will tell whether this application is merely the beginning of an attempt to develop the rest of the 30 acres which are attached to the public house; however, the applicants did not acquire the land to grow cabbages on.
- The report talks about helping this small business to grow - Caravan Park businesses tend to expand until they cover all the land available.
- The previous development was described as small. The current proposal is bigger, but is still described as small. So is it big, small, or just bigger?
- The council is duty bound to preserve and enhance the natural beauty of the AONB, where it can only permit small and necessary development to take place. If the authority is unable to decide what constitutes a small development in an AONB, it seems to us that it cannot carry out its duty which is to have special regard to preserving and enhancing the AONB.
- What might have been the results if the owner of the Tally-ho at Bouldon - a pub that members last year went to some lengths to cite as an example of how in the right hands, a country pub could be fully and splendidly restored - had been able to do the same to The Three Horse Shoes? Equally one can only wonder at what might have been the consequences if the owner of the Three Horse Shoes had turned his attention to Tally-ho and Bouldon. We shudder to think. But the point is, the former did it properly, the latter did not. And this was acknowledged recently by an officer of the council.
- As for some of the applicant's reasons for wanting a larger site, they appear to have been accepted without comment which is, as far as we are concerned, another reason for objecting to the proposal.

#### 4.2.2 6 Objections and 5 letters of support received;

##### Objections: -

- The storage area is an entirely different enterprise to the touring site and would not benefit the local economy;
- Out of keeping with the surroundings and AONB;
- Whilst the fence may hide it from view that itself would cause equal if not greater damage;
- The history of the development of this site has been totally inappropriate and the applicant is cynically manipulating the various regulatory bodies;
- The site is an eyesore and future development of further degrade the area and be of detriment to all an the applicant and his business interests;
- Any warehousing of caravans should be done on a brownfield site or light industrial area rather than an agricultural beauty spot;
- The development would not create significant jobs as it is not labour intensive;
- If passed there would potentially be 30 mobile homes parked here alongside a touring site to accommodate 25 tourers or tents;
- The excavation of soil and waste would be huge and means non agricultural waste being tipped on agricultural land;
- The area should be condemned as a toxic site;
- The applicants have stated stone surface but it will end up tarmacked just like the park roads were and so rainwater will flow into the public road;
- Every previous application has been altered from the plans – the Warden house is being built higher than permitted;
- Work has already started and the large piling of waste will substantially alter the landscape;
- Committee members should visit the site to witness the spoiling of the area;
- Disappointed that the site has changed to tourers only and no tents or children are allowed;
- The Local MP Phillip Dunne, recently wrote that any development should now reflect the views of the local SAMDEV - Neither the Wheathill SAMDEV nor its recent Parish Plan want large scale development in its Parish, both are supporting small growth development e.g. B&B;s Farm shops.
- The objections from the AONB office are wholly supported;
- The application has a page with a list of applications since 2011 which reveals the enterprise is growing steadily through a series of individual applications. The general public and parish council were able to predict the intention because of the extensive groundworks and infrastructure which the planning department feel unable to consider when making decisions;
- The planners have over-ridden public concerns and rejected the objections the Parish Council made? about the growth of this development;
- The meadow next door is rich in native botany, including wild orchids. It is a contrast to the controlled environment next door.

#### 4.2.3 Support –

- Having lived here all my life and being a caravanner I fully support the application and can see the benefit of the proposed storage;
- We pass the touring park most days and the storage facility is not noticeable at all and the new application will not change anything from the road;
- The work already carried out is to a high standard and has improved the area

- immensely;
- I partake in the use of the touring park and its caravan storage facility and consider the applicant is requesting a natural progression of the Touring Park which brings revenue to the local community and boosts the local economy;
  - The Parish Council's objections suppress local enterprise and create stagnation which is not in the interests of the local community;
  - Storage facilities offered by touring parks are usually on the mutual understanding that the caravanners who partake in the said facility will also patronise the park;
  - As a tourist who visits Shropshire on a regular basis I support the proposal;
  - The survival of rural businesses hinges on facilities like this one;
  - It is an extension to an already existing facility;
  - The storage would provide an ideal solution for those wishing to visit more frequently as it saves towing to and fro;
  - The storage facility is one of the best I have used and is discrete and well thought-out;
  - As a resident I failed to see what the future impact will have on the environment;
  - The security screening is already there and no more will be seen than is already visible;
  - The caravanners who use the storage must use the park for at least 14 nights per annum (not just for storage) so the local businesses are supported by these visitors;

#### 4.3 Agent's comments

- The application is for storage of touring caravans and motor homes only, the reference on the form to mobile homes was made in error;
- Since the touring park began trading it has become apparent that it is important to provide caravan storage in response to customer demand. Repeat customers prefer to have their caravan stored at the site between visits rather than tow then home and back again;
- The number of caravans cannot be stated categorically as each caravan varies in terms of dimensions and manoeuvrability. However 30 would be the maximum. The existing 15 spaces are all allocated and the applicants have a waiting list of 11 other customers – without advertising the facility;
- All customers using the storage facility have to stay at the park itself for a minimum of 14 nights during the season;
- Excavated soil will be deposited in the aperture left by quarry workings within the applicants ownership. The Environment Agency have been informed;
- The outside material storage is no longer required. The applicants have decided any materials will be brought in direct from suppliers as and when required;
- The applicants have found there to be no demand from customers for the bowling facilities, and have decided not to pursue this provision at this time.

## **5.0 THE MAIN ISSUES**

Principle of development  
Visual impact and Shropshire Hill AONB  
Highway Safety  
Biodiversity  
Excavated soil

## **6.0 OFFICER APPRAISAL**

### **6.1 Principle of development**

6.1.1 The NPPF requires Local Planning Authorities to encourage economic development in rural areas through the support of sustainable growth and expansion of existing businesses together with support for sustainable tourism and leisure development that benefit businesses, communities and visitors. It should be ensured that these are appropriate in terms of location and that they respect the character of the countryside.

6.1.2 Shropshire Core Strategy Policy CS13 supports rural enterprise provided schemes accord with CS5 which seeks to retain and permit appropriate expansion of existing established business in the countryside (unless relocation to a suitable site within a settlement would be more appropriate) provided they maintain and enhance countryside vitality and character.

6.1.3 In this case the applicant's agent has stated that the proposed expansion of the storage area is in response to customer demand. As the users of the storage site are required to use the adjoining caravan touring site for at least 14 days per season the applicants ensure there is a guaranteed custom for the touring parking which in turn is of economic benefit to the area.

6.1.4 It is also necessary to ensure that the additional facilities proposed would comply with policy CS17 and ensure "developments identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources". In this case the site is within the Shropshire Hills AONB and it is also important that development is consistent with the aim of protecting the character and natural beauty of this rural area.

### **6.2 Visual impact and Shropshire Hills AONB**

6.2.1 The scheme proposes to replace the outside material storage and leisure area which was approved under the 2013 planning application (13/01748/COU) with further caravan storage. The applicants agent has advised that the existing storage area for 15 caravans are all allocated and there is a waiting list for a further 11 spaces. Given that the site would cover an area roughly of similar size to the existing storage it is considered likely a further 15 caravans could be stored here, providing potentially a facility for up to 30 caravans.

6.2.2 Wheathill is located within open countryside, at a higher ground level than much of its surrounding countryside. As such the area benefits from extensive views across the landscape, in particular towards the north (across to Blackford and Clee St Margaret beyond). Just as Wheathill benefits from views, these areas also benefit



from views of the landscape back towards Wheathill and beyond. As with all development there will be some degree of impact on the visual amenity of the area, and it is necessary to consider the level of harm compared to the existing and whether it would be significantly detrimental to justify refusal.

- 6.2.3 The B4364 runs along the north of the site and is the main access to both the public house and the adjoining caravan park. The public house is clearly identifiable from this road, however the touring park is well screened by existing mature boundary hedging and the existing caravan storage is screened by a 3m high close boarded fence. As such the existing caravan storage is barely visible from the highway, the tops of the roofs being the most identifiable feature. The proposed storage would be set immediately adjoining and to the rear of the existing, and thus from the highway would be screened by the close boarded fencing. It is therefore judged that the additional caravans would be barely noticeable.
- 6.2.4 In terms of the wider landscape impact the additional storage would be viewed alongside the existing built development at this site, i.e. the public house and its associated car parking, warden accommodation and toilet facilities. The additional caravans would have a limited impact on the view of this existing site and would not significantly increase the prominence of the site within the wider landscape.
- 6.2.5 Views of the site as a whole and the proposed location for the additional storage are most prominent from the public right of way which runs through the field to the rear. It is along this point that the proposal would be the most noticeable. However, the scheme does not propose to extend outside the boundaries of this existing planning unit which was approved under the 2013 application and thus would not extend past the existing boundary line of built development at this site and would not encroach into the open countryside. A degree of ground works is proposed to level this part of the site in line with the existing storage area and this would alter the form of the landscape at this point. However it is considered that the degree of alteration would not significantly alter the character of the area to such an extent as to be harmful to the surrounding amenity and natural beauty of the Shropshire Hills AONB.
- 6.2.6 Turning to the visual impact of the storage itself, due to the gradient of the land and given that the public right of way overlooks the site, more sections of the caravans would be visible. However, the additional caravans would be viewed alongside the public house and the modern metal clad toilet block. Further the caravans would not block the views of the wider landscape from this public right of way. Mitigation measures have been suggested through provision of some landscaping and this would go some way to reducing the visibility of the site.
- 6.2.7 The fencing proposed consists of green mesh security fencing to match the existing along the boundary to the rear of the storage. This fencing has less of an impact than the close boarded fencing and would better assimilate into the landscape as the proposed hedging and trees grow around it.
- 6.2.8 It is noted that the site and its immediate environs have been subject to around two planning applications each year since 2011 and it is understandable that this has increased anxieties for the community. However, this application is a response to demand rather than speculative. The public house and its surroundings have dramatically changed through these years having spent many unaltered. The site is

to a point still raw in its appearance as materials and the landscaping have yet to mature. As they do however the site would better assimilate into the landscape and it's current almost clinical appearance will reduce.

6.2.9 The relocation of the existing storage shed from the north side of the toilet block to the east side would have little impact on the existing character or visual amenity of the area, as it would not increase in size and would continue to be viewed in close association with the toilet block.

6.2.10 When the above matters are taken into account it is considered that the proposed additional storage and its impact on the visual amenity of the area would on balance be acceptable, in that there would be a neutral impact on the character or natural beauty of the AONB.

### 6.3 Highway Safety

6.3.1 The storage would be accessed via the existing entrance to the touring park which leads to the purpose built caravan park entrance onto the main highway (B4364). The Highways Development Control Officer is content that the existing access is sufficient and could safely accommodate the potential increased use.

### 6.4 Biodiversity

6.4.1 At the time of writing this report a response from the Councils Ecology team is awaited. However within their comments on the 2013 application, no objections were raised and it was concluded that the development of this parcel of land would not unduly harm the biodiversity of the area.

### 6.5 Excavated soil

6.5.1 Some concern has been raised that the soil at the site is toxic. No evidence has come to light to indicate this is the case and the soil proposed to be excavated has an end use to infill existing dips formed within the landowner's former quarry workings. The applicant's agent confirms the necessary licences will be obtained from the Environment Agency, and as such it is considered the excavated soil would not harm the amenity of the area.

## 7.0 CONCLUSION

7.1 The proposed development will help to sustain and expand an existing caravan storage business in association with an existing touring park, and therefore support the rural economy and local tourism. The scheme would not be detrimental to the character and appearance of the locality and the wider countryside setting, or the character and natural beauty of the Shropshire Hills AONB. Therefore the proposal is considered to be in accordance with the NPPF and policies CS5, CS6 and CS13 of the Shropshire Core Strategy and on balance it is recommended that planning permission is granted.

## 8.0 Risk Assessment and Opportunities Appraisal

### 8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- ② As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- ② The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

### 8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

### 8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

### 9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as

they are material to the application. The weight given to this issue is a matter for the decision maker.

## 10. Background

### Relevant Planning Policies

**Central Government Guidance:** National Planning Policy Framework, Parts: -  
3: Supporting a prosperous rural economy;  
7: Requiring good design;  
11: Conserving and enhancing the natural environment;

### Core Strategy and Saved Policies:

CS5: Countryside and Green Belt;  
CS13: Economic Development, Enterprise and Employment;  
CS16: Tourism, Culture and Leisure;  
CS17: Environmental Networks;

### Other Documents:

Shropshire Hills AONB Management Plan 2014 - 2019

### RELEVANT PLANNING HISTORY:

**11/00807/CPE** Application for Certificate of Lawfulness to continue to use the land as a touring caravan park and camping site LAWFUL 7th June 2011

**11/05173/FUL** Alterations to existing vehicular and pedestrian access, including erection of screen fencing and demolition of outbuildings GRANT 23rd January 2012

**12/02363/FUL** Application under Section 73a of the Town and Country Planning Act 1990 for the construction of roadways within the site; creation of three additional pitches for touring caravans; erection of site office with adjacent storage areas; installation of sewage treatment plant; change of use of adjacent agricultural land to provide ancillary dog walking area (part retrospective) GRANT 7th September 2012

**12/04317/VAR** Variation of Condition No. 4 attached to Planning Permission - 12/02363/FUL dated 7th September 2012 to increase the period of use of the touring park from 6 months to 12 months of the year GRANT 3rd January 2013

**13/01748/COU** Change of use and conversion of extension barn to warden accommodation; change of use of agricultural land for the provision of secure caravan storage, outside material storage and leisure facilities GRANT 16th August 2013

**13/03799/VAR** Variation of Condition No. 5 (no. of touring pitches) pursuant to Permission 12/02363/FUL (extension of touring park) to allow a more flexible use of touring pitches GRANT 13th November 2013

**List of Background Papers**

14/02338/FUL

**Cabinet Member (Portfolio Holder)**

Cllr M. Price

**Local Member(s)**

Cllr Gwilym Butler

Cllr Madge Shingleton

**Appendices**

APPENDIX 1 - Conditions

**APPENDIX 1****Conditions****STANDARD CONDITION(S)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings number.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

**CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT**

3. Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK

Reason: To minimise disturbance to bats, a European Protected Species in accordance with policy CS17 of the Core Strategy.

**CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT**

4. At no time shall the touring vans and motor homes be occupied whilst on the land used for the storage hereby permitted.

Reason: To define the consent.

**Informatives**

1. **Nesting Wild Birds** - The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent.

All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.

2. In arriving at this decision the Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework paragraph 187.

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