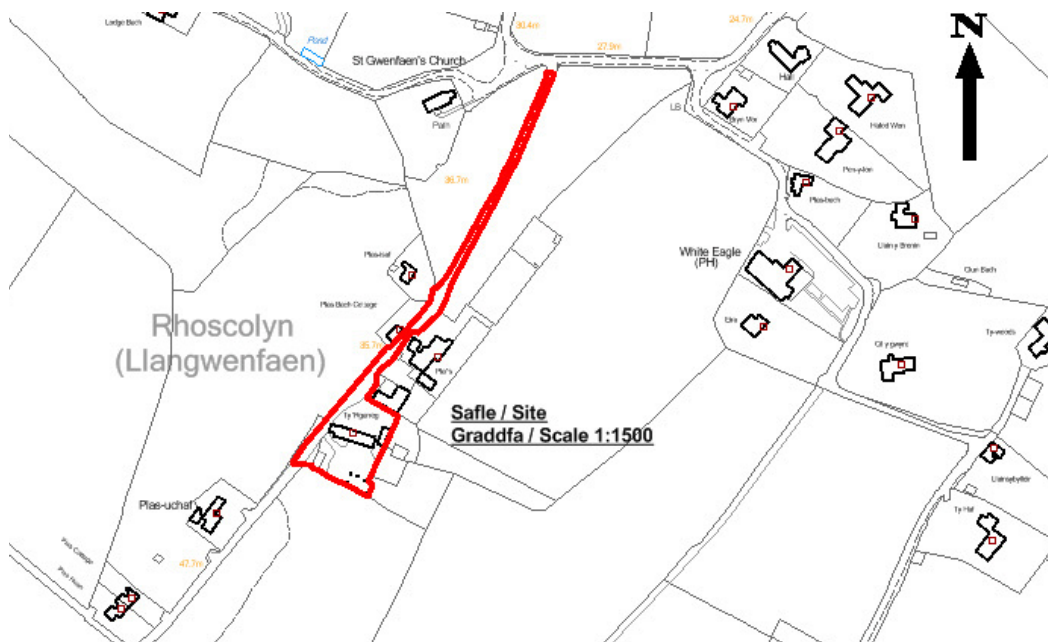


Rhif y Cais: **43C196** Application Number

Ymgeisydd Applicant

Thomas Straker & Judith Matthews & Sarah Lloyd

Cais llawn i newid defnydd adeilad allanol i fwyty, addasu y mynedfa presennol ynghyd a gosod paced trin carthffosiaeth ger / Full application for the conversion of outbuilding into a restaurant, alterations to the existing access together with the installation of a package treatment plant adjacent to

Ty'r Garreg, Rhoscolyn

Planning Committee: 04/11/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application was called in by Cllr Trefor Lloyd Hughes but no land use planning reason was specified. Cllr Hughes requests that a site visit is undertaken.

At its meeting held on 7th October 2015 the members resolved to undertake a site visit prior to determining the application. The site was visited on 21st October 2015.

1. Proposal and Site

The site is located in the designated AONB and comprises a stone agricultural building range. The site is accessed off a private road along which a permissive footpath runs.

The proposal is to convert the buildings to create a restaurant together with providing parking and associated outdoor space, a toilet block and access improvements.

2. Key Issue(s)

Principle of the development and its impacts on residential and local amenities including impacts on the AONB.

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy
Policy 7 Rural Buildings
Policy 30 Landscape
Policy 35 Nature Conservation
Policy 41 Conservation of Buildings

Gwynedd Structure Plan

Policy B1 Employment Generating Developments
Policy B8 Conversion of existing buildings
Policy B9 Rural Economy
Policy B10 Proposals to support agriculture, forestry and inshore fishing
Policy CH1 Recreation and tourist facilities
Policy D1 AONB
Policy D4 Location, siting and design
Policy D9 Environmentally sensitive areas
Policy D10 Flora and Fauna
Policy D21 Listed Buildings
Policy D22 Listed Buildings
Policy D27 Listed Building Conversion

Ynys Mon Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EP4 Rural Diversification

Policy EP6 Reuse of Buildings

Policy TR9 Walking, cycling and horse riding

Policy TO1 New attractions

Policy EN1 Landscape Character

Policy EN2 AONB

Policy EN4 Biodiversity

Policy EN13 Conservation of Buildings

Policy SG5 Private Sewage Treatment facilities, Policy SG6 Surface water run-off

Supplementary Planning Guidance- Design in the Urban and Rural Built Environment

Planning Policy Wales – Edition 7

TAN 5 – Nature Conservation and Planning

TAN 6 – Planning for Sustainable Rural Communities

TAN 12 – Design

TAN 18 – Transport

TAN 23 – Economic Development

Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas

4. Response to Consultation and Publicity

Community Council – Great concern regarding the impact of the development on traffic in Rhoscolyn; the road is extremely busy and the opening of a restaurant will increase traffic on a narrow and winding road; despite plans to widen the access the difficulties of entering and exiting the lane will persist; concerns regarding effects on other business particularly those preparing food; concerns were also expressed regarding wildlife and on agriculture; finally, the condition of the access lane is of concern.

Cllr J Evans – no response at the time of writing

Cllr D R Thomas – no response at the time of writing.

Cllr T LI Hughes – requests a Committee determination and site visit

Highways – No objection

Footpaths – proposal will have no effect on Public footpath no 11

Natural Resources Wales – additional details requested; details provided and NRW does not object

Drainage – details are satisfactory in principle

Environmental Health Officer – comments for construction and operational phases

Built Environment and Landscape Section - site lies within the AONB and there are listed buildings in the area. Ty'r Garreg outbuilding itself is not listed but does have local architectural and historical interest; proposal adheres to the aims of the SPG Design Guide for the Urban and Rural Environment

Ecological and Environmental Advisor – recommendations in bat survey report should be followed

Welsh Water - no comments

52 letters of objection and 2 letters of support were received as a result of the publicity undertaken.

Support is based on a tasteful conversion of the property and the generation of jobs and income from tourism;

Attraction to the area;

Competition to the White Eagle which can only improve as a result.

Objections are based on

Privacy and amenity issues,

Noise and disturbance,

Landscape impacts,

Light pollution,

Traffic congestion and highway safety,

Proposal is not unique as suggested and will not support local fishermen;

Ecology impacts;

Drainage impacts,

Proposal will destroy the very things that bring visitors in to the area.

In response to the objections raised, the drawings have been amended to relocate the proposed drainage and car parking facilities in order to reduce impacts on the adjoining dwelling at Ty'r Garreg; Natural Resources Wales has been fully consulted and raises no objection; the highway authority raises no objection; noise and disturbance late at night can be controlled through conditions as can the artificial lighting of the site; planning policies support the conversion of existing buildings to business use and the provision of opportunities in a diverse rural economy.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Policies contained in the development plan and in the stopped UDP support conversion schemes for rural buildings which provide jobs opportunities and diversity in the rural economy. Such schemes must be balanced with a consideration of their effects on interests of acknowledged importance including ecology, the designated landscape, residential and local amenities and highway impacts.

AONB: The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and

development control decisions affecting AONBs should in the first instance favour conservation of natural beauty. PPW advice is that

“Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas.”

The scheme in design terms reflects existing built development. It does not encroach significantly onto a greenfield site (the relocated car parking area is partly located in an enclosure to the east of the proposed toilet block but the remainder of the site is an enclosed farmyard and redevelopment of an open area to the front of the building. The proposal is in a rural area but set between existing built development which loosely follows the access track which will serve the development. PPW advises that

“Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect”

And further that

“The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities.”

Viewed at a distance from public roads and footpaths to the east for example the building is a skyline feature. However, car parking and al fresco dining facilities are located on lower lying portions of the site which can be screened to some extent by suitable landscaping. The nature of public views of the site is obscured to some extent by the nature of the narrow lanes and boundary hedges and intervening vegetation. The view from the permissive footpath passing the site is open and would be of longer duration. However, with suitable boundary treatment and screening the development is not considered unacceptable.

Traffic Impacts: Concerns have been expressed at the volume of traffic likely to be generated and the highway safety impacts of the proposal. The car park at Borthwen beach is often full during the summer season in particular, as is the area used for parking by St Gwnefaen’s church and on the roadside verge opposite the village hall for example but indiscriminate parking is otherwise considered rare. The area has a high level of tourist activity and the existing facility at the White Eagle is often extremely busy. The restaurant floor plans shows 46 covers and it would be expected that guests would largely share transport in using the facility. 7 full time and 5 part time employees are anticipated. The Highway Authority raises no concerns. The proposal includes details of the widening of the access track and the access itself where it joins with the public highway. Concerns are expressed at the visual impacts of this change but it is not considered that the impacts are sufficient to warrant refusal. A condition can be included in relation to the use of an appropriate surfacing material.

Ecology: The application is supported by appropriate reports and surveys. No objections are raised by the statutory consultee. Concerns were raised by local residents that owls use the buildings. Their presence would not necessarily prevent any development taking place – bats are recorded but subject to accepted safeguards, no objection to the development is raised.

Residential and Amenity Impacts: The scheme as originally submitted showed parking spaces set

against the boundary wall of the dwelling at Ty'r Garreg and underneath several windows overlooking the site together with drainage proposals close to the property raising concerns regarding flooding. The scheme has been amended to relocate part of the car parking space to the enclosure to the east of the dwelling and to relocate the drainage system to the south east corner of the building. The authorised use of the site is as a farm yard and agricultural buildings and use of the site is unrestricted. The introduction of a commercial enterprise alongside an existing dwelling raises concerns regarding general noise and disturbance although the Environmental Health Section raises no concerns. The opening hours of the development are given as midday to 9pm daily although staff may be on site before and after customer opening hours for preparation and clearing up. The originally submitted scheme replaces car parking spaces abutting Ty'r Garreg with a small landscaped area. It is considered that only disabled badge holders should be permitted to park near the building and that others should park in the lower car park and in the area reserved for overspill parking with appropriate pedestrian access from the car park allowing direct access past the patio dining area to the entrance and the toilet facility without having to negotiate the narrow vehicular access to the car park or having to pass close to Ty'r Garreg. An appropriate acoustic fence should be erected within the development site, along the residential boundary with the lower car park to limit disturbance. Conditions are proposed to this effect. Bollard lighting is proposed in order to minimise impacts on local residential properties and on the wider landscape setting and night sky. The proposed kitchen is located to the western end of the building and extractor details can be conditioned. A condition is required to screen bin storage areas to prevent visual detriment.

7. Conclusion

The statutory consultees raise no concerns. Planning policy allows the conversion of existing rural buildings to accommodate small business proposals. It is not considered that the impacts of the scheme are such that they cannot be mitigated. It is not considered that the scheme would impact the AONB to such an extent as to warrant refusal.

8. Recommendation

To **permit** the development subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason: To comply with the requirement of the Town and Country Planning Act 1990

(02) No other part of the development shall commence until the access improvements shown on drawing number A.004 have been completed and made available for use. No part of the access works shall be commenced until details of the surfacing material of the access and track have been submitted to and approved in writing by the local planning authority. The works shall thereafter proceed in accordance with the approved details.

Reason: In the interests of highway safety and amenity

(03) No development shall commence until fencing and walling details for the site, to include an acoustic fence between the car park and boundary of the dwelling at Ty'r Garreg, screening to the external dining area and bin storage area, to include a timetable for the works, have been submitted to and approved in writing by the local planning authority. The scheme shall proceed thereafter in accordance with the approved details.

Reason: In the interests of local and residential amenities

(04) No development shall commence until details have been submitted to and approved in writing by the local planning authority of a landscaping scheme for the external boundaries of the car parking and external dining area, including a timetable for the works and details of future maintenance. The scheme shall proceed thereafter in accordance with the approved details.

Reason: In the interests of local amenities.

(05) No development shall commence until details of the setting out of the customer and staff car parking areas to the east and south east of the buildings (shown as car park and overflow car park on drawing A.002 Revision C) to include pedestrian access from the car park to the restaurant via the south east corner of the building, has been submitted to and approved in writing by the local planning authority. No staff or customer parking, other than by disabled badge holders, shall be permitted in the car parking area to the front of the building.

Reason: In the interests of residential amenity.

(06) The external lighting of the site shall be in accordance with the details shown on drawing A.002 Revision C and submitted on 27th July 2015. The siting of any additional lighting required for the car parking area required to be approved under condition 05 above shall be submitted to and agreed in writing with the local planning authority prior to its installation.

Reason: In the interests of amenity.

(07) No development shall commence until details of the kitchen extraction system has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the agreed details.

Reason: In the interests of amenity.

(08) The drainage system for the site shall be installed and made available for use before the use hereby permitted is commenced.

Reason: In the interests of amenity.

(09) The development shall take place in accordance with the recommendations contained within sections 4, 5 and 6 of the Clwydian Ecology Bat Activity Survey and Mitigation Report dated 6th August 2015 and submitted under planning reference 43C196.

Reason: To safeguard any protected species which may be present on the site.

(10) The site shall not open to customers between twelve o'clock midday or after 9pm.

Reason: For the avoidance of doubt and in the interests of residential and local amenities.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

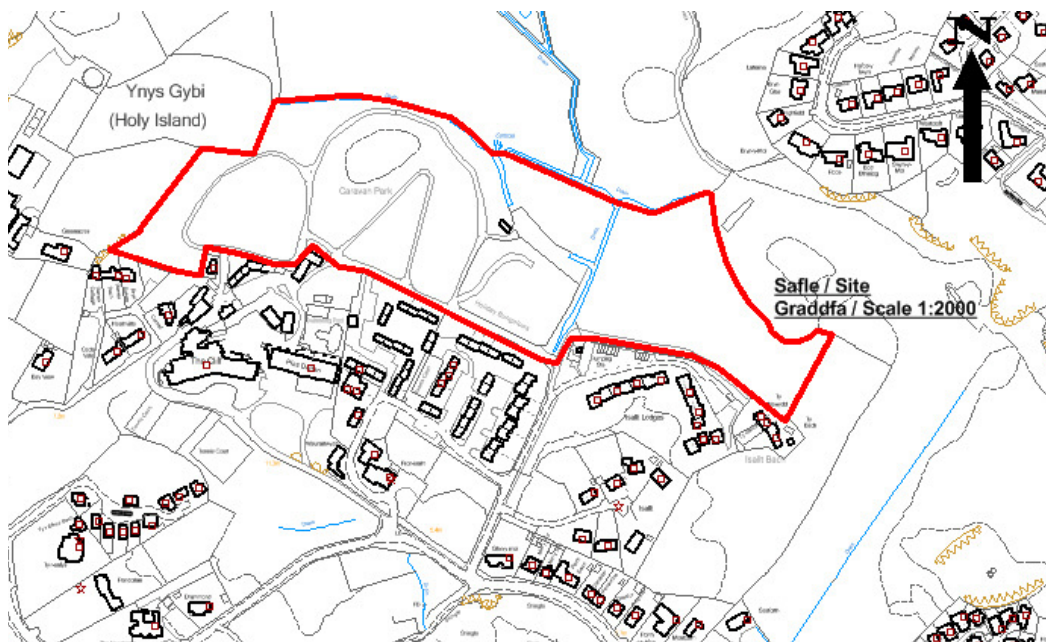
Rhif y Cais: **46C14V/1** Application Number

Ymgeisydd Applicant

Mr Robert Songhurst

Cais llawn i ail-fodelu'r maes carfanau parhaol presennol i ddarparu ar gyfer 14 o garfannau gwyliau parhad wedi'u hail-leoli i'r elfen deithiol 'barhaol' ynghyd ag ymestyn y parc er mwyn ail-leoli 46 o garfannau symudol yn / Full application for remodelling of the existing static caravan park to provide for 14 relocated static holiday caravans onto the 'static' touring element together with the extension of the park in order to relocate 46 touring caravans at

The Cliff Caravan Park, Trearddur Bay



Planning Committee: 04/11/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called-in for a Committee determination by Cllr T LI Hughes due to there being no additional toilets and due to flooding.

At its meeting held on 7th October 2015 the Planning and Orders Committee resolved to defer consideration of the application in order to visit the site. The site was visited on 21st October 2015.

1. Proposal and Site

The site is a low lying vacant parcel of land adjoining the existing caravan park and separated from properties at Isallt Lodges by a track. The caravan park has planning consent for 100 static holiday caravans and 50 touring caravans. The static site operates on a holiday use basis for 12 months of the year whilst the touring element is used for holiday purposes between 1st March and 31st October but the units themselves remain on site year round.

The proposal is to remodel the existing static site; move 14 statics onto the site currently occupied by the touring caravan element and extend the eastern boundary of the site in order to accommodate the touring element. Environmental improvements are offered as part of the application.

2. Key Issue(s)

Policy compliance and impact on the locality including impacts on residential amenities.

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy
Policy 10 Static Caravans
Policy 12 New Touring Sites
Policy 30 Landscape
Policy 31 Landscape
Policy 36 Coastal development

Gwynedd Structure Plan

Policy D1 AONB
Policy CH5 Additional Pitches on Existing Sites

Policy CH8 Static Caravan Sites
Policy D5 Coastal Sites
Policy D9 Environmentally Sensitive Areas
Policy D29 Standard of Design and Setting

Policy D32 Landscaping

Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy TO4 Existing Static Caravan Sites

Policy TO6 Touring Caravans

Policy EN2 AONB

Planning Policy Wales Edition 7

TAN 13 – Tourism

TAN 12 – Design

TAN 18 - Transport

4. Response to Consultation and Publicity

Cllr T LI. Hughes: requests a Committee determination due to there being no additional toilets and due to flooding.

Cllr D R Thomas & Cllr J Evans – no response at the time of writing

Trearddur Community Council – there doesn't appear to be shower / toilet block for the touring vans – there is an existing facility on the current site but at an unacceptable distance; concern regarding maintaining the drainage ditch due to insufficient room within the buffer zone to access with large machinery – lack of maintenance will affect surrounding land; access track unsuitable for the volume of traffic – the road is narrow near a ditch; the environmental survey was undertaken after the bird breeding season – the area is a wetland and has historically been used by large numbers of birds; work had commenced and the site was cleared prior to any application being made; the majority of the touring caravans are permanent and there is unlikely to be room for short stay visitors.

Ecological and Environmental Advisor – additional details requested; details received and are satisfactory subject to conditions.

Natural Resources Wales - NRW does not object as the project is unlikely to adversely affect listed interests including no adverse impact on the AONB; buffer required between the site and the ditch and lighting should be positioned away from the area; condition suggested regarding reasonable avoidance measures for Great Crested Newts.

Built Environment and Landscape Section - the setting of the two closest listed buildings is unlikely to be affected.

The edge of the existing caravan park is within 160m of the AONB with the proposed touring element within 200m of the AONB. To the north east of the site is a public footpath crossing part of the application site whilst another is located to the north west and within the AONB. The site is not highly visible from the coastal edge or Lon Isallt but is visible from residential areas to the north and south.

The site is within landscape character area 2 – Holy Island. The Anglesey Gwynedd and Snowdonia Landscape Capacity Assessment describes the sensitivity of the area to static caravan / chalet park and extensions as medium – high. In relation to the capacity of the area it notes that 'outside the AONB there may be very limited capacity for static caravan / chalet park developments and extensions, typically comprising very infrequent, very small scale well sited developments'.

Harmful effects on the AONB are unlikely due to intervening topography and no effects would be experienced on the coast or its immediate setting.

In terms of landscape effects, the area is noted as being of High-Medium sensitivity that, when combined with an assessment of a slight magnitude of change (positive and negative) would result in moderate adverse landscape impacts which would not be unacceptable. Visual effects on publicly accessible areas are predominantly from the public rights of way and publicly accessible areas within residential neighbourhoods. The proposal would introduce new views of the site and extend views eastwards

The proposal retains more scrub vegetation than would have been retained under the previous consent for a nursing home although the caravan development is spread over a greater footprint. Acceptability of visual effects is balance against those generated by the extant consent but can be reduced through appropriate landscaping. Additional landscaping details provided and are considered acceptable subject to conditions including a condition requiring the colour and finish of future replacement units to be agreed.

Highway Authority – No recommendation

Welsh Water: standard conditions

7 letters of objection were received as a result of the publicity undertaken. Objections are based on:

Lack of toilet / shower facilities for the site; Concerns over flooding and access to the drainage ditch; previous drainage works has affected adjoining land and there are concerns regarding foundations; Increased traffic and congestion; safety issues as children from Isallt Lodges and the current caravan park access the green areas adjacent to the Isallt Lodges for play; Work commenced before the application was submitted; Environmental survey was undertaken out of season; Destruction of habitats and flora and fauna; noise pollution both day and night from access traffic and from residents; Light pollution, The development will add to building sprawl and will add to the changing character of the village; Sewerage infrastructure is not adequate to cope;

Insufficient village amenities available to cope with increased numbers of visitors.

In response to these objections, it should be noted that whilst the application involves a physical extension to the site no increased number of units is proposed; the physical extension of the site for the same number of caravans as already approved is unlikely to increase traffic; the road is narrow but the highway authority raises no objection; the touring element involves touring units which will remain on site year round so traffic using the road is likely to consist of predominantly private vehicles; Natural Resources Wales and the Council's ecologist are satisfied with the ecological details supplied; a previous consent exists for a home for the elderly on part of the site – the current proposals allow for a buffer to the drainage ditch for future maintenance and an enhancement of the landscaping of the site; conditions are proposed in relation to lighting; it is not considered that amenity impacts would be such as to warrant refusal; the Planning Acts allow the submission of retrospective applications. The application proposed using the existing toilet and shower facilities as there is no increase in the number of units overall and caravans are generally equipped with drainage facilities. The application proposed using the existing toilet and shower facilities as there is no increase in the number of units overall and caravans are generally equipped with drainage facilities.

5. Relevant Planning History

46C14Q/1: Application for the variation of condition (01) on planning permission reference 46C14T to allow for a 12 months holiday season for static caravans and a holiday season from 1st March until 3rd January for touring caravans at The Cliff Caravan Park, Lôn Isallt, Trearddur Bay.

Approved - 10/07/2013

46C14R/1/LUC: Application for a Lawful Development Certificate for the existing use of land for the storage of touring caravans on their pitches throughout the closed season at The Cliff Caravan Park, Lôn Isallt, Trearddur Bay. LAWFUL USE APPROVED - 25/11/2013

46C86: Erection of a nursing home on land adjoining Isallt Park Trearddur Bay. REFUSAL - 02/04/87. APPEAL ALLOWED 19/10/86

46C86A/DA: Detailed plans for the erection of a nursing home on part of land adjoining Isallt Park Trearddur Bay. APPROVED - 30/07/92

46C86B: Renewal of permission 46C86A/DA, detailed plans for the erection of a Nursing Home on part of o.s. 0468 Isallt Park Trearddur Bay. APPROVED - 07/10/94

46C86C: Renewal of Planning Permission 46C86B for the erection of a nursing home on OS. 0468 Isallt Park Trearddur Bay. APPROVED - 09/12/99

46C86D: Outline application for the erection of a nursing home together with the construction of a new access on part of o.s. 0468 Isallt Park, Trearddur Bay. WITHDRAWN - 28/07/03

46C86E: Application to vary condition 1 (time limiting condition) on the notice of approval ref 46C86C (Erection of a nursing home on OS 0468 Isallt Park, Trearddur) in order to allow a further 1 year for the commencement of works on site at OS 0468 Isallt Park Trearddur Bay. WITHDRAWN - 30/11/04.

6. Main Planning Considerations

Principle of the Development: Planning policies allow the reconfiguration of existing caravan sites and Policy TO4 of the Stopped Unitary Development Plan allows site extension and an increase in numbers where the scheme secures the overall improvement of the whole site. No increase in numbers is proposed as part of the application but the physical extension of the site is proposed in order to provide an improved site layout. The application includes planting and landscaping works to improve the appearance of the existing caravan park and includes detailed proposals for the site extension area. It should be noted that the area proposed for the relocated touring caravans has an extant planning permission for a home for the elderly that can be considered as a fallback position. It is not clear that the home as approved would meet current care standards or that there is a real likelihood of its being developed. The site for the home is slightly less in terms of footprint than the current application scheme but provides little in terms of landscape or ecological mitigation. The proposal would lead to traffic on the access track, potentially during both day and night, as well as the potential for lighting and noise disturbance.

Landscape and Visual Impact: the scheme has been considered in detail and additional proposals were sought to secure an improvement to the overall appearance of the whole site. The site is an extension of an existing caravan park but offers a fairly low density layout and improves the layout of the remainder of the site by freeing up space to relocate existing units. The hard and soft landscaping proposals are considered suitable for the site and it is not considered that the scheme will create

widespread landscape or visual impacts. A condition is proposed in relation to the landscaping proposals as well as in relation to the lighting of the site to ensure that it creates little impact after dark.

Ecology impact: The application is supported by ecological assessment. Additional details were sought in order to fully assess the proposals. Subject to conditions, the scheme is considered to be acceptable.

Residential impact: Concerns have been expressed by local residents and property owners about the impact of the proposal on residential amenity. Concerns are expressed regarding increased traffic although no additional caravans are proposed over and above the already permitted numbers. The touring caravans are likely to remain on their pitches year round so any traffic impact is predominantly limited to private vehicles. The Highway Authority raises no concerns. A condition is proposed in relation to lighting to ensure no detriment in relation to amenity or impact on the night sky. The site has an extant consent for development and it is not considered that the extension of the caravan park would increase noise and disturbance to such an extent as to warrant refusal.

7. Conclusion

The scheme is considered an acceptable extension to the site area onto land on part of which is an extant permission for a care home for the elderly. The scheme respects policy requirements in terms of its landscape and visual impacts and secures an overall improvement to the whole of the site.

8. Recommendation

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The number of static caravans on the site (which shall be in accordance with the statutory definition of caravan as contained within the Caravan Sites and Control of Development Act 1960 and Caravan Sites Act 1968) shall not exceed 100 and the number of touring caravans shall not exceed 46. No static caravans shall be located within the area hatched in green on the plan attached to this permission.

Reason: For the avoidance of doubt.

(03) The units shall be sited in accordance with drawing number 3966/8 A (200) 03 Revision E and 3966/8 A (200) 01 Revision F and submitted on 21/07/2015 under planning reference 46C14V/1. No development shall commence until a schedule for the colour and finish of replacement units has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved scheme.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance of the development.

(04) The occupancy of the touring caravans hereby approved shall be limited to an 11 month duration beginning on the 1st March in any one year and ending on the 31st January in the following year.

Reason: For the avoidance of doubt.

(05) The caravans on site shall only be used for holiday accommodation and shall at no time be used as permanent residential premises and a register of all lettings/copies of utility bills for caravan owners demonstrating other principal accommodation, shall be made available for inspection by the local planning authority at all times.

Reason: To ensure that inappropriate uses do not take place in this locality.

(06) No caravans shall be sited within the area hatched in green on the plan attached to this permission until the landscaping works indicated on drawing number 3966/8 A (200) 03 Revision E and 3966/8 A (200) 01 Revision F and submitted on 21/07/2015 under planning reference 46C14V/1 have been completed. No part of the development shall commence until a scheme for the management and maintenance of the landscaping works has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development.

(07) No external lighting to the site or the boundaries of the site shall be installed until a lighting scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that no light from the site spills over its boundaries or into the night sky. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity

(08) The development shall take place in accordance with the recommendations contained in the Cliff Apartments Caravan Site Phase 1 Habitat and Protected Species Survey (Jane Walsh August 2014). Notwithstanding those recommendations, no development shall take place until a scheme of reasonable avoidance measures in relation to great crested newts has been submitted to and approved in writing by the local planning authority, including a timetable for the works. The development shall thereafter proceed in accordance with the approved details.

Reason: For the avoidance of doubt and to safeguard any protected species that may be present on the site.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.