

1.0 REASON FOR REPORT

- 1.1 Councillor Liggett has requested that the application be determined by Planning Committee for reasons relating to surface water and foul drainage, car parking and proximity to Morton Tip.
- 1.2 The proposal is for major development in the countryside and it is considered appropriate that the application be determined by Planning Committee.

2.0 PROPOSAL AND BACKGROUND

- 2.1 The application site is within a wider site known as Ainmoor Grange Caravan and Camping Park which has a history of caravan related uses dating from 1985.
- 2.2 The application site comprises two fields (annotated to remain as “fields” under the 1989 permission – see below) and an area of land that was previously used for caravan storage under the 1989 permission (now containing a few remaining stored caravans some of which have suffered fire damage). To the site’s north and west, is land presently being developed for the siting of 53no. lodges to be used as permanent homes pursuant to the granting of a Lawful Development Certificate in 2019. Further to the west (beyond Ainmoor Grange dwelling) there are two fields, one of which is a camping area and the other an open recreational area, and another area of static caravans for holiday use (granted permission in 1993).
- 2.3 The proposed lodges, whilst having the appearance of buildings, fall within the statutory definition of “caravan”, that being a structure designed for human habitation (including where in two sections assembled on site) which is capable of being moved from one place to another (whether being towed, or by being transported on a motor vehicle or trailer)¹.
- 2.4 It is understood that the lodges will be sold individually and thereafter managed by their respective owners. Permission is sought for their holiday usage throughout the year.
- 2.5 The application is accompanied by the following reports and supporting information:
 - Planning Statement
 - Landscape and Visual Assessment
 - Transport Statement
 - Flood Risk Assessment and Drainage Strategy
 - Ecological Impact Assessment
 - Geological and Mining Appraisal
- 2.6 Following comments received from Derbyshire County Council’s landscape advisor the application has been amended to provide additional planted areas to the south and east boundaries with a consequent reduction in the number of lodges from 43no. to 40no.

¹ S29(1) of the Caravan Site and Control of Development Act 1960 and s13(1) of the Caravan sites Act 1968

3.0 RELEVANT PLANNING HISTORY

3.1 The relevant planning history of the wider site is as follows:

85/00950/FL - Change of use of agricultural land to (a) secure caravan storage area (b) site for caravan club standard touring site.
5/12/1985 – Conditional Permission.

85/00951/FL – Use of land for caravan centre (touring and static vans, rally site) display and sales storage with ancillary buildings.
29/08/1985 – Refused.

86/00907/FL- Amended layout for caravan area and touring caravan site.
11/12/1986 – Conditional Permission.

89/01204/FL – Amended layout for caravan storage areas and touring caravan site.
28/11/1989 – Conditional Permission.

93/00763/FL – Siting of 24 static holiday caravans.
26/4/93 – Conditional Permission.

00/00537/FL – Retention of change of use of land to storage of caravans, motor homes and other towable units.
01/05/01 – Refused and Appeal Dismissed.

19/00478/LDC – Application for certificate of lawful use of land for static caravans for permanent residential use.
02/08/19 – Certificate Issued.

4.0 CONSULTATION RESPONSES

4.1 The following consultation responses have been received:

NEDDC Environmental Health (land contamination) – An area of landfill (Morton Quarry) is positioned some 500m distance from the application site. At this distance the site is considered to be outside of the zone of influence. Environmental Health are not aware of any evidence to indicate that there are any adverse impacts or significant risks arising that would affect the application site. Recommends conditions for a Phase 1 land contamination assessment and remedial works if any contamination is detected.

NEDDC Environmental Health (site licensing) – The layout is compatible with the generic licence requirements for a holiday caravan site.

NEDDC Drainage – No comments received.

NEDDC Parks Department – As the proposal is for holiday accommodation no s106 contribution is required. Recommends a tree protection plan.

DCC Highways – No objections subject to the imposition of conditions requiring a one-way system through the site, construction management details and two parking spaces per caravan.

DCC Flood Risk – Recommends conditions to require detailed design for surface water drainage and a surface water management and maintenance plan.

DCC Archaeology – Very unlikely there would be any meaningful archaeological survival within the site therefore no archaeological input is required.

DCC Rights of Way – No comments received

DCC Landscape Advisor – Comments on the first plan as follows:- no effects upon wider views. However, the proposal is substantial having a large impact at a local level. Considers the density to be excessive and that the scale of the proposal needs to be reduced, particularly to the southern and eastern boundaries. Considers that the proposal needs to respond to and retain existing vegetation and that the proposed mitigation needs to be more robust and extensive if the development is to be assimilated into the landscape.

Comments on the revised plan as follows:- the proposed additional planting is welcome but needs to go further in some areas. The SUDs area needs shallow gradients to maximise biodiversity potential with a flat area at the boundary for mitigation planting. Detailed planting specifications are needed to ensure mitigation will be effective. A condition limiting height of caravans to 4.0m is supported.

The Environment Agency – Site lies fully in flood zone 1. No formal comments to make. Requests a number of advisory notes are added to the decision.

The Coal Authority – Originally objected to the application because of lack of information, the site being in a Development High Risk Area. Subsequently withdrew their objection following consideration of the Geological and Mining Appraisal later submitted. Recommends conditions to require intrusive site investigations prior to commencement and remediation and mitigation works as necessary.

Severn Trent Water – No comments received.

Derbyshire Wildlife Trust – The proposed lodges are to be sited on managed grassland. Any minor removal of trees and hedgerow can be compensated for by new landscaping. The attenuation basin in SE corner could benefit wildlife. The removal of tree TN34 should be done through a soft felling approach or should be inspected beforehand by an ecologist in case of the possibility of roosting bats (low potential). Nesting bird survey recommended if works to be carried out between 1 March – 31 August. Conditions recommended including that for requiring a Biodiversity Enhancement Plan.

The Ramblers Association – Public footpath 23 runs adjacent to the eastern boundary of the site. Requests it be kept clear and safe to use and that any damage is rectified.

Peak and Northern Footpaths Society – No comments received.

Shirland and Higham Parish Council – Considers the wildlife survey to be incomprehensive, queries the surface water and foul drainage arrangements, queries whether there is any parking, comments that there is no Coal Mining Risk Assessment and is extremely concerned about proximity to Morton Tip and the possibility of contamination by dioxins.

Ward Councillor – Requests the application is decided by Planning Committee.

5.0 REPRESENTATIONS

5.1 A Site Notice was posted on 27/07/20. A notice was published in the local press on 13/08/20. 13 neighbours were notified by letter on 23/07/20. Two objections have been received covering the following matters:

- Coal mining risk assessment must be carried out. High risk area.
- Concerns regarding impact on wildlife.
- Highway safety on A61.
- Extra noise and traffic.
- Privacy of existing permanent residents on the site will be compromised by comings and goings of holiday makers.

6.0 RELEVANT POLICY AND STRATEGIC CONTEXT

6.1 North East Derbyshire Local Plan [LP]:

GS1: Sustainable Development
GS6: New Development in the Countryside
E10: Tourist Developments
E12: Camping and Caravan Sites
NE1: Landscape Character
NE7: Protection of Trees and Hedgerows
BE1: General Design Principles

6.2 Publication Draft North East Derbyshire Local Plan [PDLP]:

SS1: Sustainable Development
SS9: Development in the Countryside
WC6: Visitor Economy and Tourism Development in the Countryside
WC7: Tourist Accommodation in the Countryside
SDC2: Trees, Woodlands and Hedgerows
SDC3: Landscape Character
SDC12: High Quality Design and Place-Making

6.3 National Planning Policy Framework [NPPF]:

Chapter 6: Building a strong, competitive economy.
Chapter 15: Conserving and enhancing the natural environment.

7.0 PLANNING ISSUES

Development in the Countryside

- 7.1 The site is outside the settlement development limit [SDL] as drawn in the current LP and the PDLP. The proposal therefore is to be considered as development in the countryside for planning policy purposes.
- 7.2 LP policy E12 *Camping and Caravan Sites* does not rule out the possibility of touring caravan sites in the countryside subject to visual and landscape considerations. However, the policy says that proposals for new static caravan sites will not normally be acceptable outside settlements.
- 7.3 PDLP policy WC7: *Tourist Accommodation in the Countryside* is permissive towards the development of static caravan sites (non-dwelling) subject to visual, landscape and amenity considerations. The explanatory text to the policy encourages the use of planning conditions to ensure “holiday” use rather than as owner occupied second homes which are less beneficial to the economy and do not contribute to sustainable communities.
- 7.4 The NPPF states that decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 7.5 The proposal does not fully accord with LP policy E12 as it is for static (rather than touring) caravans albeit within the boundaries of an existing caravan site. PDLP policy WC7, however, is supportive of proposals for static caravans (subject to visual, landscape and amenity considerations) and is an up-to-date policy in conformity with the NPPF. Given the advanced stage of the PDLP it is considered that WC7 carries the greater weight in this regard. On balance, the use for static holiday caravans is considered acceptable in principle in this countryside location when taking into account the policy context.

Landscape Character and Appearance

- 7.6 Whilst in countryside, the area has no special landscape designation. The site is within a generally flat landscape and has a degree of visual containment such that the development would have very little visual effect in wider views.
- 7.7 However, the development would have significant effects locally in particular when viewed from the south and east including from the public footpath that runs adjacent to the east boundary, from the public footpath to the south that crosses to Northedge Farm, in views from neighbouring land parcels and in views from Mickley Lane.
- 7.8 The area is of pastoral character and appearance with low hedgerows, scattered trees and a woodland backdrop. Substantial planting is proposed to the east and south boundaries of the site to screen the development. It is expected the scheme will include groups of trees and other planting of indigenous species.
- 7.9 It is considered that such a scheme would considerably mitigate the visual harm and would help the development to assimilate into the landscape. Details for the planting scheme, and for its implementation and ongoing management and maintenance, can be secured through a condition of any planning permission granted.

Land Contamination

- 7.10 Concerns have been raised about the possibility of contamination in the area resulting from tipping of industrial toxic waste. However, the Council's Environmental Health Officer, is not aware of any evidence of harmful effects from any land contamination in the area and, from the Council's records, the application site appears to be beyond the zone of influence of any known local tipped sites.
- 7.11 However, it cannot be said with certainty that there is no contamination affecting the site and, given the sensitivity of the proposed use, the Environmental Health Officer has recommended that a phase 1 land contamination study be undertaken prior to the commencement of development. If contamination is identified then there would be a requirement for a scheme of remedial works. This further investigation and remedial works can be secured by a condition of planning permission.

Coal Mining Legacy

- 7.12 The site is likely to be overlain by shallow coal workings. In order to fully assess the risks the Coal Authority have recommended that a further intrusive survey be undertaken before development is commenced. If the survey reveals land stability issues then there would be a requirement for a remediation scheme. These matters can be covered by a condition of planning permission.

Highway Issues

- 7.13 The caravan site is accessed from Mickley Lane. There is no intended change to the present access and egress arrangements which provide for a one-way flow of traffic through the site with separate access and egress points to Mickley Lane.
- 7.14 The Transport Statement [TS] that accompanies the application indicates that the cumulative traffic impact arising from the development would be at a low level when taking into account the trips that could potentially be generated by the presently existing caravan storage area.
- 7.15 Visibility at the junction of Mickley Lane with the A61 is considered acceptable in both directions. Over a five-year period 2014-2019, 7no. personal injury accidents are recorded within the vicinity of the junction (6no. of which were "slight" and 1no. "serious"). The TS states that this does not indicate a significant road safety issue. DCC Highway Authority have raised no highway safety concerns.
- 7.16 The site layout shows that each lodge will be provided with 2no. car parking spaces. Car parking, internal traffic flow arrangements and construction management measures can all be covered by conditions of planning permission.

Drainage and Flood Risk

- 7.17 The application is accompanied by a Conceptual Surface Water Drainage Strategy which indicates that a sustainable urban drainage scheme (SUDS), to deal with surface and ground water drainage, is feasible. The SUDS would include an attenuation pond to the SE corner of the site.

- 7.18 It is proposed to convey foul flows to an on-site package treatment plant located in the SE corner. Treated effluent would discharge to the ditch on the eastern boundary.
- 7.19 The foul system would be subject to licensing by the Environment Agency to ensure there would be no contamination of ground water. Both the surface water and foul drainage systems would be subject to further detailed design. Further details can be required by conditions of any planning permission.

Ecology

- 7.20 Much of the site is managed grassland of low ecological value. However, the presence of scattered trees and hedgerows, ditches and piled vegetation means that there is a possibility that bats, breeding birds, reptiles and amphibians could be affected by the development.
- 7.21 The Ecological Impact Assessment that accompanies the application indicates that, through appropriate mitigation, enhancements and reasonable avoidance measures, impacts upon biodiversity can be effectively managed and that the development, overall, would result in net biodiversity gain.
- 7.22 Derbyshire Wildlife Trust have raised no objections subject to the imposition of planning conditions including a requirement for a Biodiversity Enhancement Plan.

Other Issues

- 7.23 A number of young planted trees are to be removed as is a mature sycamore along the northern boundary. However, new tree planting is proposed as part of the landscaping scheme which would more than compensate for the removal. A full tree survey, indicating any trees to be removed and those to be retained, will be needed as part of the detailed landscaping proposals and can be secured through a condition of planning permission.
- 7.24 Existing occupiers of the site, and occupiers on Mickley Lane, are likely to experience some additional disturbance from the increased amount of on-site activity and comings and goings to and from the site. Additionally site residents will clearly see the lodges where, presently, they look across an open field. Whilst these effects may be unwelcomed by some residents it is considered that they would not affect living conditions to an unreasonable extent. As such these considerations carry limited weight in the decision.
- 7.25 Each lodge would have limited space around it with no dedicated outdoor recreational space as such. However, the existing recreational field to the west side of the wider site will be made available for use by occupiers. This is considered to fulfil the recreational needs of the development and can be secured by a planning condition.
- 7.26 Planning conditions will also be needed to limit the number of caravans and to restrict their use to "holiday" purposes.

8.0 SUMMARY AND CONCLUSION

- 8.1 The proposal involving the siting of lodges for holiday purposes in the countryside is considered acceptable in principle. Effects upon the character

and appearance of the countryside can be reduced to an acceptable level by a substantial planting scheme which can be secured by a planning condition.

- 8.2 Other matters relating to land contamination, land stability, highway issues, car parking, drainage and ecology can also be addressed by the imposition of planning conditions.
- 8.3 Even with substantial landscaping the development will inevitably result in some localised visual harm. That harm needs to be weighed against the economic benefits of this tourist related development which will provide increased spend in the area which, in turn, will help to sustain local businesses and the local economy. Tourist accommodation (that is not use as a second home) is regarded by the PDLP as an “employment” use. It must, therefore, also be recognised that the development has potential to create jobs and offer local employment opportunities both during construction and operational phases.
- 8.4 It is considered, on balance, that the economic benefits will outweigh any localised visual harm when taking into account the extent to which that harm can be mitigated and the prevailing policy context which is generally supportive of this type of tourist related development. It is, therefore, concluded that the development is acceptable and that permission can be granted subject to the conditions set out in the recommendation below.

9.0 RECOMMENDATION

- 9.1 GRANT full planning permission subject to the following conditions, with the final wording of conditions to be delegated to the Planning Manager – Development Management:

General Conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this permission.

Reason: In accordance with s91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan	1310-0005-002
Site Layout	1310-0002-013

Reason: In the interests of certainty and to ensure the development is carried out in accordance with the approved plans.

Land Contamination

3. No development shall commence until an assessment of the risks posed by any land contamination has been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale(s), to remediate the site to render it suitable for the approved development shall have been submitted to and approved in writing by the local planning

authority before the development is commenced. The site shall be remediated in accordance with the approved measures and timescale(s) and a verification report shall have been submitted to and approved in writing by the local planning authority before any part of the development is occupied. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended until provision has been made for additional remediation measures in accordance with details and timescales that shall first have been submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works, including the additional measures, shall have been submitted to and approved in writing by the local planning authority before any part of the remaining development is occupied.

Reason: In the interests of environmental and human health and safety. This is a pre-commencement condition because remediation works may need to be carried out prior to the undertaking of any development works.

Land Stability (coal mining legacy issues)

4. No development shall commence until an intrusive site investigation has been carried out to establish the risks posed to the development by past coal mining activity. The results of the site investigation shall be made available to the local planning authority before any development is begun. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted and a timetable for implementation of those measures shall be submitted to the local planning authority for approval before development is begun. The site shall be remediated in accordance with the measures and timetable as approved.

Reason: In the interests of land stability, human health and safety. This is a pre-commencement condition because land stability works/remediation works may need to be carried out prior to the undertaking of any development.

Landscaping

5. No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and any trees and/or hedgerows to be removed. The scheme shall provide for additional planting including, but not necessarily limited to, the areas shown for landscaping on the approved plan Site Layout 1310-0002-013, and land at the south and east boundaries within the wider site; and shall include a timetable for implementation and measures and timetable for the ongoing management and maintenance of the landscaped areas. The scheme of landscaping shall be implemented in accordance with the approved details and timetable and shall, thereafter, be managed and maintained in accordance with the details and timetable as approved.

Reason: In order to screen and soften the development in the interests of the visual amenity of the countryside and in the interests of biodiversity.

This is a pre-commencement condition because the design and layout of the landscaped areas is integral to the overall site layout and positioning of the lodges.

Tree and Hedgerow Protection

6. No development, site clearance or preparatory work shall commence until tree and hedgerow protection measures have been put in place, to protect the trees and hedgerows that are to be retained, in accordance with details which shall first have been submitted to and approved in writing by the local planning authority. Within the protected areas shown in the approved details there shall be no alteration to ground levels, no compaction of the soil, no stacking or storage of materials and any service trenches shall be dug and back filled by hand. The tree and hedgerow protection measures shall remain in place for the duration of the carrying out of the development.

Reason: To ensure that existing trees (including those adjacent to but beyond the site boundary) and hedgerows are adequately protected during construction, in the interests of the visual amenity and ecology of the area. This is a pre-commencement condition because trees and hedgerows will be at risk from construction traffic and works from the start of the development.

Biodiversity

7. No development shall commence until a scheme for biodiversity protection, mitigation and enhancements has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the retention of existing biodiversity rich features (such as trees, hedgerows and watercourses), provision of bird and bat boxes, connectivity for wildlife, habitat creation, including by utilising the attenuation pond, and ecologically beneficial landscaping. The scheme shall include timescales for implementation and details (with timescales) for ongoing management and maintenance of all open areas within the development. The scheme shall be implemented in accordance with the approved details and timescales. The ongoing management and maintenance measures, as approved, shall be adhered to for the life of the development.

Reason: In the interests of mitigating the effects of the development upon the ecology of the site and ensuring that biodiversity enhancements are provided to deliver net biodiversity gain. This is a pre-commencement condition because the open spaces and other ecology measures will need to be designed and provided for as an integral part of the overall layout.

8. Before the removal of any tree(s) a methodology for removal shall have been submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.

Reason: To ensure the works are undertaken appropriately and without harm to wildlife, having regard to the potential for the tree(s) to support roosting bats.

9. No removal of hedgerow, trees or shrubs shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist. If nesting birds are present, an appropriate exclusion zone(s) shall be defined and monitored until the chicks have fledged. No works shall be undertaken within exclusion zone(s) whilst nesting birds are present.

Reason: In the interests of protecting nesting birds.

Drainage

10. No development shall commence until a scheme of arrangements for surface water drainage has been submitted to and approved in writing by the local planning authority. The scheme shall include:
 - (i) Details of the design of the scheme which shall be a sustainable drainage scheme unless an assessment of ground conditions has shown that to be impracticable;
 - (ii) Details of the design of the attenuation pond;
 - (iii) Details of the assessment of ground conditions undertaken;
 - (iv) A timetable for implementation; and
 - (v) A management and maintenance plan which shall include the arrangements for adoption by any public body or statutory undertaker, and/or any other arrangements to secure the effective operation of the drainage scheme throughout the lifetime of the development.

The drainage scheme shall be implemented and thereafter managed and maintained in accordance with the details and timetable as approved.

Reason: To ensure that surface water drainage takes place in an appropriate and sustainable manner. Details are required prior to commencement because the design of the drainage system will be integral to the overall design and layout of the scheme.

11. Prior to any occupation of the development, a verification report carried out by a qualified drainage engineer shall have been submitted to and approved in writing by the local planning authority. The report shall demonstrate that the drainage system has been constructed in accordance with the approved scheme, provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure that the drainage system is constructed to the national non-statutory technical standards for sustainable drainage and CIRIA standards C753.

12. No development shall commence until a scheme for foul drainage has been submitted to and approved in writing by the local planning authority. The scheme shall include a timescale for implementation and details and timescales for its ongoing management and maintenance. The scheme shall be implemented, managed and maintained in accordance with the approved timescales and details.

Reason: To ensure that satisfactory arrangements are made for foul drainage in the interests of human and public health. This is a pre-commencement condition as the design of the foul drainage system is likely to be integral to the overall design and layout of the development.

Construction Management

13. No development shall commence until details of measures for the avoidance of surface water run-off from the site during the construction phase and a timescale for implementation have been submitted to and approved in writing by the local planning authority. The measures shall be implemented in accordance with the details and timescale as approved and shall remain in place for the duration of the construction phase of the development.

Reason: To ensure surface water is managed appropriately during the construction phase of the development. Details are required prior to commencement to ensure surface water is effectively managed during the whole of the construction phase.

14. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoardings/fencing;
- (v) wheel washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) a scheme for recycling/disposing of waste resulting from construction works;
- (viii) delivery and construction working hours;
- (ix) access to the site for construction traffic.

The methods as approved shall be put into place prior to the commencement of development and shall be retained throughout the construction phase. The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To ensure that the construction phase of the development is carried out in a safe and acceptable manner that minimises effects upon the living conditions of neighbouring residents and that provides for the safe and efficient use of the public highway. It is necessary that details are approved prior to the commencement of development as the construction management arrangements must be put in place prior to commencement and should remain in effect for the full duration of the carrying out of the development.

Design

15. A one-way traffic system shall operate within the wider site for the duration of the life of the development.

Reason: In the interests of the safe, convenient and efficient movement of traffic through the wider site.

16. No lodge shall be occupied until 2no. parking spaces for that lodge have been provided. The spaces shall thereafter be retained and kept available for use for their designated purpose.

Reason: To provide adequate car parking and in the interests of the safe and efficient movement of traffic.

17. Any external lighting shall be provided in accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity, wildlife and the avoidance of light pollution in the countryside.

18. No lodge shall exceed 4.0m in height measured from the immediately adjacent existing ground level at its lowest point.

Reason: In the interests of visual amenity and of minimising the effects of the development upon the character and appearance of the countryside.

19. The lodges shall not be occupied unless the field annotated as "Open Space and Recreational Area" on Site Plan 1310-0002-013 is available for use by the occupiers for recreational purposes.

Reason: To provide adequate recreational outdoor space for occupiers.

Limitations on Use

20. There shall be no more than 40 lodges on the site at any time.

Reason: To limit the visual impact and intensity of the development.

21. Each lodge shall be of a type falling within the statutory definition of "caravan" set out in S29(1) of the Caravan Site and Control of Development Act 1960 and s13(1) of the Caravan Sites Act 1968.

Reason: To ensure that the site operates as a caravan site and in the interests of the visual amenity of the area.

22. Each holiday lodge hereby permitted shall be used as holiday accommodation only and shall not be occupied by any person(s) as their sole or main place of residence. No person(s) shall occupy any lodge for a period exceeding 24 weeks in any rolling 52-week period. An up-to date register for each lodge shall be maintained which shall record the name(s) of all persons who have occupied the lodge, the length of stay and their main home addresses. The register shall be made available to the local planning authority on request.

Reason: To ensure that the lodges remain in use for holiday purposes in the interests of the economy of the area, and to prevent use as permanent or second homes in the interests of protecting the countryside..