
MAIN CASE

Reference No: 19/01373/FUL

Proposal: Change of use of land to a mix of Gypsy and Traveller residential and equestrian with the siting of up to six caravans of which no more than two can be mobile homes and the erection of an amenity building and stable block

Site Address: Land West Of Saunders Piece Ely Road Little Thetford
Cambridgeshire

Applicant: Mr Jimmy O'Brien

Case Officer: Richard Fitzjohn, Senior Planning Officer

Parish: Stretham

Ward: Stretham

Ward Councillor/s: Bill Hunt
Lisa Stubbs

Date Received: 25 September 2019 **Expiry Date:** 15th January 2020

[U149]

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE this application, subject to the recommended conditions below:

- 1.2
- 1 Approved Plans
 - 2 Time limit
 - 3 Number of plots
 - 4 Occupation restriction
 - 5 Soft landscaping scheme
 - 6 External lights restriction
 - 7 Tree and shrub clearance
 - 8 Foul and surface water
 - 9 Highway drainage
 - 10 Boundary treatments
 - 11 Access gates
 - 12 Access details
 - 13 Paddock restriction
 - 14 Solar panel details
 - 15 Biodiversity improvements

1.3 The recommended conditions can be read in full on the attached Appendix 1.

2.0 SUMMARY OF APPLICATION

2.1 The proposal is for the change of use of land to a mix of Gypsy and Traveller residential and equestrian, with the siting of a single pitch to provide six caravans of which no more than two can be mobile homes, and the erection of an amenity building and stable block. The proposal includes a new access, located off a lay-by on the A10.

2.2 The application has been called-in to Planning Committee by Councillor Lisa Stubbs as she believes the application would benefit from a wider debate and discussion at the Planning Committee.

2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

3.0 PLANNING HISTORY

3.1 No relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site comprises a field of scrub land, accessed off a lay-by on the A10 between Stretham and Little Thetford. The ground level of the site drops significantly from the level of the adjacent highway and lay-by and is bounded along the boundary of the lay-by by a fence and gate. There are number of insignificant trees on, and adjacent to, the site. There is currently a derelict caravan situated on the site. The site is located within Flood Zone 1. Saunders Piece Camping and Touring Caravan site is located adjacent to the east of the application site, which is also accessed off the same lay-by on the A10.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees, summarised below. The full responses are available on the Council's web site.

5.2 **Little Thetford Parish Council** - 25 November 2019

Recommends refusal of the application due to concerns over traffic safety.

- Traffic will have to cross oncoming traffic if they are turning right when travelling north.
- It is located on a dangerous part of the A10 where the layby is used by lots of lorries and is on a bend.
- Concerns raised about the bad lighting in the area which would compound the issue with the highway safety.
- The development is not sustainable - there is no suitable bus stop in the vicinity as it is too dangerous, no public footpath from the site and Councillors believe it would be too difficult to carry out household waste collections.

5.3 **Stretham Parish Council**

No comments received.

5.4 **Ward Councillor Lisa Stubbs**

As one of the local members for the Stretham Ward, would like to call-in the application to the Planning Committee. Believes the application would benefit from a wider debate and discussion at the Planning Committee.

5.5 **Local Highways Authority - 9 December 2019**

After a review of the detailed access arrangement on the amended drawings, no objection subject to conditions ensuring access and gates are located as per the submitted plans.

5.6 **Local Highways Authority - 24 October 2019**

No objection to the principle of the development. However, unable to determine from the original drawings if the access is laid out to a suitable standard for this type of use. Requested drawings that show the dimensions of the proposed access.

Additional Comments

This site can only be access by motorised vehicles. There is no footways, cycleways, accessible bus routes / stops and is off a 60mph un-illuminated road.

5.7 **The Ely Group Of Internal Drainage Board - 11 October 2019**

Surface water will be disposed of via soakaways. Provided that soakaways form an effective means of surface water disposal in this area, no objection. It is essential that any proposed soakaway does not cause flooding to neighbouring land. If soakaways are found not to be an effective means of surface water disposal, the Board must be re-consulted in this matter, as the applicant would need the consent of the Board to discharge into any watercourse within the District.

No works can take place, structures erected, or planting undertaken within nine metres of the Board's Wilburton Catchwater Drain without the prior consent of the Board. No surface or foul water discharge can be introduced into the District without the prior consent of the Board.

5.8 **Cambridgeshire Fire And Rescue Service - 17 October 2019**

Request adequate provision be made for fire hydrants, secured by a Section 106 agreement or planning condition.

5.9 **ECDC Trees Team - 5 December 2019**

The site is not situated within a Conservation Area or subject to a Tree Preservation Order. Therefore, the trees on site are not afforded statutory protection.

The site is only viewed from Broad Baulk road some 200m to the west and a RoW running along the northern boundary otherwise the site is only glimpsed from the A10 or from traffic using the layby from where access to the site is to be gained.

It would appear that the site has been left 'void' or only rough grazed which has resulted in a 'scrub' landscape developing, the most important feature on the site is the boundary vegetation of what appear to be established hedges; while not in control of the applicant the site is also screened by the mature trees along the front of the layby.

No trees of significance, no objections.

5.10 Environmental Health - 10 October 2019

Recommend that standard contaminated land conditions are attached to any approval for change of use due to the proposed sensitive end use (residential).

5.11 Environmental Health - 2 October 2019

Advise construction times and deliveries during the construction phase are restricted to the following:

- 07:30 - 18:00 each day Monday - Friday
- 07:30 - 13:00 on Saturdays and
- None on Sundays or Bank Holidays

Advise that stable waste should not be burnt on site and either removed for disposal or a muck pile used - location to be agreed (i.e. sufficient distances from neighbouring properties) and food stuff to be kept in pest proof containers. Also advisable to ensure that regular pest control takes place.

No other points to raise at this time requests environmental notes are sent to applicant [regarding Statutory Nuisances].

5.12 Waste Strategy (ECDC) - 21 October 2019

East Cambs District Council will not enter private property to collect waste or recycling. Therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day. This is especially the case where bins would need to be moved over long distances and/or loose gravel/shingle driveways. The RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).

5.13 Traveller Liaison Officer – 20 December 2019

- There is a need for the Traveller community to have their own land and homes.
- The application site is a fair distance away from the English and Showmen Travellers sites.
- There can often be tension between English Travellers and Irish Travellers.
- Irish Travellers have been known to bring extended family.
- As a local authority, East Cambridgeshire District Council does not have an extensive waiting list for Council Traveller sites. East Cambridgeshire District Council has a couple of applications for plots [pitches].

- Any private Traveller sites will add to the provision of Gypsy and Traveller sites in East Cambridgeshire.

5.14 **Site notice and public consultation**

- 5.14.1 1 neighbouring property/business (Saunders Piece Caravan and Camping) was notified.
- 5.14.2 2 responses were received from the occupiers of 14 Cockburn Street, Cambridge and 7 Kingfisher Way, Cottenham.
- 5.14.3 These responses are summarised below. A full copy of the responses are available on the Council's website.

5.15 14 Cockburn Street, Cambridge

- 5.15.1 Supports the application.
- 5.15.2 States that recent research has shown a need for a total of 1745 additional pitches for Travellers in the South East of England in the near future. States that the Council currently provides 21 pitches for Travellers. These are not owned by the Travellers themselves but rented. Earith Bridge (13 pitches) and Wentworth (8 pitches).
- 5.15.3 States that planning applications by this ethnic minority to put caravans onto their own land are almost always refused, in sharp contrast to applications by the settled community for buildings and other structures.
- 5.15.4 States that the applicants' own a piece of land that is next to a site where Travellers currently stay, it is secluded and suitable for the purpose of providing a home for their immediate family. There is no application for brick houses or structures that are not in keeping with the landscape. They have had the land for some time and planted trees there. They wish to keep the site in a tidy way with good landscaping and native trees/hedging. Security for two sons and a daughter is very important.
- 5.15.5 The applicants are not allowed to 'roam' under current legislation and a base to access education, work and services is crucial in the current situation.
- 5.15.6 Has known the family for a number of years. They have struggled to remain in one place in order to provide their children with an education. They are people of good character. Would like to see them have this opportunity for security for the next generation and urge the Local Planning Authority to approve this application.

5.16 7 Kingfisher Way, Cottenham

- 5.16.1 Supports the application.
- 5.16.2 Appreciates that the proposal requires a change of use but believes that the application site is appropriate for the proposed scheme.

5.16.3 States that the applicants are known to them as previous residents at Smithy Fen, Cottenham. The applicants have sought to establish a permanent home in the local area for themselves and their family for many years, something that for a variety of reasons could not be achieved at the Cottenham site.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 6	Renewable energy development
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision
EMP 5	Equine development

6.2 Supplementary Planning Documents

Design Guide
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Flood and Water

6.3 National Planning Policy Framework 2019

Planning policy for traveller sites, August 2015

4	Decision-making
5	Delivering a sufficient supply of homes
9	Promoting sustainable transport
11	Making effective use of land
12	Achieving well-designed places
14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment

7.0 PLANNING COMMENTS

7.1 **Principle of Development**

7.1.1 The Central Government Planning policy for traveller sites (August 2015) requires Local Planning Authorities to provide sites that are both sustainable and facilitate the traditional and nomadic life of travellers, while respecting the interests of the

nearest settled community. This policy also defines gypsies and travellers as those people of a nomadic life but does include those that by virtue of education or health needs or old age have ceased to travel temporarily.

7.1.2 Government guidance Planning policy for traveller sites states:

7.1.3 “When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community...Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”

7.1.4 It goes on to state that:

7.1.5 “Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) the existing level of local provision and need for sites
- b) the availability (or lack) of alternative accommodation for the applicants
- c) other personal circumstances of the applicant
- d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites.
- e) That they should determine applications for sites from any travellers and not just those with local connections”

7.1.6 It states the definition of gypsies and travellers is:

7.1.7 “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such”.

7.1.8 The outside of the village framework location of the site is not considered to have any significant weight in the determination of this application, as being the countryside does not mean the application for traveller sites should be refused in principle.

7.1.9 Policy HOU 9 of the East Cambridgeshire Local Plan 2015 states that the Council will make provision for Gypsy, Traveller and Travelling Showpeople sites to meet identified needs. East Cambridgeshire’s need for Gypsy, Traveller and Travelling Showpeople accommodation is informed by The Gypsy and Traveller Accommodation Assessment (October 2016). This assessment states:

7.1.10 “There were no Gypsy or Traveller households identified in East Cambridgeshire that meet the new definition, 114 ‘unknown’ households that may meet the new definition and 29 households that do not meet the new definition.

7.1.11 Need of up to 40 additional pitches for ‘unknown’ households is made up of new household formation from a maximum of 114 households. If the national average of 10% were applied this could result in a need for 4 additional pitches.”

- 7.1.12 The 10% reference is in relation to an estimate of the 'unknown' households that are likely to meet the national definition.
- 7.1.13 The assessment goes on to state:
- 7.1.14 "In summary there is no need for any additional pitches in East Cambridgeshire for Gypsy and Traveller households that meet the new definition; a need for up to 40 additional pitches for Gypsy and Traveller households that may meet the new definition – although if the national average of 10% were to be applied this could be as few as 4 additional pitches; and a need for 10 additional pitches for Gypsy and Traveller households who do not meet the new definition."
- 7.1.15 "additional need could increase by up to a further 40 pitches, plus any concealed adult households or 5 year need arising from older teenagers living in these households (if all 114 'unknown' pitches are deemed to meet the new definition). However, as an illustration, if the national average of 10% were to be applied this could be as few as 4 additional pitches."
- 7.1.16 There are two allocation sites in the East Cambridgeshire Local Plan 2015 to accommodate four pitches and any unknown need is to be met via the criteria based policy.
- 7.1.17 The very low known need of additional traveller pitches means that 'need' is granted very little weight in the determination of this application. However, it can be assumed there is likely to be 'unknown need' for Gypsy and Traveller pitches and this should be afforded weight in the determination of this application, especially in the context of the very limited number of allocated sites. The application for 1 pitch with an interested party adds weight to the 'unknown need'.
- 7.1.18 The Council should not reject this proposal on the basis that there is no need, as this cannot be demonstrated. There is probably some limited need and evidence provided by the applicant helps to illustrate this point. This is backed up by the Council's Gypsy Traveller Liaison's comments that there is a need for the Traveller community to have their own land and homes and that, although East Cambridgeshire District Council does not have an extensive waiting list for Council Traveller sites, it does have a couple of applications for pitches. It is considered therefore that there is likely to be a need for additional traveller pitches.

7.2 Traveller status

- 7.2.1 The proposal would provide a home for the applicant, his wife and their daughters. In addition, it would provide a home base from which their adult sons will travel for work. The proposed occupiers are Irish Travellers who have all been acknowledged as having traveller status in previous planning appeals outside of the East Cambridgeshire district. It is accepted from this and from the information submitted with the application that all of adult travellers in this application conform to a nomadic lifestyle and satisfy the planning definition of a traveller in the Government guidance 'Planning Policy for Traveller Sites' (PPTS). Furthermore, from the information provided in the application submission, there is no reason to expect that those interested in the site do not meet the gypsy traveller definition. It is also

agreed that many of those interested for personal reasons (either through health or children or desire to be near family).

7.3 Policy HOU9 of the East Cambridgeshire Local Plan 2015

7.3.1 Policy HOU9 states that proposals for Gypsy, Traveller and Travelling Showpeople accommodation should meet the following criteria:

- Adequate schools, shops and other community facilities are within reasonable travelling distance.
- There is no significant adverse impact on the character and appearance of the countryside and the setting of settlements.
- The site would not lead to the loss or adverse impact on historic and natural environment assets as defined in Policies ENV7 and ENV11-15.
- There is no significant risk of land contamination.
- There is no unacceptable risk of flooding.
- The scale of the proposal is not disproportionate to the size of the nearest settlement and the availability of community facilities and infrastructure.
- The site provides a suitable level of residential amenity for the proposed residents and there is no significant adverse impact on the amenity of nearby residents.
- Safe and convenient vehicular access to the local highway network can be provided together with adequate space to allow for the movement and parking of vehicles.
- Essential services (water, electricity and foul drainage) are available on site or can be made available.

7.3.2 All of these criteria would need to be met in order for a proposal to be supported. Assessment of the application against the criteria of this policy are covered later in this report.

7.4.1 **Access to facilities/services and balance with the settled community**

7.4.2 The site would be accessed via a lay-by located off the A10 between Stretham and Little Thetford. While the site is within the parish of Stretham, the services/facilities to easily access are likely to be those within larger settlements such as Ely or Witchford. However, due to the location of the application site these are likely to be accessed by vehicle travel only.

7.4.3 The Local Highway Authority has commented that the application site can only be accessed by motorised vehicles, there is no footways, cycleways, accessible bus routes / stops and it is located off a 60mph un-illuminated road.

- 7.4.4 The lack of a public footpath along the road creates a situation where, if approved, the residents would very likely be reliant on private motorised transport. There is concern that occupiers will be unable to access local services and facilities in a sustainable easy manner and it is considered that there would be some harm to sustainability if the application is to be approved. However, in relation to the location of Gypsy, Traveller and Travelling Showpeople accommodation, policy HOU9 of the Local Plan requires that adequate schools, shops and other community facilities are within reasonable travelling distance. The proposal by virtue of the distance (Stretham approximately 1km away, Little Thetford 1.2km, Wilburton 2.5km and Ely 4km away) to the local services and facilities is considered to be within reasonable travelling distance and similar to that of many other Gypsy, Traveller and Travelling Showpeople accommodation within the district.
- 7.4.5 It is unlikely that the provision of 1 pitch comprising up to 6 caravans would unbalance the settled community within the local area. Furthermore, the site is considered to be too far from the nearby settled communities to change the balance of settled and travelling communities.
- 7.5 Highway safety
- 7.5.1 The Local Highway Authority has no objection to the proposal, subject to conditions ensuring access and gates are located as per the submitted plans. In the absence of an objection from the Local Highway Authority, the highway safety impacts of the proposal are considered acceptable, in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015.
- 7.5.2 The application site also provides sufficient space for parking, in accordance with Policy COM8 of the East Cambridgeshire Local Plan 2015.
- 7.6 **Impact on the character and appearance of the countryside, the setting of settlements, and the historic and natural environment**
- 7.6.1 Character and appearance of the countryside
- 7.6.2 The site is visible from Broad Baulk, approximately 270m to the west, and Public Right of Ways a similar distance from the site. The site is also visible from the A10 and the adjacent lay-by.
- 7.6.3 The application site is currently well screened from the A10 by existing trees, a fence along the frontage of the site and also due to a drop in land levels between the public highway and application site which further limits the prominence of any structures on the site. There is currently an unauthorised derelict caravan located on the site, though its visual prominence is limited for the above reasons.
- 7.6.4 The usual caravans/mobile homes are often of little architectural merit, so will unlikely provide any positive visual interest to the area.
- 7.6.5 The proposed traveller pitch and associated buildings would be located adjacent to the existing Saunders Piece Camping and Touring Caravan site. Therefore, the presence of caravans in this area of the countryside is already an established

feature. Due to the land level of the adjacent Saunders Piece Camping and Touring Caravan site being at a lower level than the highway, and due to the presence of fencing and trees, the visual prominence of this site is low. The land level, fencing and trees of the application site are comparable to the adjacent site and therefore the visual prominence of the proposal is likely to be low.

7.6.6 As the proposed area for siting the caravans is located towards the southern section of the site, similar to the siting of the caravans and associated buildings on the adjacent site and not extending the siting of the caravans and associated buildings northwards into the countryside, the siting of the traveller pitch is considered to be in keeping with the character and appearance of this part of the countryside. As such, the proposal would not have a detrimental impact on the current landscape character of the countryside.

7.6.7 A planning condition could be appended to the planning permission requiring details of any external lighting, in order to prevent light pollution in this rural location.

7.6.8 Setting of settlements

7.6.9 The application site is significantly distanced from its nearest settlements in terms of impacting their setting. The proposal would not cause harm to the setting of nearby settlements by virtue of its significant separation distance.

7.6.10 Historic environment

7.6.11 The application site is significantly distanced from any heritage assets and the proposal would not cause harm to the historic environment by virtue of this significant separation distance.

7.6.12 Natural environment

7.6.13 By virtue of the nature of the proposal and the characteristics of the site, the proposal is unlikely to create a significant adverse impact on biodiversity. However, it is considered reasonable to control external lighting to protect night time animals moving across the site and also to provide biodiversity improvements, both of which could be secured by planning conditions. It is therefore considered that the proposal accords with policy ENV7 of the East Cambridgeshire Local Plan 2015.

7.6.14 The Council's Trees Officer has no objections to the proposal as no significant trees would be lost, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. A soft landscaping scheme could be secured by planning condition to provide replacement planting and assimilate the proposal into the countryside.

7.8 **Flood risk and drainage**

7.8.1 The site is located in Flood Zone 1, where the principle of development is acceptable in flood risk terms. Surface and foul water drainage can be acceptably dealt with by condition. The proposal therefore accords with Policy ENV8 of the East Cambridgeshire Local Plan 2015.

7.9 **Contaminated Land**

7.9.1 In accordance with the Environmental Health Scientific Officers' consultation comments, it is considered that contamination investigation could be secured by a planning condition, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.

7.10 Residential Amenity

7.10.1 The application site is located adjacent to Saunders Piece Caravan and Camping and over 0.3km in distance from any other residential properties. The Council's Traveller Liaison Officer has stated that there can often be tension between English Travellers and Irish Travellers, but has also highlighted that the application site is a fair distance away from the English and Showmen Travellers sites. Furthermore, it is the case officers' view that the proposal would be of a relatively modest scale which would reduce its likelihood of exacerbating community tensions with English and Showmen Travellers or the settled community residing in the district. It is therefore considered that the proposal would provide a suitable level of amenity to the proposed residents and would not cause significant harm to residential amenity of neighbouring occupiers and there would not significantly exacerbate tensions in the community. It should also be noted that fear of crime is not a material planning consideration. It is considered that the proposal accords with Policy ENV2 in respect of residential amenity.

7.11 Other matters

7.11.1 The change of use of the northern section of the site to paddock and the provision of stables is considered to be an acceptable countryside use which would not cause any significant visual harm to the character and appearance of this area of the countryside. In the interests of protecting the character and appearance of the countryside, a condition could be appended to prevent any touring caravans, mobile homes or associated amenity buildings being sited or erected within the area of paddock land specified within the application.

7.11.2 The proposal includes a small area of land within the site which would accommodate solar panels. Policy ENV6 states that proposals for renewable energy and associated infrastructure will be supported, unless their wider environmental, social and economic benefits would be outweighed by significant adverse effects that cannot be remediated and made acceptable. The solar panels would likely be small-scale due to the limited area of land accommodating them and therefore would result in limited harm. Details of the solar panels could be secured by a planning condition. As the solar panels are not required to make the application policy compliant, it would not be reasonable to append a condition requiring them to be installed and this would be at the discretion of the applicant to do so.

7.11.3 Although the application site is located adjacent to Saunders Piece Caravan and Camping, it should be noted that there are no foreseeable planning reasons why the proposal would result in a loss of business to the adjacent caravan and camping site.

8.0 Planning balance

8.1 The only identified harm that could not be mitigated against is the site's remote location. However, given the locations of planning permissions of other sites in the locality and existing sites, the application site would be a comparable distance to local services/facilities. The location needs to be weighed up against the need for gypsy/traveller plots and the lack of any other identified significant harm.

8.2 Conclusion

It is accepted that there is probably a limited need for further gypsy and traveller pitches within the district. It is considered that the benefit of 1 pitch providing up to 6 caravans is not outweighed by the modest level of harm caused by the proposal. The application is therefore recommended for approval.

9 APPENDICES

9.1 Appendix 1 – Recommended conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/01373/FUL	Richard Fitzjohn Room No. 011 The Grange Ely	Richard Fitzjohn Senior Planning Officer 01353 665555 richard.fitzjohn@ea stcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 19/01373/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
JO'B 06		20th November 2019
JO'B 01		25th September 2019
JO'B 02		25th September 2019
JO'B 03		25th September 2019
JO'B 04		25th September 2019
JO'B 05		25th September 2019

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The development shall not exceed 1 pitch, comprising 2 mobile homes, 4 touring caravans and 1 day room.
- 3 Reason: This is the amount the application has been assessed and determined on, in accordance with HOU9 of the East Cambridgeshire Local Plan 2015.
- 4 The site shall only be used by persons of nomadic habitat of life, whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 4 Reason: To meet with Central Governments definition of gypsies and travellers (defined within Planning policy for traveller sites August 2015).
- 5 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 5 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 6 No external lights shall be erected within the site (either freestanding or building-mounted).
- 6 Reason: To safeguard the character and appearance of the area and to protect biodiversity, in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 7 Any tree or shrub removal shall be undertaken outside of the bird breeding season of 1st March to 31st August in any calendar year. If clearance works must occur within bird breeding season then any vegetation targeted for clearance must first be surveyed by an ornithologist and clearance works would only be permissible if the survey reveals no active bird's nests within the relevant vegetation.
- 7 Reason: To protect species and sites of nature conservation, in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 8 No development shall take place until a scheme detailing how foul and surface water will be drained within the site; has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 8 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV7 and ENV8 of the adopted Local Plan. This is prior to commencement as these details are needed before construction work begins.
- 9 The access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- 9 Reason: In the interests of highway safety in accordance with policy COM7 of the East Cambridgeshire Local Plan Adopted April 2015.
- 10 No above ground construction shall commence until details of the boundary treatments, including entrance gates, have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the hereby approved development.
- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 The entrance gates to the vehicular access shall be located in the position shown on drawing no. JO'B 06 and shall be hung to open inwards. This style of access gate or gates shall be used at all times/thereafter be retained in perpetuity.
- 11 Reason: In the interests of highway safety in accordance with policy COM7 of the East Cambridgeshire Local Plan Adopted April 2015.
- 12 Prior to first occupation of the hereby approved development, the vehicular access shall be laid out and constructed in accordance with drawing no. JO'B 06. The vehicular access shall be thereafter retained in accordance with these details in perpetuity.

- 12 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 13 No touring caravans, mobile homes or associated amenity buildings shall be sited or erected within the area of paddock land specified on drawing no. JO'B 02.
- 13 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 No solar panels shall be situated within the application site until details of the size, type and locations of the solar panels are submitted to, and approved in writing by, the Local Planning Authority.
- 14 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 15 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.