

UTT/2036/11/FUL (High Easter)

PROPOSAL: Retrospective change of use for private gypsy site and stationing of caravans for residential occupation with associated development.

LOCATION: The Two Willows, Grange Road, High Easter.

APPLICANT: Mr R Price.

AGENT: Mrs Alison Heine.

GRID REFERENCE: TL 646-160

EXPIRY DATE: 06.12.2011

CASE OFFICER: Joe Mitson

APPLICATION TYPE: Other

1. NOTATION

1.1 Beyond Development Limits/Protected Lanes.

2. DESCRIPTION OF SITE

2.1 The site comprises a parcel of land to the west of Grange Road accommodating a number of caravans and outbuildings. There is an access to the north of the site and a bund and landscaping around the perimeter.

3. PROPOSAL

3.1 The proposal is retrospective and comprises a change of use from agricultural land to a private gypsy site and the stationing of caravans for residential occupation with associated development. Two mobile homes are proposed together with three touring caravans and three sheds. The access, cess pit and hardstanding have been provided and the site currently accommodates a number of touring caravans and outbuildings.

4. APPLICANT'S CASE

4.1 Permission is sought for the stationing of caravans for residential occupation by a single gypsy family on a small patch of land in open countryside close to the southern boundary of the district. Permission is sought on a permanent basis but if this is not accepted the applicant would accept a temporary consent until such time as the Council has identified suitable sites for gypsy travellers in the Borough.

4.2 The previous use of the land was as a small yard covered in hard core laid by the previous owner. Google street maps show the site before it was developed including earth bunds around the site and some hard core and the site was gated. It is suggested that the lawful use of the site was for agricultural purposes. The only planning history relates to an application to erect a house on the land. This was dismissed on appeal in January 2003.

4.3 Adopted policy fails to identify suitable locations for gypsy traveller sites in the district and does not provide any guidance or layout criteria for gypsy traveller sites. Regard must therefore be had to the requirements of standard Caravan

Site Licences and CLG guidance on the design of sites for gypsies and travellers. There is a need for access from properly surfaced roads, hardstandings for caravans and 6 metre separation distances between occupied caravans, parking spaces for cars, electricity and drinking water supply, washing facilities, sewerage disposal, refuse collections, fire extinguishers and boundary treatment. These are all capable of being provided on the site. As there is a high water table, no room for any herringbone drainage system and no electricity to operate a package treatment plant, options for foul water drainage are limited to a cess pit.

- 4.4 The yard is rectangular in shape measuring approximately 30 metres by 20 metres, a 6-7 metre planted buffer separates the yard from the road. Consent is sought for an extended family to live on the site in 2 mobiles and 1 touring van with 1-2 touring vans stored for when they go travelling. Three small sheds would serve as toilet blocks. The caravans would be positioned around the edge of the yard to ensure 6 metres distance between the units for fire safety regulations and an area for the parking of three vehicles would be provided with turning areas.
- 4.5 The site is contained by the earth bunds and planting. No timber panel fencing is proposed, the site would be enclosed by post and wire fencing and little can be seen of the site from the north. The site can be seen through a gap in planting approaching from the south which could be infilled with hedgerow plants and trees. Use would be made of the existing gateway off Grange Road. This is a lightly trafficked rural lane, in parts unfenced with ditches and grass verges.
- 4.6 The family has lived in Essex previously and travel extensively for work in a circuit from Cardiff to Cambridge. A site is required in order to ensure the young children can attend school.
- 4.7 The site lies in open countryside not otherwise designated on account of wildlife, landscape or historic interest. The Gypsy Travellers Accommodation Assessment confirmed a need for 25 additional pitches by 2011. The Planning Inspectorate appeal at Little Hallingbury is an important material consideration. This confirmed that there is a significant need for further sites in the area, that any new sites will need to be located in the countryside and that the need for sites may well in part be due to the absence of local plan policy.
- 4.8 The Council has already accepted that any site is likely to be in the countryside where land is cheap and as such most sites are unlikely to be within walking distances of services and facilities and most journeys are likely to be along roads with no pavements and are unlit. This site is a short drive to services and facilities. It is accepted that most journeys would be by motor vehicle but given the size of the site, the fact that it is occupied by one extended family with opportunity for vehicle sharing and relatively short distance to schools and shops, journeys are likely to be few and relatively short. The access has adequate visibility splays.
- 4.9 The site was already cleared and wildlife interest is limited to the roadside vegetation and small woodland copses. As the site was already cleared and laid to vegetation it had limited ecological value other than the surrounding vegetation which would not be removed. No external lighting is proposed which might interfere with night time movements of bats or owls.
- 4.10 There is no requirement in national or local policy for gypsy traveller sites to be hidden. In agreeing that sites may be appropriate in rural areas the circular accepts there would be some change. The question is whether the character and appearance is unduly harmed. According to the Landscape Character Assessment 2006 the area is dominated by intensive and widespread arable agriculture and features that are sensitive to change include through the loss of

hedgerows, increased traffic on quiet lanes and loss of wildlife habitats. In this case the hardstanding was already in situ, the bund was in place and the access already provided. The use of the site is small scale, low level development and would not unduly harm the character or appearance of the area.

- 4.11 Typically consent could be granted with conditions to control the number and size of caravans, control the siting of caravans and other structures, seek additional landscaping and/or the retention of existing landscaping, remove permitted development rights for fencing, impose a temporary permission with a restoration condition, require details of all lighting, ensure no commercial uses take place on the site, ensure no storage of materials and restrict the number of commercial vehicles to be parked/stored.
- 4.12 If the proposal is found to be contrary to policy there are material considerations capable of outweighing policy. These are the substantial, immediate and pressing need for more sites in the borough, the guidance states rural sites may be appropriate, there is a personal need for the applicants to be settled, there is a shortage of identified sites, this is a very rural district and the Council are unable to suggest alternative sites.

5. RELEVANT SITE HISTORY

- 5.1 Reference UTT/0407/02/OP refused permission for the erection of a dwelling on the site on the grounds that it would result in the erection of a dwelling beyond settlement limits in open countryside. The subsequent appeal was dismissed with the Inspector stating that the dwelling would be at variance with the appearance of the area.

6. POLICIES

6.1 National Policies

PPS1 – Delivering Sustainable Development
PPS3 - Housing
PPS7 – Sustainable Development in Rural Areas
Circular 1/2006 – Planning for Gypsy and Traveller Caravan Sites
Draft PPS Traveller Sites 2011

6.2 East of England Plan 2006

H3 – Provision for Gypsies and Travellers.

6.3 Essex Replacement Structure Plan 2001

No policies relevant.

6.4 Uttlesford District Local Plan 2005

Policy ENV9 – Protected Lanes
Policy GEN1 – Access
Policy GEN2 – Design
Policy GEN3 – Flooding/Drainage
Policy GEN4 - Amenity
Policy GEN5 – Light Pollution
Policy GEN7 – Nature Conservation
Policy GEN8 – Parking
Policy S7 – The Countryside

7. PARISH COUNCIL COMMENTS

- 7.1 High Easter Parish Council objects. On a procedural note the Council cannot understand why the application was not accompanied by an Ecological Survey or Arboricultural Report as there are ponds adjoining the site and a number of trees around the perimeter of the site. The development that has taken place is neither appropriate nor has any demonstrable need to be in such a rural location. The development clearly does not protect or enhance the character of this part of the countryside nor can we see any special reasons why the development needs to take place in this remote, rural location. The proposal is contrary to policy S7 and the application leans heavily on Circular 01/2006 which the Government has acknowledged is out of date and has signalled its intention to issue a new PPS on gypsies and travellers; this is a material consideration. It states that local planning authorities should strictly limit new development in open countryside that is away from existing settlements or outside areas identified for development. The District Council has a duty to take this draft advice into consideration. The local community has voiced their concerns over the development and many parishioners feel that the planning policy treats travellers sites more favourably than it does other housing proposals; this leads to tensions within the settled community. The site is totally unsuitable for the type of vehicles and caravans that would use the site, the visual impact of the caravans and mobile homes are detrimental to the open character and landscape setting of the countryside and although landscaped would have a significant, uncharacteristic visual intrusion in the landscape. It is a protected lane and the development is contrary to policy ENV9 as we do not believe sufficient justification for the development exists. The remote location of the development means that all trips to and from the site will be undertaken by car or van which is unsustainable. A public footpath immediately joins the site to the south and this has been marred by the nature and character of the development that has taken place. Strongly object to this retrospective application and urge refusal and to take enforcement action to secure the removal of the caravans and other structures.

8. CONSULTATIONS

- 8.1 UDC Planning Policy: Circular 01/2006 paragraph 54 states that rural settings, where not subject to special planning constraints, are acceptable in principle. In assessing the suitability of such sites, the Council needs to be realistic about the availability, or likely availability of alternatives to the car to access services. Sites should respect the scale of, and not dominate the nearest settled community. Paragraph 55 recognises that a well-planned or soft landscaped gypsy site can enhance a previously developed site. Paragraph 62 states that the Council is entitled to refuse private applications that do not comply with planning policies, especially where the Council has met the needs identified in the Gypsy & Traveller Accommodation Assessment. Paragraph 63 states that the Council should have regard to whether the absence of existing provision will give rise to grounds of appeal against a refusal of an application for a new site.

The Draft PPS on planning for traveller sites was published in April 2011 as a replacement to Circular 1/06. It is the Government's intention to incorporate the guidance within the National Planning Policy Framework (NPPF). When it is issued in the spring. Whilst the Government wants to return power to local communities to help them shape the development of their areas, at the same time, the Government is committed to ensuring fairness in the planning system, so that everyone is treated equally and even-handedly.

Proposed Policy C states that when assessing the suitability of sites in rural or semi-rural settings, local authorities should ensure that the scale of such sites does not dominate the nearest settled community.

Proposed Policy H states that in determining planning applications for traveller sites local planning authorities should consider the following issues: the existing level of local provision and need for sites, the availability (or lack) of alternative accommodation for the applicants, other personal circumstances of the applicant, 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 and that they should determine applications for sites from any travellers and not just those with local connections.

It further states that local planning authorities should look favourably upon applications that involve the development of previously developed, untidy or derelict land, are well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness, ensure adequate landscaping and play areas for children and do not enclose a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

The draft PPS proposed transitional arrangements in that from six months after the policy comes into effect, if a local planning authority cannot demonstrate an up-to-date five year supply of deliverable sites, it should consider favourably applications for the grant of a temporary planning permission. This makes the policy more consistent with the equivalent policy relating to the provision of housing for settled communities, which also asks local planning authorities to treat applications favourably in the absence of a five-year land supply.

There are currently in the District 1 socially rented gypsy and traveller site owned by Essex County Council providing 17 pitches (which can accommodate 35 caravans); 15 private permanent sites with planning permission providing accommodation for 34 caravans, and 1 site with temporary permission which can accommodate 5 caravans. There is 1 unauthorised tolerated site for 2 caravans and 1 un-tolerated site where 2 caravans occasionally parks up for periods of time.

It is the Council's responsibility to set a target for the provision of sites for gypsies; travellers and travelling show people based on a robust evidence of local need. The Essex Gypsy and Traveller Accommodation Assessment (GTTA) (Fordham Research 2009) suggests that in Uttlesford 24 permanent pitches and 7 short stay pitches and 2 additional plots for travelling show people will be required between 2008 and 2021.

Since April 2008 planning permission, made personal to a specified family, has been granted for a site in Little Canfield and a temporary consent for 5 caravans on a site in Little Hallingbury.

The Council does not have an adopted Core Strategy Policy or site allocations for Gypsy and traveller sites. The timetable is that there should be an adopted Local Development Framework incorporating these policies by the end of 2013.

To date the Council has consulted on the Uttlesford Core Strategy – Preferred Options Nov 2007 Housing Strategy, which will include making provision for Gypsies, travellers and travelling show people and Uttlesford Core Strategy – Further consultation on Preferred Options Feb 2010. It was suggested the following factors to be taken into account when identifying sites: sites need to be close to a settlement which has local services e.g. a shop and school, visual impact and character of the area, safe and convenient access to road the network as well as provision for parking, turning and servicing on site and safe access for occupants and visitors, location on a public transport route and if the

site is to be used for business the impact on nearby residential properties in terms of noise, dust etc. be considered.

The application is for a small site within a rural area which does not dominate the nearest settled community. Facilities are available in High Easter. There are primary schools at Ford End and Leaden Roding. There is a limited bus service (1 return journey 4 days a week) between Chelmsford and Great Dunmow which passes about 1km from the application site.

The Council cannot demonstrate that it has sufficient gypsy and traveller sites to meet the need identified in the GTAA. However work is in progress preparing a Site Allocation Development Plan Document which is to be adopted by the end of 2013.

Should the Council not consider this an appropriate site the Council should consider granting temporary permission until sufficient sites have been allocated.

- 8.2 Gypsy and Travellers Services made no comments.
- 8.3 Environmental Health do not object but state the site must comply with national model caravan site licence conditions.
- 8.4 Landscape Officer does not object subject to revisions to the proposed landscape scheme.
- 8.5 Drainage Officer raises no objection and states that it would be preferable for water to be allowed to soak into the ground where it falls and not be directed to the watercourse.
- 8.6 Environment Agency does not object as given there is no foul sewer nearby the private means for foul effluent is appropriate.
- 8.6 Highways does not object subject to conditions relating to surface treatment of the vehicular access, parking spaces and public rights of way over the adjacent public footpath being maintained.
- 8.8 ECC Footpaths Officer does not object.
- 8.9 Ramblers Association objects on the grounds of impact on the adjacent footpath.
- 8.10 Essex County Ecology did not object stating that although there are ponds within 500 metres of the site there are none within 100 metres. Therefore it would be hard to justify a requirement to submit a Great Crested Newt survey. The proposal is relatively minor in terms of development and the hardstanding was already in place and therefore the impact on wildlife would not be significant. The additional planting would be a benefit to wildlife.

9 REPRESENTATIONS

9.1 Neighbour notification period expired 16th November 2011. 164 letters received objecting on the following grounds:

- Building on the Green Belt in against the law, development of Greenfield site;
- An application has already been refused in 2003 to erect a dwelling on this site and therefore the land has already been deemed unsuitable for residential development, reference also made to permission being refused for a mobile home in 2007 and two rejected local applications (UTT/1531/07/FUL for retention of a stock tunnel) and UTT/0133/07/FUL for a mobile home for an agricultural worker);

- There are no services, e.g. , electricity and sewage and water, cess pit too close to a proposed caravan, raw sewage harmful to health, potential site contamination and fire risk, questions waste disposal and collection;
- There would be run-off from hardstanding which could potentially lead to flooding, the ditch providing drainage for the surrounding fields has been filled in, drainage situation will be worse;
- The local character and distinctiveness would be detrimentally affected, contrary to Policy S7 as the development does not have to take place there, caravans are not common in the area;
- Contrary to policy GEN2;
- Site appears to be in commercial use;
- Increase in traffic on a rural road network to unacceptable levels, adverse impact on highway safety, impact on adjacent footpath, insufficient parking;
- If approved could set a precedent and open the flood gates for local residents to build houses or have caravans for residential occupation in their gardens or fields, local householders could not undertake building development without permission;
- The site is in breach of Essex County Council Code for Travellers point no.3 which states the minimum distances between groups of travellers shall normally be half a mile, this family moved in illegally on 3rd September 2011, another site is within this distance, there are no local service centres and the site is along a long and winding road, site is car dependent;
- other sites are available;
- affects human rights;
- the Council have an obligation to provide sufficient sites but this is too small, if the justification for supporting the proposal is the lack of alternative sites only a temporary permission should be granted until such time as sufficient supply is available;
- overdevelopment of the site, any increase on two caravans on the site would require social, educational and medical needs that cannot be met, lack of access to amenities in the area;
- the application is retrospective;
- harmful to trees and wildlife including bats, trees and hedges removed, harmful to protected lanes;
- by definition the travellers should move on.

10 APPRAISAL

The issues to consider in the determination of the application are:

- A The principle of the use of the land as a private gypsy site (ULP Policy S7, Circular 01/2006, Draft PPS Traveller Sites 2011, PPS7).
- B The visual impact (ULP Policies GEN2, S7);
- C Residential amenity (ULP Policies GEN2, GEN4 & GEN5);
- D Highway Issues (ULP Policies GEN1 & GEN8);
- E Drainage, Protected Lanes, Trees, Footpaths (ULP Policies ENV3, ENV9, GEN3, GEN7).

A The principle of the use of the land as a private gypsy site (ULP Policy S7, Circular 01/2006, Draft PPS Traveller Sites 2011, PPS7).

- 10.1 The site is beyond settlement limits in the open countryside and Policy S7 adopts a restrictive policy to development in such locations. However, Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites states that rural

settings for gypsy sites are acceptable in principle where not subject to special planning constraints. The emerging draft PPS on planning for traveller sites also states rural sites may be acceptable subject to certain considerations. Although the adjacent highway is a protected verge there are no other special designations on the site and the area is not within the Green Belt as suggested by a number of objectors. Consideration must therefore be given to the use of the site for gypsy accommodation.

- 10.2 The issues to take into account are the existing level of local provision and need for sites, the availability of alternative accommodation for the applicant, other personal circumstances of the applicant, means of transport, visual impact and ensuring the scale would not dominate the nearest settled community.
- 10.3 It is the Council's responsibility to set a target for the provision of sites for gypsies, travellers and travelling show people and the Essex Gypsy and Traveller Accommodation Assessment suggests that in the district 24 permanent pitches, 7 short stay pitches and two additional plots for travelling show people will be required between 2008 and 2021. Since 2008 permission, on a personal basis, has been granted at Little Canfield for a single pitch and a temporary consent given for 5 caravans on a site in Little Hallingbury.
- 10.4 The Council does not have an adopted core strategy policy or site allocations for gypsy and traveller sites. The timetable is that a Local Development Framework incorporating these policies should be in place by the end of 2013. It cannot therefore be demonstrated that the district has sufficient gypsy and traveller sites to meet the need identified in the assessment. On this basis consideration must be given to sites proposed through planning applications.
- 10.5 A case has been submitted stating that the previous site occupied by the applicants had to be vacated and no alternative sites were available. The need for a more settled existence has been put forward in support of the application including the need for nursery and school places for children. Furthermore the applicant has acknowledged that most journeys would take place using private vehicles; however as a single extended family would occupy the site, and services being in relatively close proximity, the number and length of journeys would be relatively limited and many would be shared journeys.
- 10.6 The application relates to a small site set away from the development limits of the adjacent villages. The use would therefore be of a limited scale and would not dominate the nearest settled community. Furthermore, the site is in relatively close proximity to a settlement with facilities available in High Easter and primary schools at Ford End and Leaden Roding. There is also a bus service, albeit limited, which runs within approximately 1 kilometre from the site.
- 10.7 It is therefore considered that in light of the absence of sufficient sites to meet demand, the site could be acceptable for a small scale gypsy site in land use terms, thereby complying with adopted and emerging national guidance. In terms of gypsy site provision within the district this site makes only a limited contribution but it could become an authorised pitch which would count towards the overall provision.

B The visual impact (ULP Policies GEN2, S7);

- 10.8 The site occupies a corner of a field that, according to the agent, had hardstanding laid by the previous owner who also provided the bund around the perimeter and the site access. The site also has the benefit of existing landscaping which prevents a clear view onto the land. Although the siting of the mobile homes, touring caravans and ancillary structures would have a

visual impact at this location it is considered that the small scale and the landscaping, which can be enhanced through a condition, would result in an acceptable visual impact when balanced with the need for sites within the district. In addition, national guidance states that sites should not be hidden. Conditions can also be imposed to control the accommodation and structures on the site to ensure the use of the site does not assume a greater visual impact in the future.

C Residential amenity (ULP Policies GEN2, GEN4 & GEN5);

- 10.9 The site will need to comply with national model caravan site license conditions and these include achieving distances between mobile homes to prevent the spread of fire and distances to the site boundaries. The site layout may therefore have to change to achieve this and any condition can control the maximum number of structures.
- 10.10 The site is set in relative isolation with the nearest neighbouring properties set a sufficient distance away to ensure the site would not unduly affect residential amenity.

D Highway Issues (ULP Policies GEN1 & GEN8);

- 10.11 The site is served by an existing access from Grange Road. No objection has been raised by the Highway Authority subject to conditions. On site parking can be provided together with a satisfactory turning area and it is not considered that the use of the site as proposed would generate an unacceptable level of traffic on the local road network. The proposal therefore complies with relevant policies.

E Drainage, Protected Lanes, Trees, Footpaths, Nature Conservation (ULP Policies ENV3, ENV9, GEN3, GEN7).

- 10.12 The site would be served by a cess pit which has been accepted by the Environment Agency as no connection to mains sewers is feasible.
- 10.13 The adjacent highway contains protected verges. Other than the access these would not be affected by the development being outside the confines of the site. In addition, as the footpath to the south is also beyond the site the proposed use of land would not affect its use.
- 10.14 The site has a pond adjacent and is bordered by hedges. However, although no ecological submission was made it is not considered that the proposal would be harmful to nature conservation interests. The agent has stated that the hardstanding and access was provided by the previous owner and the landscaping is to be retained and supplanted by additional landscaping.
- 10.15 Essex County Ecology states that although there are ponds within 500 metres of the site there are none within 100 metres. Therefore it would be hard to justify a requirement to submit a Great Crested Newt survey. Given this and the fact that the hardstanding was already in place the impact on wildlife would not be significant and the additional planting would be a benefit to wildlife. It is also considered that a tree survey is not required as the proposal is to retain the existing landscaping and supplant with additional landscaping. There are no protected trees on the site.

10 CONCLUSION

The following is a summary of the main reasons for the recommendation:

It is acknowledged that a large number of objections have been received and the issues raised have been taken into account in determining the application. Notwithstanding the objections received however the district cannot demonstrate the required supply of sites to meet need. The process to identify these sites is unlikely to be complete until the end of 2013 and the Council are unable to put forward any specific alternative sites for this family. Circular 01/2006 states that gypsy sites may be found in rural settings and while the site can be seen from the road and public footpath the Circular does not seek for gypsy sites to be hidden or not visible from roads and footpaths. The area has sporadic housing in it already and the gypsy caravans are on the whole less visible as they are smaller than the other residential buildings. The site is not of a scale that would dominate the local settlements which provide local schools and services and adequate access and on site parking can be provided. Although the site would rely to a large extent on the use of private vehicles the site is small and the accommodation limited and the number of journeys would therefore be relatively minimal. On balance it is recommended the application be approved subject to conditions.

RECOMMENDATION – APPROVE SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule unless otherwise required by a further condition.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with Policies ENV3, ENV9, GEN1, GEN2, GEN3, GEN4, GEN5, GEN7, GEN8 and S7 of the Uttlesford Local Plan (adopted 2005).

2. The site shall not be occupied by any persons other than gypsies and travellers as defined in paragraph 15 of ODPM Circular 01/2006 Planning for Gypsies and Traveller Caravan Sites.

REASON: To ensure the site continues to meet an identified need for gypsy and travellers accommodation.

3. No more than 5 caravans as defined in Part I of the Caravan Sites and Control of Development Act 1960 and section 13 of the Caravan Sites Act 1968 as amended by Statutory Instrument 2006 No, 2374: The Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendments) (England) Order 2006 (of which no more than 2 shall be static caravans or mobile homes) shall be stationed on the site at any time.

REASON: In the interests of visual and residential amenity and to ensure that the use of the site remains compatible with the site and surroundings and to comply with policy GEN2 and to Uttlesford Local Plan 2005.

4. No commercial activities shall take place on the land, including the storage of materials and no more than two commercial vehicles are to be kept on the site at any time.

REASON: In the interests of visual and residential amenity and to ensure that the use of the site remains compatible with the site and surroundings and to comply with policy GEN2 and the Uttlesford Local Plan 2005.

5. The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any one of the requirements set out in (i) to (iii) below:

- (i) within 3 months of the date of this decision a scheme for the layout of the site, including the siting of caravans, ~~for tree~~, hedge and shrub planting including

- details of species, plant sizes and proposed numbers and densities (notwithstanding the landscaping scheme submitted) shall have been submitted for the written approval of the local planning authority and the said scheme shall include a timetable for its implementation;
- (ii) within 3 months there shall be submitted a schedule of maintenance for a period of 5 years of the proposed planting, and retention of the existing, commencing at the completion of the final phase of implementation as required by that condition, the schedule to make provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed, or dies or, in the opinion the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted, unless the local planning authority agrees otherwise in writing. The maintenance shall be carried out in accordance with the approved schedule.
 - (iii) the approved scheme shall have been carried out and completed in accordance with the approved timetable.

REASON: In the interests of visual amenity and to comply with policy GEN2 and the Uttlesford Local Plan 2005.

6. This permission shall only be exercised for the purposes of providing accommodation for one gypsy family.

REASON: To ensure the use of the site remains compatible with the surroundings and in the interests of the residential amenity of occupiers of neighbouring dwellings and to comply with policies GEN2 and GEN4 of the Uttlesford Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification) no development within classes A to F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority. REASON: To avoid the proliferation of buildings, fencing and other means or enclosure at the site, in the interests of protecting the visual amenities of this rural site and to comply with policies GEN7 and S7 of the Uttlesford Local Plan..

8. There shall be no floodlighting or other form of external lighting constructed within the application site without the prior written consent of the local planning authority.

REASON: To ensure the development does not adversely affect the rural character of the area and to comply with policies GEN7 and S7 of the Uttlesford Local Plan.

9. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

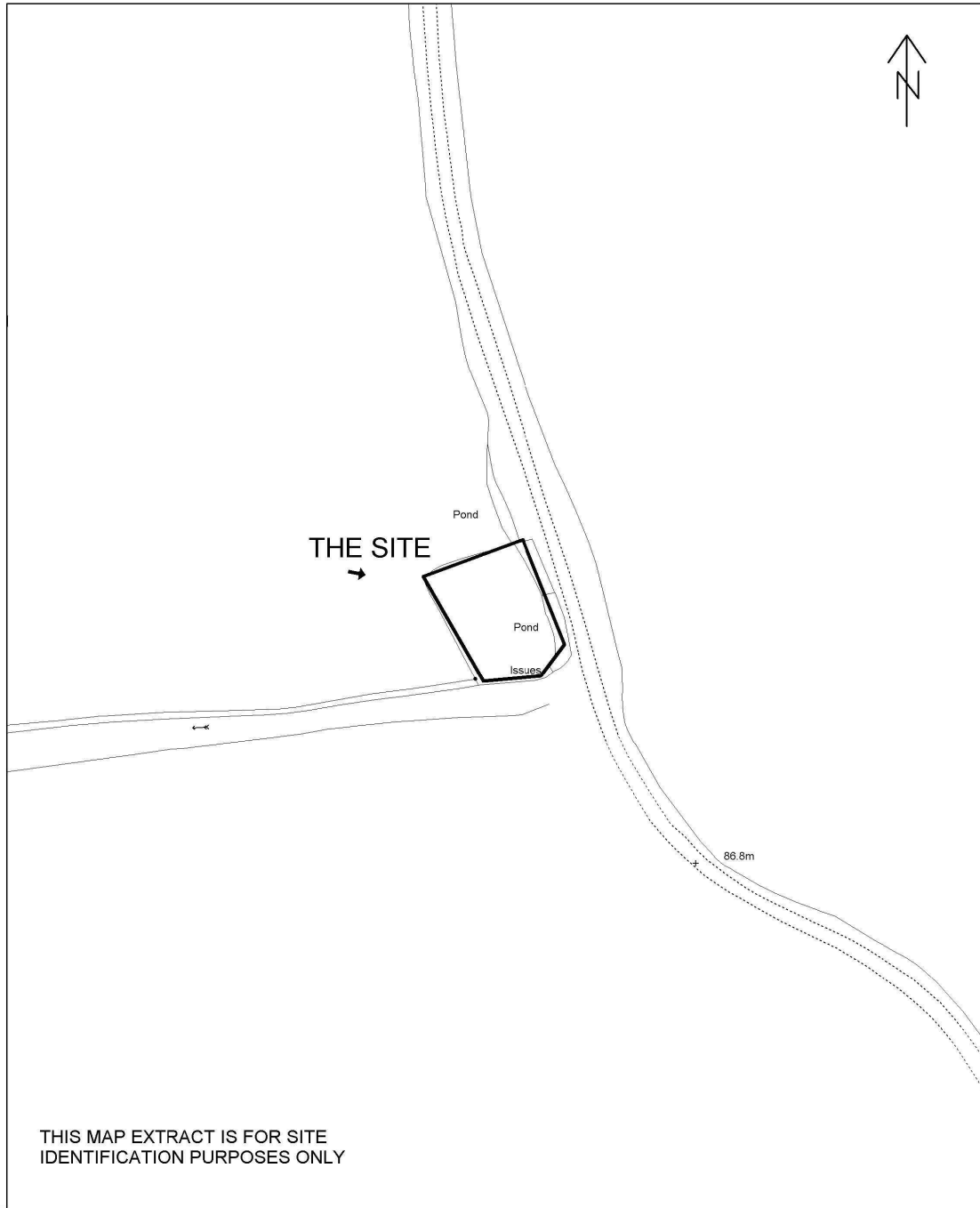
REASON: To avoid displacement of loose material onto the highway in the interests of highway safety and to comply with policy GEN1 of the Uttlesford Local Plan 2005.

10. Each vehicular parking space shall have minimum dimensions of 2.9 metres by 5.5 metres.

REASON: To ensure adequate space for parking off the highway is provided in the interests of highway safety and to comply with policy GEN1 of the Uttlesford Local Plan 2005.

11. The public's rights and ease of passage over public footpath no.11 High Easter which runs south of the application site shall be maintained free and unobstructed at all times.

REASON: To ensure the continued safe passage on the definitive right of right of way and accessibility and to comply with policy GEN1 of the Uttlesford Local Plan 2005.



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