

Application Number

P/2016/0964

Site Address

Beverley Parks (Goodrington) Ltd
Goodrington Road
Paignton
TQ4 7JE

Case Officer

Mrs Saffron Loasby

Ward

Churston With Galmpton

Description

Change of use of site area designated for touring pitches to provide additional mobile holiday accommodation and associated engineering works. Change of use of existing residential unit to call centre. (Proposal/description amended 2 November 2016)

Description

Revised plans; Erection of 55 (recently revised figure from 56) new holiday chalet units replacing 69 Touring and camping pitches and associated engineering works (drainage, services, access roads, parking provision). The site currently comprises 196 static caravans and 175 touring pitches. The site is licensed for 280 caravans and 186 touring pitches.

The application also proposes a change of use of the existing staff accommodation building on site to be used as a call centre for the holiday park.

Executive Summary/Key Outcomes

The application is to remove 69 existing touring and caravan pitches to provide additional mobile accommodation and associated works. This offers an opportunity for investment in an existing tourist business which would make a positive contribution to the local economy and the principle of redevelopment of the site would be consistent with Policy T01 in the Torbay Local Plan and "Turning the Tide", which support investment in existing tourist facilities. The application also includes changing an existing building on site from residential to 'Call Centre'

The application site is in an environmentally sensitive location being located within the sustenance zone for Greater Horseshoe Bats associated with the South Hams Special Area of Conservation (SAC) and some development in an OSWI site allocation (Other Site of Wildlife Interest). A Habitat Regulation Assessment will need to be carried out to consider the likely significant effect of the proposed development on the integrity of the SAC.

The proposed development would result in new permanent holiday lodges within the site being located in a landscaped setting which would increase the visibility

of holiday accommodation in long distance views across the site from the surrounding residential area. A robust landscape scheme is required in order to assimilate the development into the site.

There are a number of other issues such as impact on residential amenity and design that have to be considered in the determination of the application. These are addressed in the report below.

Since submission a slight revision to the proposal has been made to ensure an Ash tree on the site can be retained. The proposal represents a development that carefully balances the issues of, landscape, economic impact and scale of development. There are outstanding issues relating to ecology and drainage that require the submission of further information.

Recommendation

Conditional approval subject to the receipt of additional information in respect of ecology to include a HRA assessment that concludes there would be no likely significant effect on the integrity of the South Hams SAC, landscape and drainage. Final drafting and determination of appropriate conditions be delegated to the Executive Head of Business Services.

Statutory Determination Period

The thirteen week target date for determination of this application was December 3rd 2016. The determination of the application has been delayed due to additional work that was needed to be carried out in respect of the drainage and arboricultural impact. The applicant has agreed to an extension of time for determination of this application.

Site Details

The application site relates to Beverley Parks Holiday Park which is an elevated 12 ha site, with views to the east over Torbay, surrounded by residential development. This application relates to 3ha of the site. The remainder of the site accommodates 196 static caravans and 175 touring pitches. Caravans are centred around the leisure complex, with pitches for touring caravans and tents located on outlying land to the north and east. Toilet and washroom facilities serve the touring pitches. There are access roads across and around the site with a large car parking area located close to the site entrance. Other parking facilities are located adjacent to caravans and in small parking courts close to the holiday accommodation.

Beverley View, a development of mobile holiday accommodation on the lower slopes of the site to the north east adjoins the application site and was constructed in 2006. From the west to the north east the site is bounded by Goodrington Road. From the east, where the 'Other Site of Wildlife Interest' is located to the south, the site is bounded by Hookhills Road. From the south to the west the site is bound by the rear gardens of the residential properties in

Gibson Road and Davies Road. The facilities building, located close to the access, provides a range of communal amenities including indoor and outdoor pools, gym, sauna, steam room, restaurants, cafes and takeaway, soft play area, amusements and shops.

There are a number of trees and hedges on the site. The majority of the tree cover is situated adjacent to the site boundaries particularly along the boundary with Hookhills Road. The majority of trees are located within the application area and sit to the north of the application site softening views between Beverley Park and Beverley View. The outlook on the site is relatively open as the land drops away down towards the coastline.

Access to the site is from Goodrington Road. There is one access point into the application site from the northwest. Access into Beverley View is from the north east.

The surrounding area is predominantly in residential use. To the south and south east is Hookhills Road and to the north Elba Close and Goodrington Road.

In the Torbay Local Plan 2012 - 2030 the site is shown as being within an OSWI (Other Site of Wildlife Interest) and abuts a Torbay Major Road Network and District Distributor Road Network. The site is a well established tourist park within the Bay. The site falls within a greater horseshoe bat sustenance zone associated with the South Hams SAC.

Detailed Proposals

The application as originally submitted was for the erection of 56 self catering holiday lodges and a change of use of an existing residential building (for staff) to a call centre for the benefit of Beverley Parks. As a result of negotiations in respect of landscape one of the originally proposed lodges has been removed from the application in order to retain an Ash tree (T40 on drawing 04785 TCP).

It is proposed to increase the provision of mobile holiday accommodation and reduce the number of touring pitches. An increase of 55 holiday units is proposed. The site is licensed for a total of 325 caravans in a mix of sales and letting. There are currently 196 caravans on the site and this will be increased to 251 mobile holiday units on completion. There is current provision for 175 touring pitches, and this will be reduced to 106 touring pitches on completion.

The proposals include relocation of a playground to a more central location.

The development proposal has been split into 5 different areas.

Area 1 - part of the existing site area designated for touring pitches (units B, C and D)

Area 2 - the site of the tennis court (Units H and G)

Area 3 - Overgrown sloping land to the east of the touring pitches (Units A)
Area 4 - the area covered by the site licence to the south west of the site (Units E and F)
Area 5 - Residential building change of use to Call Centre.

It is proposed to alter the layout of the existing access roads serving the site and to provide new tarmac access roads, access footpaths and parking areas.

Area 1 provides the best views from Beverley Park over Torbay. The area is currently grassed and set at a gentle gradient towards the north east. The site is served by access roads with gravel hardstandings. The access roads are proposed to be re-aligned and to provide additional mobile home accommodation. 17 holiday units (12m x 6m) and 7 holiday units (12m x 4.2m) are proposed in this area, all located to maximise sea views. Each unit will have a dedicated tarmac parking space accessed from the service road. Spaces between the units will be in excess of 6 metres.

Area 2 is where the existing tennis court is currently located and a camping field. This area is located some distance from the main central facilities and the Design and Access Statement states that these are underused areas of the park. It is proposed to site 3 holiday units (12m x 6m) on the site of the tennis court and 3 holiday units (12m x 4.2m) on the adjacent camping field. There is a mature tree backdrop to the west of the tennis court. A timber fence separates the north boundary of the camping field from the existing lodges at Beverley View.

Area 3 is the land located to the east of the site comprising a steep slope that is currently overgrown and unkempt. It is this area that is considered to have the most ecological benefit and the most visually prominent due to the topography of the land. 5 bespoke units are proposed in this location (12m x 6m). Car parking spaces will be sited on the adjoining site of the existing touring pitches so as to minimise intrusion to the existing landscape.

The 4th area of development looks to remove the existing play ground area and reconfigure the existing site. It is currently used for touring caravans, camping and also has a toilet block. 20 units are proposed for this area (12m x 4.2m).

The change of use (referred to as Area 5 of the overall scheme) covers a retrospective change of use of the existing residential unit on the site to use as a call centre. The change was implemented to cater for the demand for telephone bookings. There will be no material change proposed to the external appearance of the building.

Four alternative options for the mobile holiday accommodation are proposed. Option 2 shows the configuration of mobile holiday accommodation on sloping areas of the site, where the walkway and external balustrade is shown raised to suit the ground level corresponding to the access.

Floor levels are shown on the site plan. A sectional drawing to show levels across the site in relation to Hookhill Road is awaited.

Beverley Holidays currently employ 50 full time staff and during the seven month holiday season this increases to 160 part time staff. Following the completion of the development it is anticipated that there will be a 10% increase in staff numbers to 55 permanent staff and 176 part time staff during the holiday season.

Summary Of Consultation Responses

Arboricultural Officer: Approval on arboricultural merit subject to a revised plan confirming the retention of T40 and submission of a tree protection plan and any associated special retention methodologies where trees to be retained may be affected by surface changes and detailed landscaping plan appropriate for the visual importance of the site in the context of the intensification of use.

Green Infrastructure: Ecology

1. Since the site falls within the sustenance zone associated with Greater Horseshoe Bats from the South Hams SAC, the Council will need to undertake a Habitats Regulations Assessment (HRA) Screening to consider whether the development will result in any Likely Significant n the application. It is noted that the Ecological Impact Assessment concludes that since only two greater horseshoe calls were registered during the 23 nights of recording, the site was not considered to be a significant foraging or commuting area for the species.

a. Although there would be a loss of semi-improved neutral grassland within the OSWI, it is considered that the mitigation and enhancements proposed would result in an overall beneficial effect on the OSWI. The creation and on-going management of new and retained habitats would be secured through a Landscape and Ecological Management Plan (see point 5b below). It is noted that the Ecological Impact Assessment (EAD Ecology, August 2016) states that "The LEMP would cover site establishment and the first five-year post-construction phase. The LEMP would be reviewed after this time for the next five to ten-year period and agreed with Torbay Council." In line with LEMPs secured for other recent developments in Torbay, it is recommended that the LEMP covers a 25 year period.

2. The following would need to be secured by planning condition:

a. Submission of a Construction Environmental Management Plan (CEMP)
Submission of a Landscape and Ecological Management Plan (LEMP) Lighting scheme to be submitted prior to commencement. Full landscaping details to be submitted prior to commencement.

Greenspace and Recreation: requests further information about the use of the tennis court, the new location of the play area

Ecology Consultant: Awaiting comment.

Environment Agency: No objection.

Natural England: Comments received 30th November.

With regard to Statutory nature Conservation Sites - advises that the proposal is unlikely to affect any statutorily protected sites or landscapes. Natural England advises following its Standing Advice with reference to Protected Species, Biodiversity Enhancements, Landscape Enhancements and Local Sites.

RSPB: No comment.

Devon Wildlife Trust: No comment.

Natural Environment Services: No comment.

Community Safety: No comment.

Drainage: Awaiting formal comment following submission of additional information.

South West Water: No objection or comment.

Summary Of Representations

Representations against the application received which raise the following issues:

- There has already been a large number of trees felled on site
- The plans are inaccurate as it doesn't accommodate the recent felling of trees
- Loss of habitat
- Loss of privacy
- Drainage
- Noise from disrespectful occupiers
- Over development
- Traffic and access
- Units A1-A5 are unacceptable in the protected wildlife area
- Loss of green space/conservation area
- Impact on specific protected species
- Further tree planting required
- Concern about the sale of land from 5 Elba Close to Beverley Parks is now being built on

- The LVIA does not address impact from Blackbrook Avenue
- No indication of elevations/heights of new holiday units
- Suggested conditions - no further development beyond A1-A5, cap the number of holiday units that can be built, improve boundary treatment to avoid people passing through hedges into Hookhills, Elba Close.

A letter was received from the applicant in response to the objections raised covering the following points:

- The company are very aware of environmental concerns and the impact the site has on the environment. An ecology report has been submitted with the application with regards to wildlife and there is an ongoing tree management program in place in order to safeguard neighbours and customers
- They have been established for nearly 60 years
- They are continually reacting to demand and changing business to meet market needs
- It employs approximately 150 local people
- Investments in the business exceed over £1m
- They are not aware of problematic noise issues and late night activity causing police presence
- They have recently won 2 Silver Awards in the Holiday Park and Customer Service categories and recently through to the South West Tourism Finals
- The development of the holiday units are not increasing the number of pitches on the park and therefore do not believe there will be an adverse impact on traffic and highway safety
- Currently the area from B1-B10 currently accommodates caravans and awnings which come in a variety of colours, shapes, and sizes to a similar height of the holiday units
- The Director would be very pleased to answer any further questions regarding the application content.

Relevant Planning History

The planning history for this site is extensive and therefore only the most recent and relevant applications are listed below.

P/2003/1607 - Replacement of existing roof light structure in swimming pool building - Approved - 13.11.2003

P/2001/1594 - Erection Of Extension To Existing Changing Room And Installation Of Platform Lift On Ground And First Floors (As Revised By Plans Received 20th December 2002) - Approved - 22.01.2002

P/2001/1269 - Alterations And Erection Of Extension To Existing Shop Store - Approved - 14.11.2001

P/2001/0055 - External Works And New Facade To Existing Club House.
(Renewal Of Application 95/1520/Pa) - 14.03.2001

P/2000/0070 - Approved - Alterations to Existing outdoor swimming pool -
Approved - 09.03.2000

P/1996/0933 - Use Of Existing Holiday Park Between 15th February And 15th
January Every Year - Approved - 26.09.1996

P/1990/0237 - Use Of Land Currently Used For 186 Tents To Be Used For
Tents, Motorised Caravans Or Touring Caravans Total 165 - Approved
04.04.1990

P/1987/0158 - Drainage System For New Static Caravans - Approved -
27.03.1987

P/1983/2076 - Tennis Court - Approved - 26.10.1983

P/1980/1051 - Drain Connec To Hookhills Rd - Approved - 29.05.1980

Key Issues/Material Considerations

Principle and Planning Policy

The main issues to be considered in respect of this application are:

1. the principle of the holiday units on the site and the change of use from residential to call centre
2. effect on ecology and biodiversity
3. landscape and visual impact
4. highways
5. design and external appearance
6. economy
8. impact on residential amenity.

1. Principle of development

This application would result in a significant investment in an existing tourism facility.

Policy TO1 in the Torbay Local Plan 2012-30 supports proposals for the improvement of existing tourist facilities providing there would be no harm to sites protected under European legislation. The commentary to Policy TO1 notes that the improvement of tourist facilities is important to recognising Torbay's role as a premier tourism destination.

It supports improvements to the on-site environment, reducing high densities and improvement to on site facilities. It is recognised that many holiday parks are in

environmentally sensitive areas and this type of development can have a significant visual and landscape impact. Adopted policies encourage proposals that seek to secure improvements to the appearance and layout of facilities and improve standards of landscaping and nature conservation.

The NPPF makes little mention of tourism other than supporting sustainable rural tourism at paragraph 28. Economic growth and investment in business is supported by paragraphs 18 to 22 in the NPPF. The proposed development would result in a notable improvement to the standard of accommodation on the site.

The applicant advises that the holiday units, even if sold independently, owners will be permitted to sublet. Clearly a high occupancy rate would result in a greater tourism contribution to the economy of the area. .

In summary, an investment in the improvement of existing holiday facilities is supported by the Torbay Local Plan 2012-30 and the NPPF. Such investment and improvement provides valuable benefits to the local economy and to the tourism sector specifically. However this has to be balanced against the impact of development on the environment and landscape. These issues will be addressed in detail below.

The playground and tennis courts are used by the occupants of the holiday park only and not available to the general public for use and therefore their loss is not considered to have an adverse impact on green infrastructure.

2. Impact on Ecology and Biodiversity

The application is accompanied by an Ecological Impact Assessment ('EclA') comprising a desk study and site surveys including Extended Phase 1 Habitat, botanical, reptile, ornithological assessment (including cirl bunting), badger, hazel dormouse and bat surveys. It is noted that consultation with Natural England and RSPB was undertaken to agree survey effort in respect of cirl buntings and bats respectively.

The application site is located in an environmentally sensitive site. Policies in both the NPPF and the Torbay Local Plan 2012-2030 recognise the importance of these designations, particularly SAC designations. In reaching a decision on the application significant weight should be given to the impact of the proposal on the ecology and biodiversity.

Policy NC1 in the Torbay Local Plan 2012-2030 seeks to preserve and enhance biodiversity and wildlife. Policy NC1 is relevant and makes clear that development that would harm the integrity of the SAC will not be permitted unless adverse effects can be fully mitigated.

Since the site falls within the sustenance zone associated with Greater

Horseshoe Bats from the South Hams SAC, the Council will need to undertake a Habitats Regulations Assessment (HRA) Screening to consider whether the development will result in any likely significant effect on the SAC. It is noted that the EclA concludes that since only two greater horseshoe calls were registered during the 23 nights of recording, the site was not considered to be a significant foraging or commuting area for the species.

The EclA is considered to provide a thorough assessment of the impacts of the proposed development. The report identifies that the proposed development will result in habitat loss, including loss of 250m² of semi-improved neutral grassland within the OSWI. During construction direct effects to amphibians, reptiles, nesting birds and hedgehog would be avoided through mitigation including appropriate timing of vegetation clearance, clearance methodology and ecological supervision. Measures to avoid light spill during the construction phase would avoid significant adverse effects to bats. The report identifies that the design would include the following (as shown on Figure 4: Ecological constraints and opportunities plan):

- b. Retention of all hedgerows and woodland within the site;
- c. Planting of at least 15 native trees and 100m² of mixed native scrub;
- d. Creation of new wildflower-rich grassland (approximately 1928m²) in the northeast of the site along with grassland/scrub mosaic with scalloped edges. This would be undertaken by enhancing a section of the current amenity grassland, dense scrub and continuous bracken;
- e. Provision of bird and bat boxes on mature trees; and
- f. Sensitive lighting scheme to ensure no light spill onto retained and created habitats.

Although there would be a loss of semi-improved neutral grassland within the OSWI, it is considered that the mitigation and enhancements proposed would result in an overall beneficial effect on the OSWI. The creation and on-going management of new and retained habitats would be secured through a Landscape and Ecological Management Plan.

The EclA concludes that the development without mitigation would have a short-term loss of habitat and/or direct effects for notable invertebrates, common amphibians and reptiles, nesting birds, bats, badger and hedgehog.

The following would need to be secured by planning condition:
Submission of a Construction Environmental Management Plan (CEMP)
Submission of a Landscape and Ecological Management Plan (LEMP) Lighting scheme to be submitted prior to commencement. Full landscaping details to be submitted prior to commencement.

Comments from the Councils ecological consultant are awaited.

3. Landscape and Visual Impact

In support of the application a Landscape and Visual Impact Assessment has been submitted by the applicant. This includes an assessment of the proposed development from within and outside of the application site. The report assesses the potential impacts of the development on its surroundings.

In the Torbay Landscape Character Assessment the site is located in the main urban area of main cities and towns (character Type 9). It sits adjacent to Type 1 Rolling Farmland (1S Clennon Hill) and Type 3 Secluded Valley (3J Lower Clennon Valley). Clennon Hill is an undeveloped hilltop within the suburbs of Goodrington which retains a rural characteristic due to the remaining overgrown hedgerows. The area contributes to the green backdrop to views across Torbay and links with the woodland within the secluded Clennon Valley (3J) which provides a relatively large area of green space within the built up area. Neither of the neighbouring character areas have capacity for accommodating change without considerable landscape impact. Both character types consider tree planting, conservation of existing woodland and biodiversity improvements to be important management strategies.

Whilst Beverly Parks is located within the main urban area, its characteristics are similar to those of its neighbours whereby its long distance views show a relatively open rural space where a tree management and biodiversity conservation plan will assist in enhancing and mitigating the proposed development.

The views of the development site are well screened from immediately outside of the application site. Longer distance views of the new lodges will be primarily visible from the point where Goodrington Road meets the A379 to the north. The holiday units at Beverley View can be viewed as the land rises but the use of dark materials mean they are mitigated well into their landscaped back drop.

The line of trees located on the land just below the proposed Area 1 restrict the views of the existing camping and touring vehicles whilst also allowing extensive views over the bay, however the impact of new permanent holiday units are likely to have more prominence. Agreeing suitable materials will help mitigate this impact. Area 3 that is designated as OSWI is quite overgrown at present and views from inside and outside of the site are currently limited. This area has a steep sloping topography with the new units to be located at the top; as a result these may look quite prominent on the horizon if materials are not carefully selected.

The conclusion reached is that the overall significance of landscape effects are not significant and once the proposed development is complete the units will fit well with the wider context of the park.

An arboricultural impact assessment has been submitted in support of the

application. The Arboricultural officer has advised that the scheme is acceptable on arboricultural merit with the exception of the retention of T40, the submission of a landscaping plan and details regarding tree protection.

T40 is a historic remnant of a field boundary first depicted in OS 1904-06 and is shown to be removed, we would raise objection to this removal given its size, age, visual prominence and benefit in softening the proposed intensification of use of the site to the wide ranging visual landscape to the North across Torbay.

Further examples of historic trees arising from historic field boundaries can be found at TG21 and potentially TG9 however these are shown to be retained which is welcomed and their protection can be secured via a condition requiring tree protection fencing.

The tree stock on the site is of 2 distinct age bands with the more recent ornamental internal trees relating to ordinary holiday park type planting. The loss of such trees, where necessary can be readily mitigated from by way of a detailed landscaping plan. However the visual prominence of the trees given the sloping landform infers significant mitigation of professionally designed planting plans is necessary to ensure the intensification of use of this part of the site is softened. Further details on the existing and proposed planting has been requested for further assessment.

Approval on arboricultural merit subject to a revised plan confirming the retention of T40 and submission of a tree protection plan and any associated special retention methodologies where trees to be retained may be affected by surface changes and detailed landscaping plan appropriate for the visual importance of the site in the context of the intensification of use.

4. Highways and access to the site

No Travel Plan or Transport Impact Assessment has been submitted with the application, however, as the use of the site is not changing and the number of visitors is unlikely to be largely different to that already permitted Strategic Transportation have advised that they have no objection in principle to the proposed development.

There are bus stops outside the site and car and cycle parking is provided on site for staff and visitors.

5. Design and external appearance

All of the proposed 55 holiday lodges would have a similar appearance and size. They would be single storey and would be finished with profile cladding on the walls and have a dark roof. The roof would have a shallow pitch. The lodges would be a pre-manufactured which means they would technically be a caravan, and would be subject to site licensing controls. They would sit above slab level in the same way as a caravan does. Each lodge would have an external deck area.

The density of the holiday units across the site equates to approximately 20 units per hectare. The additional units on the 3ha site equates to 18 units per ha which fits well with the wider context of the site. The layout focuses on obtaining the best views across the bay with the majority of the raised entrances and decking area facing towards the sea. The majority of the units are well spaced out and future planting will soften the overall development.

If similar to other units on site the use of a cladding (subject to an agreed colour) and dark coloured roof material would be visually recessive when viewed from a distance. This is of particular importance for those units on the periphery.

6. Economy

The proposal represents an investment in an existing holiday park. This investment in an existing tourist facility is welcomed and would be beneficial to the local economy. In the Torbay Local Plan 2012-30 in the explanation to Policy TO1 it is stated that "the Council wishes to see the quality of accommodation improved with a wider range of new and refurbished facilities and services".

Policy TO1 of the Torbay Local Plan 2015 supports upgrading of facilities in a holiday park subject to criteria relating to impact on landscape, nature conservation, highways and residential amenity.

Discussion with the applicant confirms it is common practice on the site to allow owners to facilitate sub letting of the lodges to encourage maximum occupancy. The numbers of units for sale and rent are not yet known and are based on demand which varies from year to year.

The use of the residential building as a call centre for the Holiday Park also confirms the healthy growth of this local tourist attraction. Confirmation has been sought as to whether the accommodation lost is to be replaced. There is no objection to the principle of changing the use of this property, as it is located within the holiday park and its use to support the business would be appropriate in this location.

8. Impact on residential amenity

Local residents have submitted objections to the application. Concerns have been raised by residents in Hookhills Road about the proposed lodges being higher than the existing chalets on the site. A sections drawing has been requested. The proposed lodges will be sited between 2.5 and 4m away from the boundary hedge that runs along the south east boundary. The closest unit, B11, sits approximately 20m from the closest facing property and will be separated by a road and established hedge which can be further improved as part of a wider landscaping scheme. It is considered that the proposed lodges would not have an overbearing impact on properties in Hookhills Road due to the distance that they are sited from these properties.

Residents have raised concerns about disturbance from noise, light and loss of privacy. It is considered that the proposed development is sufficient distance from residential properties to prevent an overbearing relationship of buildings. The existing boundary fence will prevent overlooking between buildings. As the number of units on the site would be decreased it would be difficult to substantiate an argument that the proposal would result in an increase in noise. External lighting for the development is likely to be minimal but can be appropriately controlled via condition. It is unlikely to detract from the residential amenity of adjoining occupiers.

Conclusions

In conclusion, the proposed development constitutes an investment in an existing holiday park and would result in increasing the number of self catering holiday units in Goodrington. This would be a positive benefit to the economy and support the tourism industry in Torbay. The principle of the development would be consistent with the objective of Policy TO1 in the Torbay Local Plan 2012-30.

The site is in an environmentally sensitive location. The applicant has submitted a detailed ecological impact assessment to address the impact of the development. Although there will be a loss of grassland it is considered that the mitigation and enhancements proposed would result in an overall beneficial effect on the OSWI. The creation and on-going management of new and retained habitats would be secured through a Landscape and Ecological Management Plan.

A HRA is required before consent could be issued to consider the likely significant effect of the development on the integrity of the South Hams SAC. Further information is also required in respect of drainage.

Subject to the receipt of satisfactory further information the proposal is considered to be acceptable for planning approval.

Condition(s)/Reason(s)

The conditions should ensure the development covers the following:

- Holiday only occupancy
- Securing car parking and cycle facilities
- Lighting scheme
- Landscaping
- No removal of plants and trees during bird breeding season
- Requirement for a Landscape and Ecological Management Plan (LEMP)
- To be carried out in accordance with approved Arb report and Tree Protection plan
- Surface materials to be agreed for car bays, access roads and footpaths
- Encouragement of sub-letting
- Levels

- Materials
- Green Travel Packs
- CEMP
- Special protection measures for trees

Relevant Policies

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