

Committee Report**Date: 01.11.2023**

Item Number	01
Application Number	23/00520/FUL
Proposal	Change of use of land for the siting of 5 holiday caravans.
Location	White House Residential Park Lancaster New Road Cabus Preston Lancashire PR3 1BG
Applicant	UAE Company, Company Services LLC
Correspondence Address	c/o Mr Jake Salisbury 2 Croston Villa High street Garstang Preston PR3 1EA
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Mr Philip Glennon**

Site Notice Date: 28/06/2023

Press Notice Date: N/A

1.0 INTRODUCTION

- 1.1 This planning application is presented before Planning Committee at the request of Cllr Lady Atkins due to the applications potential impacts upon neighbouring residential amenity in particular from noise and disruption. A site visit is recommended to enable members to understand the site context beyond the plans submitted and site photographs taken by the case officer.

2.0 SITE DESCRIPTION AND LOCATION

- 2.1 The application site is located on the east side of Preston Lancaster Road to the north of Garstang and is known as White House Residential Park. The application site is an existing residential park which provides residential accommodation mainly through 18.no caravans but does include one dwelling house. The existing site is accessed through a lane located to the side of an existing car sales business and is located within a defined area of countryside with a few commercial businesses and a caravan park located to the west.

3.0 THE PROPOSAL

- 3.1 The proposal is for the change of use of the existing land to accommodate the siting of 5 holiday caravans. The 5 caravans would be located over two areas across the wider application site.

- 3.2 To the north of the application site there is the proposed siting of two caravans which are 4.8m by 7.55m with a gable roof having an eaves height of 2.4m and a ridge height of 3.35m. To the east of the application site located behind No17 there is the proposed siting of three caravans. Each of these 3 caravans will be 3.7m by 12.4m with an eave's height of 3.35m and a ridge height of 4m. The proposed finish of each caravan has not been stated or provided with the application which solely states that they will match the existing caravans within the residential park.

4.0 RELEVANT PLANNING HISTORY

- 4.1 The site has the following relevant planning history:
- 4.2 09/00694/FUL- Replacement and re-siting of four existing units. Application Permitted

5.0 PLANNING POLICY

- 5.1 ADOPTED WYRE BOROUGH LOCAL PLAN 2011-2031) (INCORPORATING PARTIAL UPDATE OF 2022)

5.1.1 The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) was adopted on 26 January 2023 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

- 5.1.2 The following policies contained within the WLPPU 2031 are of most relevance:

- SP1 Development Strategy
- SP2 Sustainable Development
- SP4 Countryside Areas
- CDMP1 Environmental Protection
- CDMP3 Design
- CDMP4 Environmental Assets
- CDMP6 Accessibility and Transport
- EP8- Rural Economy
- EP9 Holiday Accommodation

5.2 NATIONAL PLANNING POLICY FRAMEWORK 2023

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 5th September 2023. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2023 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

- 5.2.2 The following sections / policies set out within the NPPF are of most relevance:

- Section 2 - Achieving sustainable development
- Section 4- Decision making
- Section 6- Building a strong, competitive economy
- Section 12- Achieving well designed places.
- Section 15- Conserving and enhancing the natural environment.

OTHER MATERIAL CONSIDERATIONS

5.3 WYRE SUPPLEMENTARY PLANNING GUIDANCE

- SPG2- Trees and Development

6.0 CONSULTATION RESPONSES

6.1 CABUS PARISH COUNCIL

- 6.1.1 Recommend refusal as the existing park is a residential park not a holiday park and this proposed use is not in keeping with the residential use. Furthermore there are concerns that the cost of holiday lets will fall on existing residents and due to an increase in noise and traffic from the proposed development.

6.2 LANCASHIRE COUNTY COUNCIL (HIGHWAYS)

- 6.2.1 No objections subject to conditions that parking area's and access as shown on plans is provided.

6.3 GREATER MANCHESTER ECOLOGY UNIT

- 6.3.1 No objections subject to conditions

6.4 WBC WASTE CONTRACT OFFICER

- 6.4.1 No objections

6.5 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

- 6.5.1 No objection in principle but require full drainage plans to be submitted in full

6.6 WYRE BC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY (ENVIRONMENTAL PROTECTION - LAND CONTAMINATION)

- 6.6.1 Request a desktop survey for contamination to be provided prior to commencement of development.

6.7 WYRE BC TREE OFFICER

- 6.7.1 No objections

7.0 REPRESENTATIONS

- 7.1 During the application 9 letters of objection have been received. The primary reason for objection are:

- De-valuation of property
- Increase in traffic throughout site.
- No facilities for proposed holiday let.
- High safety concerns regarding proposed access
- Increase in noise.
- Incompatibility with existing residential caravan park

8.0 CONTACTS WITH APPLICANT/AGENT

- 8.1 Planning agent during the application process provided a business plan and agreed to conditions.

9.0 ISSUES

- 9.1 The main issues to be considered in the determination of this application are:

- Principle of Development
- Visual Impact / Design / Impact on the street scene
- Impact on the Residential Amenity
- Impact on Highway / Parking
- Flood Risk and Drainage
- Impacts upon Ecology/Trees

Principle of the Development

- 9.2 The application site is located within designated Countryside area as defined within the Wyre Local Plan (WLP31) and as such Policy SP4 is relevant. Policy SP4 allows certain types of development within the countryside, including holiday accommodation, provided they meet the requirements of relevant core development management policies. Holiday accommodation is also required to meet the provisions of Policy EP9. Policy EP9 relates to 'Holiday Accommodation' and states that sites including new short stay touring caravan and camping sites, will be permitted where they meet the requirements of the Core Development Management Policies and provided they satisfy the following criteria:

- a) The totality of development, including on site services, is of appropriate scale and appearance to the local landscape;
- b) Any new building and supporting infrastructure is necessary;
- c) New tourism accommodation sites incorporating new build accommodation will need to be supported by a sound business plan demonstrating long term viability; and
- d) Proposals for extensions to sites which include new built accommodation outside settlement boundaries will need to be supported by a viability assessment of the existing and proposed business.

- 9.3 Policy EP9 supports the expansion and/or creation of new holiday accommodation provided that the proposed development is of an appropriate scale, does not negatively impact on the landscape (criterion a), new buildings and supporting infrastructure are necessary (criterion b), and where new build accommodation is proposed, a sound business plan. In this case the application is for a new holiday let business and so criterion c) applies but business plans have been provided for the existing residential caravan park and the proposed holiday let as these are interconnected businesses.

- 9.4 Criterion a) of Policy EP9 requires that proposals are of an appropriate scale and appearance within the local landscape. (This is assessed in paragraph 9.10 below) With regards to criterion b) no additional supporting buildings or infrastructure are proposed. As such the proposed works are considered necessary and appropriate. As this is the creation of new holiday accommodation criterion c) applies as there is currently no existing holiday accommodation within the site which is purely residential in its current format.
- 9.5 As part of the application, a viability assessment has been provided. It is outlined that the proposed holiday accommodation will work on the basis that the holiday park will see the caravans being allocated to individual owners. Then following on from this monthly ground rents will be collected which will generate an income for the holiday park in question as each of the caravan would have a 15 year site licence attached to it. Further details within the business plan set out the initial costs, proposed rental income as well as general running costs and upfront expenses which appear reasonable and appropriate. It also includes a cash flow forecast and profit projections for 3 years. It is considered that the business plan has outlined that the holiday lets in question are considered to be appropriate, reasonable and justifiable. The applicant has demonstrated a viable business model within the submitted supporting documentation. As such taking the above into account it is considered that the proposal complies with criterion c) of Policy EP9.
- 9.6 Notwithstanding the above whilst the proposal is considered viable it is nevertheless considered necessary to impose restrictive occupancy conditions on the units to ensure that they are operated in a way that reflects the business plan (as required by Policy EP9). As such the development will be conditioned as with a limited period of occupancy and a requirement for a register of guests to be kept. The proposal must also be considered against other relevant policy requirements such as matters of sustainability required under Policy SP2 of WLP31.
- 9.7 Policy SP2 of the WLP31 states that all development in Wyre should be sustainable and contribute to the continuation or creation of suitable communities in terms of its location and accessibility. Alongside Policy SP2, Policy CDMP6 of WLP31 requires development to include measures to encourage access on foot, by bicycle and public transport and reduce car reliance. Sustainable development is also a requirement of the NPPF. The concept of sustainable development in this context means that development should be in the 'right place', accessible to local services, protect the natural environment and foster a low carbon economy. However, it is accepted some forms of development where vehicle movements are less for example, holiday accommodation, may be appropriate in rural locations depending on the individual merits of each site.
- 9.8 The application site is located as part of an existing residential park and is located off the Preston Lancaster Road where both footpaths and cycle paths are available. Further to this, there are bus stops located 200m from the application on the main road which provides public transport to nearby settlements such as Garstang where a range of local facilities exist. It is therefore considered that the site is in a sustainable location in terms of location and accessibility and would be consistent with the aims of the NPPF and Policies SP2 and CDMP6 of the WLP31

- 9.9 Overall it is considered that the proposed development is acceptable in principle.

Visual Impact / Design / Impact on the street scene

- 9.10 The proposal is for the siting of 5 caravans for holiday use. It is considered that the proposed caravans will not be visible from the Preston Lancaster Road as they are separated by the existing car sales business and existing residential park. The caravans will be constructed of similar materials to the existing caravans at the residential park which will help to ensure visual assimilation. It is however considered necessary to condition that the finishes of the proposed caravans be submitted and approved by the Local Planning Authority before installation to ensure they are of an appropriate finish. Overall, it is considered that the caravans are acceptable in terms of design and will not be distinctly different from the existing caravan/mobile homes on site thus complying with Policies CDMP3 and SP4 of the WLP31.

Impact on the residential Amenity

- 9.11 The proposal is for the siting of 5 caravans for holiday use. The proposed 5 caravans are split into two groups with 2 caravans being located to the north side of the application site and the remaining 3 caravans being located to the east side of the application site.
- 9.12 The proposed 2. No caravans which are located to the North of the application site are located approximately 6m from No.6 which is the nearest residential caravan. It is not considered that these two caravans could be considered to be overbearing or result in any loss of light for the existing residential caravans in the area. As no windows face No.6 there will be no loss of privacy for the caravan in question. It is acknowledged that one of these two proposed holiday caravans face No.16 with a separation distance of approximately 10m. It is however considered that this will not reduce the privacy or cause a perceived loss of privacy from No.16 when taking into account the separation distance and the layout of the proposed caravan which ensures only a bathroom window and entrance door is facing No.16. As such there will be no perceived loss of privacy for No.16.
- 9.13 The proposed 3. No larger holiday caravans are located to the east side of the application site in a plot of land between No. 18 and the existing dwelling. Considering their size, it is not considered that the proposed holiday lets in this location would be overbearing or result in a loss of light. This is applicable as the layout of caravan parks typically provides much reduced spacing compared to residential dwellings. Furthermore due to the of the low heights of the units, they do not give a sense of being overbearing
- 9.14 It is acknowledged there have been concerns expressed surrounding an increase in noise or traffic due to the erection of the proposed 5. No holiday lets. It is not uncommon to see mixed residential and holiday sites. Holiday use is not considered to be significantly different to a residential dwelling in terms of how the unit would operate i.e. comings and goings, level of occupation. However, it would be unreasonable to say that this would cause a disruption on a level that would warrant refusal of the application, due to the nature and scale of the units proposed. As holiday use still falls under the same use class as a residential dwelling (C3) they are not considered to be significantly or materially different in their operation and there would be no

detrimental harm in terms of noise. In terms of increase in traffic it is acknowledged any traffic movements will have to go through the existing residential caravan park but it is not envisaged that there would be any significant increase in traffic which could result in detrimental effects on the amenity of occupants of the surrounding caravans.

- 9.15 Overall, it is considered that the proposed 5. No holiday lets are not detrimental to the residential amenity of any of the existing residential caravans or the existing dwelling house. As such it is considered the proposal is acceptable in terms of amenity impacts and the proposal complies with the provisions of Policy CDMP3 of the WLP31.

Impacts on Highway / Parking

- 9.16 The proposal will utilise an existing site entrance for the existing residential caravan park with each of the proposed holiday use caravans having one parking space each. As part of the application LCC Highways have been consulted who have acknowledged that the proposed change of use will result in an intensification of the existing private access. They have raised no objections to the proposed change of use as the site plan has shown a width of 4.8m for a distance of 10m at the site entrance which allows for two cars to manoeuvre past each other. Overall it is considered that subject to conditions there no issues identified in relation to parking or highway safety and the proposal would comply with Policy CDMP6 of the WLP31.

Flood Risk and Drainage

- 9.17 The application site is located in Flood Zone 1 which is identified as being at low risk of flooding on the Environment Agency's Flood Maps as such the sequential and exception tests are not required. As part of the application the councils Drainage Engineer has been consulted who has raised no objection in principle but as the drainage will connect to the existing system the full details including the size of the existing treatment plant and discharge point for effluent should be provided. This can be conditioned accordingly.

Impacts upon Ecology and Trees

- 9.18 As part of the application an ecology survey has been submitted and therefore Greater Manchester Ecological Unit (GMEU) have been consulted. GMEU have acknowledged the site lies within the SSSI (Site of Special Scientific Interest) Impact Risk Zone (IRZ) of Morecambe Bay SSSI and Bowland Fells SSSI as well as 5 further SSSI Risk Zones. As part of their consultation, they have required conditions including a CEMP and lighting design strategy due to roosting bats being located nearby and due to other protected species, such as hedgerows, amphibians and breeding birds. It is considered that a CEMP is not required in this case as the lands subject to this application has been cleared therefore a CEMP condition would not be applicable. However, it is considered that subject to a lighting condition and ecological enhancements the proposal would not result in significant impacts upon ecology or biodiversity.
- 9.19 Due to the proximity of trees on the northern boundary of the site, the Councils Tree Officer was consulted. The Tree Officer has stated that if the trees are not a sufficient distance away a tree protection plan would be required. During a site visit it was evident that the area in question has

already been finished in hardstanding with only one tree within the application in this area. It is considered that as hardstanding is already surrounding the tree in question a tree protection would not be required.

Other Matters

Contamination

The Councils Environmental Health Officer responsible for land contamination has requested that a Land Contamination Pro Forma be filled out prior to decision, or a condition be added for a Desk Study. This was relayed to the agent who requested that the condition be added. This would be a pre-commencement condition. Subject to this, there are no concerns at this stage in terms of contamination.

Neighbour Representations

It is acknowledged that in the objections concerns have been raised in relation to de-valuation of existing residential caravans within the site. These objections are acknowledged but de-valuation of property is not a material planning consideration and as such cannot be considered when assessing the application in question.

10.0 CONCLUSION

10.1 The proposed development is acceptable in principle based on location and the submission of a robust Business Plan. The proposal will not have an unacceptable impact on the landscape character of the area and there are no issues regarding highway safety, flood risk or residential amenity. All other matters have been assessed to be acceptable, subject to relevant conditions. The application is therefore recommended for approval.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

- 11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.
- 11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

12.1 Grant Full Planning Permission subject to conditions

Recommendation: Permit Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application

received by the Local Planning Authority on 24.05.2023 including the following plans/documents:

- Access Plan. Drawing Number Ga3521-ap-01. (Received 13.07.2023)
- Proposed Site Plan. Drawing Number Ga3521-pp-001a. (Received 03.07.2023).
- Site location plan.
- Proposed plans and elevations. Drawing Number Ga351-pp- 002 (Received 14.06.2023).
- Kelso proposed floor plan. (Received 16.06.2023).
- Proposed elevations and floor plan - 40ft x 12ft. Drawing Number Gga3521-pp-001 (Received 16.06.2023).

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. No caravan shall be installed until details of the external surfaces of that caravan (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

4. The caravans shall be used for the purposes of holiday accommodation only and not as a person's sole or permanent residence.

Reason: The development is approved for holiday use only and occupation on a permanent basis would be contrary to the provisions of Policy SP4 of the adopted Wyre Local Plan (2011- 2031) and would also require further consideration against Policy CDMP2 of the adopted Wyre Local Plan (2011-2031).

5. Each caravan hereby approved shall not be used as a unit of permanent accommodation and shall be solely used for holiday accommodation and not be used at any time as sole or principal residence by any occupant.

The owner shall maintain a register of all guests of each unit of accommodation hereby approved at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain:

- the name and address of the owner's permanent residence (where they pay Council tax and/or are registered to vote and keep the majority of their possessions);
- the name and address (permanent residence) of main guest who made the booking together with dates of occupation.

For the avoidance of doubt permanent residence is where the owner/guest pay Council tax and/or are registered to vote and keep the majority of their possessions.

Reason: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism

and contributes to the area's economy in accordance with Policy SP4 of the Wyre Local Plan (2011-31).

6. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and layout.

7. Prior to the commencement of development, a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore

be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

8. The proposed access from the site to shall be constructed to a (minimum) width of 4.8m and this width shall be maintained for a minimum distance of 10m measured back from the rear of the adopted highway.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

9. The development hereby approved shall be first occupied until the parking / turning area(s) shown on the approved Proposed Site Plan [As submitted on the 03.07.2023] has been laid out, surfaced and drained. The parking / turning areas shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off-road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

10. An electric vehicle recharging (EVCP) scheme shall be submitted for the development unless it is demonstrated that such provision of EVCP is not practical in communal parking areas or due to other identified site constraints. No unit shall be occupied until the electric vehicle recharging point has been provided for the unit to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

11. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy

Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

12. Prior to the commencement of development, a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to):

- * Native tree and shrub planting
- * Hedgerow planting
- * Bird Boxes
- * Bat Boxes

The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of Wyre Local Plan (2011-31)

13. Prior to occupation, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for bats that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: Such a scheme was not submitted with the application but is necessary to in order to minimise impacts on protected species and in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of Wyre Local Plan (2011-31)

15. No more than five static caravans shall be sited on the land at any time and each static caravan shall be compliant in all respects with the definition of caravan in s29(1) of the Caravan and Control of Sites Act 1960 and section 13 (1) and (2) of the Caravan Sites Act 1968 as those sections provide at the date of this planning permission.

Reason: An increase in the number of units other than approved would require further consideration by the Local Planning Authority in line with Policies EP9, SP2, SP4 and CDMP6 of the adopted Wyre Local Plan (2011-2031).