

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**11<sup>th</sup> OCTOBER 2022**

**Agenda Item 6**

**Application Ref. 22/00214/FUL**

**Park Hill Farm, Park Lane**

Since the publication of the main agenda report, the applicant has sought alterations to the wording of two of the proposed conditions which are set out within the committee report.

The first change relates to proposed condition 11 which relates to a restriction for tents only at the camp site, with no allowance for caravans. The applicant has confirmed that there is no intention to allow caravans at the site, however they would like to allow campervans at the site. To ensure that larger campervans are not brought to the site, the applicant has suggested that the condition allows for vehicles up to a length of 6m only.

The second requested change relates to condition 14, which requires the proposed toilet block to be installed prior to the first use of the site. The applicant has noted that as the proposal relates to a small site, it may not be possible to construct the toilet block for the first couple of years or until the business is financially viable, and instead suggests the temporary use of portable facilities until the building is complete.

Officers Comments

The allowance of campervans at the site would not lead to any significant visual impacts or impacts on highway safety and the condition can therefore be amended to allow for this type of vehicle at the site, subject to them being no more than 6m in length.

With regard to the toilet facilities of the site, whilst some form of temporary arrangement in the form of portable facilities could be acceptable within the short term, details of this arrangement will need to be considered and approved by the LPA before the camp site is fully brought into use. It is therefore recommended that the wording of the condition be altered to allow details of any temporary toilet provision to be submitted to and agreed in writing by the LPA.

**Recommendation amended as follows;**

**PERMIT subject to conditions relating to the following matters:**

1. **Time limit condition**
2. **Approved Plans**
3. **Materials**
4. **All works to be completed in accordance with the recommendations set out in the tree report**
5. **Replanting of hedgerows along the proposed passing place**
6. **Soft Landscaping Scheme**
7. **Restriction of any external lighting**
8. **Provision of passing places prior to first occupation**
9. **Restriction of camp site to 4 months of each year only**
10. **No user of the site is to stay longer than 28 days at any one time and a register of all visitors/occupiers shall be maintained and made available to the LPA**
11. **Camp site to be for tents and for campervans that do not exceed 6m in length with no allowance for caravans**
12. **Restriction to 64 camping pitches only**
13. **No tents are to be on site outside of the approved operational times of the camp site**
14. **Details of any temporary toilet provision to be submitted to and agreed in writing by the LPA prior to the construction of the toilet block.**
15. **Visibility splays from the site are to be provided in accordance with the submitted details and retained for the lifetime of the development**