

SITE VISIT**5 DCSE2005/0042/F - RELOCATION AND EXTENSION OF RESIDENTIAL SITE FOR SEASONAL AND CASUAL WORKERS TOGETHER WITH LAND AREAS TO BE RE-PROFILED AT COLERAINE FARM, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SG****For: Cobrey Farms per Paul Dunham Associates, 19 Townsend, Soham, Cambridgeshire, CB7 5DD****Date Received: 6th January, 2005 Ward: Kerne Bridge Grid Ref: 61305, 21738****Expiry Date: 3rd March, 2005**

Local Member: Councillor Mrs R.F. Lincoln

Consideration of this application was deferred by the Sub-Committee on 16th March, 2005 in order that a site visit could be held. This took place on 29th March, 2005.

1. Site Description and Proposal

- 1.1 The application site adjoins the large modern farm complex at Coleraine Buildings. this agricultural enterprise has planted a large area of asparagus (about 135 ha) which will begin to produce substantial crops this coming year. A new grading and packing building at Coleraine Buildings for asparagus was granted planning permission in November 2004. This would be sited at the rear of the large potato store and adjoining the brook. A new access road is required which leads off the existing drive. The proposed caravan site (68 caravans) would be immediately to the south-west of that building and access road, extending over an area of about 0.2 ha.
- 1.2 The intention is to undertake substantial re-grading, primarily to reduce the level of the caravans and the spoil would be used to raise the height of the adjoining field to the south-west. Along the south-eastern boundary of the application site and bank would be formed which it is intended to plant. The south-western boundary is formed by the brook. The caravan site is divided by overhead power lines below which an open recreation area would be formed and the site of a future reception centre is also shown although it is not part of the current application.
- 1.3 The caravan site would house student workers (up to about 330 by 2007) during the asparagus season (March-July) and a smaller number for grading and harvesting new potatoes (July-October). About 30 caravans would be required this year and these are now on site. This requirement would rise to an estimated 66 by 2007. Siting of caravans for agricultural use is permitted development but only whilst occupied for this purpose. The proposal is to retain the caravans all year round and permission is therefore required.

2. Policies**2.1 Planning Policy Guidance**

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- PPS.1 - Delivering Sustainable Development
- PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

- Policy A4 - Agricultural Dwellings
- Policy H20 - Housing in Rural Areas
- Policy CTC2 - Area of Great Landscape Value
- Policy CTC6 - Development and Significant Landscape Features
- Policy CTC9 - Development Criteria
- Policy RC2 - Residential Caravan Sites

2.3 South Herefordshire District Local Plan

- Policy C1 - Development Within Open Countryside
- Policy C8 - Development Within Area of Great Landscape Value
- Policy SH11 - Housing in the Countryside
- Policy SH26 - Residential Caravans/Mobile Homes
- Policy ED5 - Expansion of existing Businesses
- Policy ED6 - Employment in the Countryside
- Policy ED9 - New Agricultural Buildings
- GD1 - General Development Criteria
- Policy C44 - Flooding
- Policy C47 - Pollution

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy E13 - Agricultural and Forestry Development

3. Planning History

- 3.1 SE2004/3102/F Asparagus grading and packing facility with lorry parking, staff amenities, access roads and hardstandings. - Approved 17.11.04

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency objects to the development as part of the site lies within Flood Zone 3 (1% annual probability of flooding) of a watercourse. The Flood Risk Assessment submitted only relates to flooding issues associated with the asparagus packing facility and cannot be extended to evaluate flooding at adjacent sites. In addition it is unclear how foul water would be disposed as details have not been submitted.

Further details are to be submitted and the response of the Environment Agency will be reported at the Committee meeting.

Internal Council Advice

- 4.2 Forestry Commission have no comment to make as no woodland is affected.

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- 4.3 Traffic Manager recommends that conditions be imposed regarding access to the site.
- 4.4 Head of Environmental Health has no comments on the proposal.
- 4.5 Head of Conservation advises as follows:

The site is on the valley floor between the high wooded hills of Penyard Park, to the north and Hengrove Wood, to the south. The valley floor is described as Principal Settled Farmlands in Herefordshire Council's Landscape Character Assessment.

I object in principle to this development. The proposed residential site is very large in scale – it extends approximately 200 metres to the west of the farm complex and 100 metres towards the road. Such a large expanse of mobile homes or caravans, which are normally pale in colour, would be highly visually intrusive in the Area of Great Landscape Value, due to the farm's isolated position, and the topography of the area. The road in the western part of the valley runs at a higher level than the site, so that there are views down onto the application site. It appears that the proposed earth grading along the south-eastern edge of the site would screen views of the caravans sited close to the bank, but caravans in the rear part of the site would remain visible. Moreover, it appears that the whole expanse of caravans would be visible when approaching the site from Coughton, as there are views up the valley from this direction.

If this development is acceptable in principle, a detailed landscape scheme will be required for this development.

It is also recommended that a condition be imposed to ensure an archaeological watching brief during the development.

5. Representations

- 5.1 The applicant's agent's explanation of this proposal is included as an appendix to this report.
- 5.2 Parish Council's observations are as follows:

There was a unanimous vote to object to this application. The Parish Council thinks that the residential caravans will have a severe adverse visual impact on the landscape of the Coughton valley both from the road and from the surrounding hills. The Council will comment further on receipt of the promised statement of background information and need.

In addition, the Parish Council has responded as follows:

The Parish Council still objects to this development. It regrets that no Environmental Impact Assessment was made. It considers that Herefordshire Council Forward Planning Department should urgently formulate a policy concerning these large agricultural caravan parks in a county that is renowned for its scenery and obtains much of its revenue from tourism. Presumably planning consent would not be given for such large sites for holiday caravans. The detrimental visual impact is the same in both cases.

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The Parish Council would prefer to see a single building erected to house workers. There is concern about pedestrians using the narrow winding access road, C1275.

The Unitary Authority should be working towards enhancing the landscape not degrading it.

5.3 Weston under Penyard Parish Council's (adjoining) observations are as follows:

Following a site visit the council's observations are as follows: The need for 60 residential caravans accommodating approximately 240 workers is only required for the asparagus season from April to June, thereafter only 40 workers will be required for potato harvesting therefore appropriate residential occupation restrictions need applying.

An effective on-site Biotech apparatus is required to cope with the waste disposal for 240 residents.

The safety of the workers in walking along the narrow lanes to and from Walford and Ross needs to be addressed to prevent road traffic accidents.

Effective screening and landscaping will be essential to merge the caravans into this picturesque valley.

5.4 Five letters have been received which, in summary, make the following objections:

1. Although of benefit to this agricultural business, with some permanent jobs there would be overall significant disbenefits to the local economy and to the community.
2. The major disbenefit is harm to tourism - some polythene and caravan sites can be absorbed into landscape but limits now reached and area will lose its reputation (based on anecdotal evidence) as a lovely area of the country.
3. Income from tourism worth more to local economy than that from such enterprises with low pay and temporary jobs and much of income 'repatriated' outside the local economy.
4. Serious visual intrusion and damaging to Wye Valley AONB - caravans already brought onto site and clearly visible from nearby highway which is at a higher level, an unsightly/ugly caravan park; also visible from higher land to north with footpaths.
5. Nearly 70 caravans must raise questions about infrastructure necessary to support this residential use and impact on local rural environment.
6. The highway ('C' class road) is narrow, with dangerous blind corners and have been 'several consequential accident situations' - proposals for considerable expansion for growing and packing and increasing heavy traffic and plus vehicles of workers will lead to traffic hazards, congestion and serious casualties.
7. Light, steep soils, serious erosion and increasing potential for pollution of Castle Brook and light pollution - has EIA been carried out?

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8. Flooding - flood risk assessment is questioned as there is considerable potential for flooding and pollution in this steep valley.
9. Further time should be allowed for local comment - raises issues that area of national importance Surrey Waverley/Tuesley Farm inquiry and S & A Davies (Brierley) appeals are referred to - proposal very similar to latter as caravans already on site : has permission be granted already?
10. Applicant makes much of DEFRA grant and it is requested that details of this be made available.
11. An environmental impact assessment should be made: unlike Brierley Court it is in an Area of Outstanding Natural Beauty/Area of Great Landscape Value and River Wye has SSSI and Special Area of Conservation status.
12. This application should be assessed and determined against the policies contained in the 'Development Plan'. In my opinion this proposal is in conflict with Policies H.20 and CTC.2 of the Structure Plan and Policies SH.11, C.6 and C.8 of the Local Plan in that:- it represents residential development in open countryside without any evidence of material considerations cited which should lead to these policies being overridden.
13. It would also be detrimental to the visual amenity of the Area of Great Landscape Value in which the proposed site lies and would impinge adversely on the character and amenity of the nearby Wye Valley Area of Outstanding Natural Beauty – Structure Plan Policies CTC.1, CTC.2 and Local Plan Policies C.6 and C.8.
14. The above were almost precisely the reasons given in Decision Notice (12.05.04) refusing consent to S & A Property application NC04/0321/F for a large caravan site at Brierley Court Farm, just outside an Area of Great Landscape Value. It was also stated that the proposal seemed not to comply with policies which 'seek to safeguard water resources and ensure adequate arrangements for foul sewage disposal'. In the current case the nearby SSSI river basin is at risk with the Castle Brook stream (a tributary of the River Wye) within metres of the proposed site; this is quite apart from chemical and other pollution risks to humans.
15. In addition to the Council's Transportation Unit's evidence, the road dangers cited are so great, that we strongly recommend that a Traffic Impact Assessment by a Highways Consultant should be required. Similarly the Environment Agency should decide on the obvious flooding risks. Is grid ref 61305/21738 in their indicative floodplain?

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 There are no specific policies in the current Development Plan or the emerging Unitary Development Plan which relate to developments of this type. Policy C1 allows in principle development for agricultural purposes in the countryside, although agricultural workers dwellings must be shown to be necessary to the business. Policy RC2 of

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Hereford and Worcester County Structure Plan states that 'residential caravan sites should be subject to similar locational requirements as permanent residential development'. These would seem to be the most relevant policies relating to the principle of development of this type. PPS7 encourages farmers to adapt to new and changing markets, diversity into new agricultural opportunities and broaden their operations to 'add value' to their primary produce (paragraph 27). As farmers seek to respond to the radical changes in the agricultural economy there will inevitably be pressures for change in the countryside. It is not for the local planning authority to decide what agricultural activities should be undertaken: these decisions can only be taken by farmers. However it should be noted that this innovative enterprise has received the backing of grant aid through the Rural Development Programme.

- 6.2 It is considered therefore that this residential caravan site could be acceptable provided it is necessary and the environmental and other consequences (effect on landscape, flood risk, pollution problems, highway considerations etc.) are not so serious as to make this location acceptable. The need for an EIA has been carefully considered but the conclusion of the screening opinion was that it was not necessary.
- 6.3 It is generally understood that there are serious problems in recruiting short-term agricultural workers. The difficulties have been reduced in this case as the asparagus season coincides 'cox and box' with the requirements of potato growing, which has been undertaken by the applicants for the past 10 decades or more. Nevertheless it is accepted that there will be a need for short-term workers which cannot be met from the local labour force. Asparagus is very labour intensive during the growing season (late March to July). The standard labour requirement is stated to be about 2.5 workers per ha, hence the size of the caravan site (68). Considerable investment would be undertaken with the erection of a grading and packing building.
- 6.4 In terms of location the site is next to an existing large farm complex at which packing and grading would take place. The site is not elevated, being next to the brook, but even with extensive re-grading and tree planting it would not be possible to screen the site as it is overlooked from higher land to both north and south as well as from the nearby highway. It is within an area designated as of Great Landscape Value and close to the boundary of the Wye Valley Area of Outstanding Natural Beauty. Nevertheless it is at the centre of asparagus growing extending east and west along this valley and there would not appear to be a more suitable and less intrusive location. It should be borne in mind that use of land as a caravan site for agricultural purposes is permitted development. The issue here is whether the caravans should remain when not required for the temporary workforce, i.e. outside the asparagus and potato growing/harvesting seasons. On balance it is considered that the proposal is not so harmful that this outweighs the need of the agricultural enterprise for seasonal labour.
- 6.5 This new business venture will take some years before it is fully established. Once maximum cropping is reached it will be possible to calculate accurately the number of workers required and hence the number of caravans. It may also be clearer whether this venture will be profitable in the longer term and so require a caravan site for the foreseeable future. In these circumstances it is considered that it would be appropriate to initially grant permission for a limited period and 5 years seems appropriate.

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RECOMMENDATION

That subject to being satisfied regarding flooding the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1 E21 (Temporary permission and reinstatement of land) (5 years only)

Reason: To enable the local planning authority to give further consideration to the acceptability of the proposed use after the temporary period has expired and to ensure the land is restored to its former agricultural use.

2 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

3 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

4 G07 (Details of earth works)

Reason: To protect the visual amenities of the area.

5 The occupation of the caravan site hereby permitted shall be limited to persons employed in agriculture at the farm known as Cobrey Farms, Coughton, only and not those working away from the farm site.

Reason: The caravan site is only acceptable for this purpose.

6 No more than 68 caravans shall be sited within the approved application site.

Reason: To define the terms of the permission and to protect the visual amenities of the area.

7 Before any caravans are sited details of the siting and positioning of the caravan units and any new shower/toilet facilities shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To define the terms of the permission and to protect the visual amenities of the area.

8 A Green Transport Plan containing measures to promote sustainable travel patterns and the efficient movement of the seasonal workers both in the operation of Coleraine Buildings, Coughton and for social trips/activities including a schedule for its implementation shall be submitted to and approved in writing by the local planning authority within three months of the date of this decision. A detailed record shall be kept of measures taken to promote green transport initiatives and shall be made available for inspection by the local planning authority upon request.

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Reason: To ensure the most efficient and sustainable modes of transport are promoted and used in accordance with the sustainable objectives of Herefordshire Council and Central Government.

- 9 The applicant or his agent or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.**

Reason: To ensure that the archaeological interest of the site is investigated.

Informatives:

- 1 The applicant should ensure the siting of caravans and services on the approved application site should be in accordance with the standards set out in "Model Standards 1989 : Holiday Caravan Sites" published by the Department of the Environment.**
- 2 N15 – Reasons for the Grant of Planning Permission**

Decision:

Notes:

Background Papers

Internal departmental consultation replies.

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Expiry Date: 3rd March, 2005

Local Member: Councillor Mrs R.F. Lincoln

1. Site Description and Proposal

- 1.1 The application site adjoins the large modern farm complex at Coleraine Buildings. this agricultural enterprise has planted a large area of asparagus (about 135 ha) which will begin to produce substantial crops this coming year. A new grading and packing building at Coleraine Buildings for asparagus was granted planning permission in November 2004. This would be sited at the rear of the large potato store and adjoining the brook. A new access road is required which leads off the existing drive. The proposed caravan site (68 caravans) would be immediately to the south-west of that building and access road, extending over an area of about 0.2 ha.
- 1.2 The intention is to undertake substantial re-grading, primarily to reduce the level of the caravans and the spoil would be used to raise the height of the adjoining field to the south-west. Along the south-eastern boundary of the application site and bank would be formed which it is intended to plant. The south-western boundary is formed by the brook. The caravan site is divided by overhead power lines below which an open recreation area would be formed and the site of a future reception centre is also shown although it is not part of the current application.
- 1.3 The caravan site would house student workers (up to about 330 by 2007) during the asparagus season (March-July) and a smaller number for grading and harvesting new potatoes (July-October). About 30 caravans would be required this year and these are now on site. This requirement would rise to an estimated 66 by 2007. Siting of caravans for agricultural use is permitted development but only whilst occupied for this purpose. The proposal is to retain the caravans all year round and permission is therefore required.

2. Policies**2.3 Planning Policy Guidance**

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| PPS.1 | - | Delivering Sustainable Development |
| PPS.7 | - | Sustainable Development in Rural Areas |

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2.4 Hereford and Worcester County Structure Plan

Policy A4	-	Agricultural Dwellings
Policy H20	-	Housing in Rural Areas
Policy CTC2	-	Area of Great Landscape Value
Policy CTC6	-	Development and Significant Landscape Features
Policy CTC9	-	Development Criteria
Policy RC2	-	Residential Caravan Sites

2.3 South Herefordshire District Local Plan

Policy C1	-	Development Within Open Countryside
Policy C8	-	Development Within Area of Great Landscape Value
Policy SH11	-	Housing in the Countryside
Policy SH26	-	Residential Caravans/Mobile Homes
Policy ED5	-	Expansion of existing Businesses
Policy ED6	-	Employment in the Countryside
Policy ED9	-	New Agricultural Buildings
GD1	-	General Development Criteria
Policy C44	-	Flooding
Policy C47	-	Pollution

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy E13	-	Agricultural and Forestry Development
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3. Planning History

3.1	SE2004/3102/F	Asparagus grading and packing facility with lorry parking, staff amenities, access roads and hardstandings.	-	Approved 17.11.04
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4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency objects to the development as part of the site lies within Flood Zone 3 (1% annual probability of flooding) of a watercourse. The Flood Risk Assessment submitted only relates to flooding issues associated with the asparagus packing facility and cannot be extended to evaluate flooding at adjacent sites. In addition it is unclear how foul water would be disposed as details have not been submitted.

Further details are to be submitted and the response of the Environment Agency will be reported at the Committee meeting.

Internal Council Advice

- 4.2 Forestry Commission have no comment to make as no woodland is affected.
- 4.3 Traffic Manager recommends that conditions be imposed regarding access to the site.

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- 4.4 Head of Environmental Health has no comments on the proposal.
- 4.5 Head of Conservation recommends that a condition be imposed to ensure an archaeological watching brief during the development.

5. Representations

- 5.1 The applicant's agent's explanation of this proposal is included as an appendix to this report.
- 5.2 Parish Council's observations are as follows:

There was a unanimous vote to object to this application. The Parish Council thinks that the residential caravans will have a severe adverse visual impact on the landscape of the Coughton valley both from the road and from the surrounding hills. The Council will comment further on receipt of the promised statement of background information and need.

- 5.3 Weston under Penyard Parish Council's (adjoining) observations are as follows:

Following a site visit the council's observations are as follows: The need for 60 residential caravans accommodating approximately 240 workers is only required for the asparagus season from April to June, thereafter only 40 workers will be required for potato harvesting therefore appropriate residential occupation restrictions need applying.

An effective on-site Biotech apparatus is required to cope with the waste disposal for 240 residents.

The safety of the workers in walking along the narrow lanes to and from Walford and Ross needs to be addressed to prevent road traffic accidents.

Effective screening and landscaping will be essential to merge the caravans into this picturesque valley.

- 5.4 Three letters have been received which, in summary, make the following objections:

16. Although of benefit to this agricultural business, with some permanent jobs there would be overall significant disbenefits to the local economy and to the community.

17. The major disbenefit is harm to tourism - some polythene and caravan sites can be absorbed into landscape but limits now reached and area will lose its reputation (based on anecdotal evidence) as a lovely area of the country.

18. Income from tourism worth more to local economy than that from such enterprises with low pay and temporary jobs and much of income 'repatriated' outside the local economy.

19. Serious visual intrusion and damaging to Wye Valley AONB - caravans already brought onto site and clearly visible from nearby highway which is at a higher level, an unsightly/ugly caravan park; also visible from higher land to north with footpaths.

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20. Nearly 70 caravans must raise questions about infrastructure necessary to support this residential use and impact on local rural environment.
21. The highway ('C' class road) is narrow, with dangerous blind corners and have been 'several consequential accident situations' - proposals for considerable expansion for growing and packing and increasing heavy traffic and plus vehicles of workers will lead to traffic hazards, congestion and serious casualties.
22. Light, steep soils, serious erosion and increasing potential for pollution of Castle Brook and light pollution - has EIA been carried out?
23. Flooding - flood risk assessment is questioned as there is considerable potential for flooding and pollution in this steep valley.
24. Further time should be allowed for local comment - raises issues that area of national importance Surrey Waverley/Tuesley Farm inquiry and S & A Davies (Brierley) appeals are referred to - proposal very similar to latter as caravans already on site : has permission be granted already?

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.6 There are no specific policies in the current Development Plan or the emerging Unitary Development Plan which relate to developments of this type. Policy C1 allows in principle development for agricultural purposes in the countryside, although agricultural workers dwellings must be shown to be necessary to the business. Policy RC2 of Hereford and Worcester County Structure Plan states that 'residential caravan sites should be subject to similar locational requirements as permanent residential development'. These would seem to be the most relevant policies relating to the principle of development of this type. PPS7 encourages farmers to adapt to new and changing markets, diversity into new agricultural opportunities and broaden their operations to 'add value' to their primary produce (paragraph 27). As farmers seek to respond to the radical changes in the agricultural economy there will inevitably be pressures for change in the countryside. It is not for the local planning authority to decide what agricultural activities should be undertaken: these decisions can only be taken by farmers. However it should be noted that this innovative enterprise has received the backing of grant aid through the Rural Development Programme.
- 6.7 It is considered therefore that this residential caravan site could be acceptable provided it is necessary and the environmental and other consequences (effect on landscape, flood risk, pollution problems, highway considerations etc.) are not so serious as to make this location acceptable.
- 6.8 It is generally understood that there are serious problems in recruiting short-term agricultural workers. The difficulties have been reduced in this case as the asparagus season coincides 'cox and box' with the requirements of potato growing, which has been undertaken by the applicants for the past 10 decades or more. Nevertheless it is accepted that there will be a need for short-term workers which cannot be met from the local labour force. Asparagus is very labour intensive during the growing season (late March to July). The standard labour requirement is stated to be about 2.5 workers per

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ha, hence the size of the caravan site (68). Considerable investment would be undertaken with the erection of a grading and packing building.

- 6.9 In terms of location the site is next to an existing large farm complex at which packing and grading would take place. The site is not elevated, being next to the brook, but even with extensive re-grading and tree planting it would not be possible to screen the site as it is overlooked from higher land to both north and south as well as from the nearby highway. Nevertheless it is at the centre of asparagus growing extending east and west along this valley and there would not appear to be a more suitable and less intrusive location. On balance it is considered that the proposal is not so harmful that this outweighs the need of the agricultural enterprise for seasonal labour.
- 6.10 This new business venture will take some years before it is fully established. Once maximum cropping is reached it will be possible to calculate accurately the number of workers required and hence the number of caravans. It may also be clearer whether this venture will be profitable in the longer term and so require a caravan site for the foreseeable future. In these circumstances it is considered that it would be appropriate to initially grant permission for a limited period and 5 years seems appropriate.

RECOMMENDATION

That subject to being satisfied regarding flooding the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1. **E21 (Temporary permission and reinstatement of land)**

Reason: To enable the local planning authority to give further consideration to the acceptability of the proposed use after the temporary period has expired and to ensure the land is restored to its former agricultural use.

2. **G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

3. **G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

4. **G07 (Details of earth works)**

Reason: To protect the visual amenities of the area.

5. **The occupation of the caravan site hereby permitted shall be limited to persons employed in agriculture at the farm related to Coleraine Buildings, Coughton, only and not those working away from the farm site.**

Reason: The caravan site is only acceptable for this purpose.

6. **No more than 68 caravans shall be sited within the approved application site. Details of the siting and positioning of the caravan units and any new**

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shower/toilet facilities shall be submitted and approved in writing by the Local Planning Authority.

Reason: To define the terms of the permission and to protect the visual amenities of the area.

- 7. A Green Transport Plan containing measures to promote sustainable travel patterns and the efficient movement of the seasonal workers both in the operation of Brook Farm and for social trips/activities including a schedule for its implementation shall be submitted to and approved in writing by the local planning authority within three months of the date of this decision. A detailed record shall be kept of measures taken to promote green transport initiatives and shall be made available for inspection by the local planning authority upon request.

Reason: To ensure the most efficient and sustainable modes of transport are promoted and used in accordance with the sustainable objectives of Herefordshire Council and Central Government.

- 8. The applicant or his agent or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.

Reason: To ensure that the archaeological interest of the site is investigated.

Informative:

- 1. The applicant should ensure the siting of caravans and services on the approved application site should be in accordance with the standards set out in "Model Standards 1989 : Holiday Caravan Sites" published by the Department of the Environment.
- 2. N15 – Reasons for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.