

Reference Number: 21/01129/RVC

Description of application: Variation of condition no 2 on P/00141/16 to allow amendments to approved scheme relating to the swimming pool/clubhouse; reconfiguration of approved units

Site Address: Atherfield Bay Holiday Camp, Military Road, Brighstone, Newport, Isle of Wight

Applicant: Alan Dugard, Interguide IOW Limited

This application is recommended for: Conditional permission subject to the completion of a Legal Agreement

REASON FOR COMMITTEE CONSIDERATION

The request by the local councillor to have this application considered by the Planning Committee has been agreed by the Chair of the Planning Committee as, in accordance with the Council's Constitution, the application is considered to have genuine Island-wide significance due to the size or impact and is contentious among the wider Island communities or of significant impact to a locality.

MAIN CONSIDERATIONS

Whether the changes to the design and layout would have further impact with regards the previously approved application and in particular:

- Impact on the character of the area and AONB
- Impact on neighbouring properties
- Highway considerations
- Ecology

1. Location and Site Characteristics

- 1.1** The application site is located to the west of the A3055 Military Road, approximately 3 km to the south of Shorwell and 3.5 km to the south-east of Brighstone. The site is bounded by the A3055 to the north-east, Cowleaze Chine to the north-west, the shoreline to the south-west and Shepard's Chine to the south-east.
- 1.2** The application site is situated in an exposed rural location on the coastal plain forming the south-western coastline of the Island within the Area of Outstanding Natural Beauty (AONB), Heritage Coast and Site of Special Scientific Interest (SSSI) designations. The land to the north of the application site is used as a caravan and camping site (Chine Farm Campsite). Chine Farmhouse is a Grade II

Listed Building situated on the eastern side of the A3055 opposite to the site, with a range of single storey residential buildings nearby. To the south-east is a detached bungalow adjacent to the eastern boundary of the main holiday camp site (with its own access on the A3055). This is outside of the current and previous application site, but the previous owner/ applicant subdivided the overall site and the bungalow and land to the south-east is now in separate ownership to the current applicant.

1.3 The application site previously comprised a range of single storey buildings forming the Atherfield Bay Holiday Camp, dating back to 1936 and utilised as an army camp during WW2. Following on from the 2016 permission, the original buildings were demolished with the previous application having been implemented with a number of the units being constructed. At the time of the case officer's initial site visit a number were constructed externally but not finished internally. Works continued and a subsequent visit noted most were constructed externally. At the time of the latest officer site visit, minimal works had taken place on the amenity building.

2 **Details of Application**

2.1 The application seeks revisions to the previous scheme which include:

- Changes to the units with a number increasing in size, including a new style H shaped unit
- Some changes to fenestration
- Some changes to the layout of some of the units, and mainly the units towards the rear/south-west of the site (these are now more regimented facing towards the sea, whereas previously they were arranged in a more haphazard layout)
- The clubhouse would be a different design and would become larger (now U-shaped) and now incorporating a swimming pool again (noting that an outdoor swimming pool was previously approved in this location)

Further details/comparisons are set out below.

2.2 There would be no change to the number of units, nor to the red line of the developed site/area (i.e. it is not extending beyond that previously approved site area). Furthermore, the parking areas shown are as previously approved.

2.3 *Units of holiday accommodation - comparisons*

Previously approved with x4 different types of units (A-D). This now introduces a type E which is a larger 'H' shaped unit.

2.4

	Approved P/00141/16	Approved P/01313/17	Current application
Unit A	x10 3 bed; Rectangular: 18.3m x 6.8m, height 3.8m; set on concrete pads	x9 – I unit becoming sales unit	x10 3 bed; Rectangular: 18.54m x 6.78m, height 3.8m set on screw piles which are maximum of

	adding further 0.4m	No changes to units apart from slight changes of some locations	0.4m
Unit B	x9 3 bed; L-shaped: 16.76m x 6.65m. Height 3.8m set on concrete pads adding further 0.4m	x9	x17 3 bed; L-shaped: 16.08m x 7.78m, height 3.8m set on screw piles which are maximum of 0.4m
Unit C	x23 2 bed; L-shaped: 13.7m x 6.65m. Height 2.6m set on concrete pads adding further 0.4m	x23	x17 2 bed; L-shaped: 13.06m x 7.78m, height 3.8m set on screw piles which are maximum of 0.4m
Unit D	x21 3 bed; Rectangular: 12.2m x 6m. Height 2.73m set on concrete pads adding further 0.4m	x21	x15 3 bed; Rectangular: 16.23m x 7.34m, height 3.8m set on screw piles which are maximum of 0.4m
Unit E	n/a	n/a	x4 4 bed; H-shaped: 21.77m x 12.53m, height 3.8m set on screw piles which are maximum of 0.4m
Clubhouse	Rectangular: 30.2m x 12.6m, height 6m – with outdoor swimming pool; sun terrace	Clubhouse building remains the same as 2016 but is slight change to location and loss of pool and children's play area and inclusion of further parking area	U shaped: overall width 30.26m x 32.6m, height main ridge 6m.

2.5 The 2016 application also approved decking around each unit. This was shown to partly wrap around each unit, projecting a further 6m in front and 2.2m to the side.

2.6 It should also be noted that there would be minor changes to the fenestration of units, although it is not considered there is a significant increase in numbers of windows and doors. Some of the changes would result in increases in size of windows, particularly noting that the new Unit E would comprise more glazing than the units they would replace. The table below provides some comparisons:

2.7

	P/00141/16	Current application
Unit A	10 windows; 2 doors; one set of patio doors	12 windows; 2 doors; 1 larger set of patio doors
Unit B	6 windows + 4 porthole style windows; 1 door; 4 sets of patio doors	6 windows + 2 porthole style windows; 1 door; 4 sets of patio doors
Unit C	4 windows + 4 porthole style windows; 1 door; 3 sets of patio doors	5 windows + 3 porthole style windows; 1 door; 3 sets of patio doors
Unit D	11 windows; 1 door; 2 sets of patio doors	11 windows; 4 sets of patio doors
Unit E	n/a	13 windows (8 are full height glazing); 1 door; 2 sets of patio doors

3 Relevant History

- 3.1** 21/01506/RVC - Variation of conditions 2, 8 and 17 on P/00141/16 to retain current location of footpath – Pending. This relates to a change in the location of the proposed and previously agreed section of footpath to the east of the main holiday site within land outside of the ownership of the applicant (subdivided by the previous applicant/owner from the overall site).
- 3.2** P/00080/18 - Variation of condition 2 on P/00141/16 to allow alterations to foundation details – Approved - 12/03/2018. This only approved a change to the concrete pads the lodges were to be situated on.
- 3.3** P/01313/17 - Variation of condition 2 on P/00141/16 to allow relocation of approved clubhouse and new sales facility – Approved - 21/12/2017. This approved:
- slight re-orientation of the club house
 - loss of swimming pool and soft play area;
 - the re-arrangement of parking area in front of the clubhouse with increase of parking spaces from 20 to 24;
 - Loss of one holiday unit and the inclusion of a sales unit to be sited close to the access to the site and clubhouse – the building is the same size and height as the previously approved type A unit;
 - Inclusion of a new car park in front of the sales unit for 20 spaces;
 - Slight change in position of show units to allow space for the sales unit;
 - It is also noted that one of the other C-type units is turned 90 degrees – this is in the south-east part of the site to the south of the tennis courts.
- 3.4** P/00541/17 - Removal of condition no 20 on P/00141/16 - TCP/16601/K to enable the accommodation to be used all-year round for holiday purposes. Approved -

08/11/2017. It is noted Condition 20 restricted occupation of the holiday units from the 6th March to the 6th January (inclusive).

- 3.5** P/00141/16 – Demolition of clubhouse, chalets, swimming pool, managers dwelling, maintenance and other ancillary buildings; redevelopment comprising 63 units of holiday accommodation, clubhouse, swimming pool and service buildings - Approved - 04/11/2016. Works previously started on site with the demolition and removal of the old buildings on site. It is noted that this approved an L-shaped clubhouse with an outdoor swimming pool.
- 3.6** P/00743/14 – Demolition of clubhouse, chalets, swimming pools, managers dwelling, maintenance and other ancillary buildings; redevelopment comprising 92 units of holiday accommodation, clubhouse, two swimming pools, leisure centre, play area and service buildings; refurbishment of reception building (to include provision of managers accommodation) and tennis courts; parking (revised scheme) – Withdrawn – 02/09/2014 – It is noted that this proposed a larger site area.
- 3.7** P/01199/13 - Demolition of clubhouse, chalets, swimming pools, managers dwelling, maintenance and other ancillary buildings; redevelopment comprising 95 units of holiday accommodation, clubhouse, two swimming pools and service buildings (revision to layout of chalets and parking areas and addendum to Environmental Statement) (readvertised application) – Refused - 18/02/2014 for the following reason:

The proposed development by virtue of its scale, size, massing and density would fail to protect, conserve or enhance the quality of the natural environment in this location, and would have an adverse visual impact within the landscape. In consequence the proposal is contrary to the aims of Policies SP4 (Tourism), SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

The subsequent appeal was dismissed on 14/04/2015 (APP/P2114/A/14/2223277) with the Inspector stating that the economic benefits and the benefit of bringing a derelict site back into use did not outweigh the totality of the harm - it would be seriously harmful to the landscape and scenic beauty of the AONB and harmful to the Heritage Coast – this was down to the amount of buildings and their spread, noting that this application proposed a lot more units over a larger site area. The Inspector also noted the average spend by the visitors and chalet owners seem realistic and carried some weight in its favour and accords with the NPPF which seeks to encourage economic growth. The Inspector also had regards to other matters raised in the written representations on ecology, highway, noise and light pollution, that Natural England and the Council's Ecology Officer had agreed that subject to conditions there would be no harm to sites of ecological interest and that the authorised use of the site had to be taken into account.

4 Development Plan Policy

National Planning Policy

4.1 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. It refers to three interdependent social, environmental and economic objectives, which need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across all of these different objectives.

4.2 At paragraph 130, the NPPF states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive with good architecture, efficient site layout and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.3 Reference is also made to the following sections of the NPPF:

- Section 6 - Building a strong, competitive economy
- Section 12 - Achieving well-designed places.
- Section 15 - Conserving and enhancing the natural environment

Local Planning Policy

4.4 The Island Plan Core Strategy defines the application site as being within the Wider Rural Area. The following policies are relevant to this application:

- SP1 - Spatial Strategy
- SP3 - Economy
- SP4 - Tourism
- SP5 - Environment
- SP7 - Travel
- DM2 - Design Quality for New Development
- DM8 - Economic Development

- DM11 - Historic and Built Environment
- DM12 - Landscape, Seascape, Biodiversity and Geodiversity
- DM14 - Flood Risk
- DM17 - Sustainable Travel

Other relevant documents

4.5 Isle of Wight AONB Management Plan 2019 – 2024

4.6 The Isle of Wight Council Tourism Development Plan

Seeks to ensure that the Isle of Wight maximises the potential of the tourism industry and enables it to grow in a way that is economically, socially and environmentally sustainable. The plan aims to reduce seasonality by encouraging activities which make the Island an all-year round destination and this links through to the type of accommodation which is provided. The plan also emphasises the quality of tourism and under its actions, objectives and 2020 vision for accommodation wants to encourage self-catering development which is in rural areas and can operate throughout the year.

4.7 Guidelines for Parking Provision as Part of New Developments (SPD) (2017)

4.8 Guidelines for Recycling and Refuse Storage in New Developments (SPD) (2017)

Neighbourhood Plans

4.9 *Brighstone Neighbourhood Development Plan*

The Isle of Wight Council on 19 September 2016, 'made' (brought into force) the Brighstone Neighbourhood Development Plan. The following policies are considered to be relevant to this application:

- Policy POE1 (Conserving and enhancing our environment) – consider impact of proposals on landscape, natural and historic environments;
- Policy POE2 (Tranquillity) – to preserve tranquillity – reduce light spill into dark skies and reduce noise;
- Policy JE2 (Zone 2 existing large scale tourist businesses) – supports the retention of the existing businesses in this zone and wants them to remain viable, but recognises the sensitivity of the area re: landscape and nature conservation. Of particular relevance is that improvements should be:
 - of an appropriate scale and design in keeping with the location;
 - are predominantly within the existing footprint
 - fully considered traffic generation, landscape and the tranquillity of the area
 - have incorporated opportunities to conserve and where possible enhance the landscape and natural and historic environment

This policy acknowledges the application site but notes that it is now largely derelict having been closed a number of years ago. It also notes that because of their more remote location these sites are more difficult to access using sustainable transport;

- Policy D1 (Design) – in keeping with local area; not impact on neighbours; appropriate landscaping; not impact on important views; have sufficient amenity areas.
- Policy ICS1 (community facilities/services)
- Policy ICS2 (public access, open/green spaces and views) – maintain/enhance – see green space audit and appraisal;

4.10 *Shorwell Parish Plan 2005 and accompanying document: Shorwell Landscape Character Assessment*

The Landscape Character Assessment includes views from key advantage points including from Gore southwards towards Atherfield and the coast and that Atherfield falls within the Shorwell Arable Plain area.

5 **Consultee and Third Party Comments**

Internal Consultees

- 5.1** The Highway Authority has raised no objections, noting previous conditions which are still applicable address highway matters.
- 5.2** The Council's Rights of Way Manager has raised no objections, however, considers there should be changes to the previously agreed legal agreement (further contributions/change in how/where the RoW contribution should be spent. Reference is also made to the proposed change to the public footpath to the east of the main site (and as per the pending application 21/01506/RVC – see Rights of Way section.
- 5.3** The Council's Environmental Health Officer has raised no objections.
- 5.4** The Council's Tree Officer has raised no objections stating that no trees of high amenity would be impacted upon by this development.
- 5.5** The Council's Ecology Officer has raised no objections following discussions with Natural England and acknowledging their latest comments which raise no objection.
- 5.6** The Council's Archaeology Officer has raised no objections following a site visit and meeting with the applicant's consultant archaeologist and with the original condition varied to require a final report prior to occupation to be submitted so that they have a record in the HER of what has been monitored and what has subsequently happened. The archaeologist notes that the lodges are all above ground supported on screw piles which would have slightly less impacts instead of the slab foundations as previously approved.

External Consultees

- 5.7** AONB Partnership has raised no objections. Whilst they do not advocate such changes taking place to approved plans without first gaining planning permission, especially in such a sensitive location. However, they consider this application

covers the breaches raised and the changes from the approved plans and from their site visit they state that the changes would not/do not result in a demonstrable harmful visual impact on the wider setting of the AONB and is therefore something they considered they could not substantiate an objection to on this occasion. However, with regards the additional fenestration they suggest a condition to mitigate harm on the dark skies. Such a condition is therefore suggested.

5.8 Natural England has raised no objections following further consideration of the site and application.

5.9 Environment Agency has raised no objections.

Parish/Town Council Comments

5.10 Brighstone Parish Council has raised objection on the following summarised grounds:

- Object to the changes being regularised via a minor amendment
- Overall increase in scale of the development, including increasing the scale of the units, increased development density, increased ridge heights, significantly enlarged clubhouse facilities, and increases in glazed area will cause serious harm to the scenic landscape and protected coastline which will outweigh any benefits
- Ecological management/protection schemes set out in planning conditions must be reviewed and updated taking into account the changes
- Considers the application to be contrary to the objectives of the AONB management plan and refers to sections and policies P34 and P54
- The Environmental Impact Assessment which was used to formulate mitigations to the original scheme is now significantly inaccurate

5.11 Shorwell Parish Council has raised objection on the following summarised grounds:

- Does not consider the application meets the criteria as a minor material amendment and that the changes make the development a third larger
- Harm on the landscape from increase in scale and height of units, increased density of the development, the enlarged clubhouse and increase in glazing
- Needs a new EIA given the protected and sensitive nature of the site, coupled to the major development and the amendments along with the time elapsed since the original permission
- Loss of the buffer of the Eastern Field and state the original planning permission required dense planting of trees and shrubs to screen the site here [Officer Note: the site has been subdivided with the eastern field now under separate ownership to the applicant's site. However, the planning permission did not include a landscaping scheme in this field].

Third Party Representations

5.12 17 letters of objection have been received the content of which can be summarised as follows:

- Feels the description is misleading and should state "enlargement of a significant number of existing units, reorientation of the majority of the units and the construction of four new larger units in lieu of the same number of smaller approved units."
- Objects to the increase and reorientation of the units rather than the increase in the clubhouse and results in harm to the landscape and protected designation of the site and surrounding area, stating this equates to an increase of around 1500sqm of the chalets and higher ridges;
- No justification for such an increase and the only reason is accessibility which they feel is not a material planning consideration and is already governed by building regulations
- Selling off of Eastern field has meant the mitigation measures set out in the EIA can no longer be applied
- Refers to the previous refused application dismissed at appeal where the scale and intensification was too great
- A sensitive site and area and the increased number of and larger size of buildings, more parking spaces and increase in clubhouse is inappropriate development
- Impact on protected AONB, Heritage Coastline, South Wight Maritime (Special Areas of Conservation) and Compton Chine to Steephill Cove SSSI)
- Not high-quality design or building materials and not sympathetic or blend in with the environment
- Provides dimensions and compares with approved units that with larger balconies the built form would increase in the footprint by 30 per cent and increase in roofs by 1m would interrupt the coastal views
- Another comment provides comparisons with the approved schemes and they set out breaches they have identified including: the increase in units sizes and heights; the new H shape units, the position; design and scale of the clubhouse; the difference in layout of units; the addition of porches to units; changes and increase in glazing; change to number of bedrooms; the inclusion of a swimming pool; removal of hedges/trees to east of the site; units built closer to boundaries; earthworks and drainage/pipes carried out in erosion zone
- With larger units the Eastern boundary would now be dense and overdeveloped with a huge visual impact
- Lives next door and states the wildlife has already been impacted on including the removal of some vegetation along the eastern boundary to accommodate the larger units and allow views
- Additional glazing will impact on dark skies
- Considers the changes have led to a residential housing development
- No transport links which will hugely increase traffic through the lanes to Brighstone and Shorwell
- Number of bedrooms has changed meaning 2 families can stay in a unit

and thus increase in parking and traffic

- Four large units built without permission and site appears to be extremely congested and over-developed and is visible for miles
- Concerns this could lead to stripping of the Island's UNESCO Biosphere status because of overdevelopment in a sensitive area
- No evidence of renewable energy thus not sustainable build
- CPRE believe this should be a material amendment given the units are in completely different locations and significantly bigger than approved. Welcome opportunity for disabled access but raise concerns of access to the Unit E's (need for steep ramps etc.). Refers also to increased number of units close to the road and their increase in size and impacts on AONB.

6 Evaluation

Principle

- 6.1** Planning application P/00141/16 has already approved the principle of the development and this application seeks relatively minor changes in comparison to the original application for the overall site. These are mainly changes to the club house and units in terms of their size and location. It should also be noted that a 2018 application approved use of the units all year round but still restricted to a holiday use with the appropriate conditions imposed.
- 6.2** Officers note that a number of comments question whether this should be considered a minor material amendment or should be a full planning application. Given the level of works and the size of the overall site of the original application compared to the proposed revisions under this application, officers consider that the proposed would not materially affect the nature of the scheme. Whilst officers acknowledge that the clubhouse would become larger, incorporating a swimming pool, it is noted that an outdoor swimming pool and terrace area along with a children's play area was previously approved in this location. Officers consider that the proposed changes to the clubhouse would not significantly alter the original scheme and thus can be considered as a minor material amendment. This change would not alter the operative element of the description of the development, which refers to a swimming pool.
- 6.3** Furthermore, whilst there are changes to the units with a number increasing in size and also change to the layout of some, there are no changes to the number of units nor to overall size of the 'developable' site (within the red line), or to the main parking areas. Again, officers do not consider these changes would materially affect the nature of the scheme and that they can be assessed through such a minor material application which still goes through a planning application process including full public consultation. Officers therefore consider that the changes proposed under this application are not so substantial that it could not be assessed as a minor material amendment.
- 6.4** Officers also note that the original 2016 application and subsequent revisions were assessed under the current local and national policies, and also that works previously began, and thus is an extant permission and significant weight must be given to the previous scheme.

6.5 The Parish has referred to the need for a new Environmental Impact Assessment (EIA) given the time since the original approval and changes to the site and surrounding areas, the revisions proposed and changes and having regards to the sensitive location and designations. Again, regard must be had to the extant permission, and that the changes proposed are only within the previously approved red line, with no increase in the developed area. As set out above, officers consider these changes can be assessed under a Minor Material Amendment, via section 73 of the Planning Act and Officers do not consider these changes would result in the need for a new EIA, with significant weight also given to the relevant consultee comments, noting that Natural England, the Environment Agency and the AONB Partnership have not raised an objection in respect of designated sites.

6.6 Officers note that P/01313/17 approved a variation to P/00141/16 which:

- revised the clubhouse – location and also the loss of the swimming pool and soft play area
- the re-arrangement of parking area in front of the clubhouse with increase of parking spaces
- Loss of one holiday unit and the inclusion of a sales unit to be sited close to the access to the site and clubhouse with an additional car park
- Slight changes in position of some units.

This is noted as some of the changes are incorporated into this revised scheme, including the additional parking to the front of the site.

6.7 Comments have been made in relation to the previously refused scheme (P/01199/13) which was dismissed at appeal. However, as set out in the ‘Planning History’ section above, it must be reiterated that this was for a much larger number of units over a larger developable area (larger red lined site) with the Inspector specifically highlighting that the amount of buildings and the increase in spread of the development that was harmful. This current application does not increase the number of units, nor does it spread out further than the previously approved red line, and therefore still differs significantly from the previously refused scheme.

6.8 Officers consider the revised scheme would result in a better tourism provision, with higher quality holiday units than the pre-fabricated lodges previously approved. With regards to the amenity building, this would now be a larger U-shaped building instead of a rectangular one, although noting the original 2016 approval included the built form of the outdoor pool, terrace and play area. There have been two different designs with the original scheme having an outdoor pool and terrace area, but then the pool area was removed in the subsequent minor material amendment (noting at that time this raised significant concerns from third parties and the parish that the site’s facilities being reduced would lead to a poorer tourism provision, and potential resulting in the units becoming full residential). The amenity building would now include a swimming pool within a ‘wing’ of the proposed enlarged building and along with the increase in the café area, the gym and now a steam room, and officers consider this would significantly improve the tourist provision, and that this pool would now be

indoors, providing an all-year-round facility, and thus accords with Policy SP4 which seeks all-year-round tourism.

- 6.9** The applicant has also stated that the intention is that the café would be available to the general public and that there may be some use of the swimming pool by local community groups (it is understood some have approached the applicant on this). Whilst this would certainly be a positive tourism and community provision, this community use could not be guaranteed, and it would be unreasonable to suggest conditions that the community use takes place and thus no weight is attached to this other use(s) in determining this application.
- 6.10** A comment has been received that the amenity building/clubhouse would be in a different position than approved, however, whilst it is in a different position to the 2016 approved scheme, it would be in a similar position to the 2017 scheme.
- 6.11** Comments have been received that there is no justification for the changes and that the reason put forward for better accessibility are not material. Officers do not consider that such justification in this instance is a determining factor itself or that significant weight can be attached to this. This assessment is based on whether the changes would result in significant adverse harm in comparison with the approved schemes. Although it is acknowledged that there are changes overall and that officers consider these would provide an improved and higher quality tourism provision, these are then balanced against any negative impacts, as discussed below. Taking into account the consultee comments, officers do not consider that there is any such increase in harm would occur when compared to the approved schemes and therefore the principle of the changes are considered acceptable.

Impact on the character of the area

- 6.12** As set out above, the applicant is seeking changes to the plans that were approved through recent permissions. In assessing this application, it must be reiterated that the assessment is between what was approved and what is now proposed/being built and whether these changes themselves would result in adverse harm beyond the approved schemes.
- 6.13** The site is situated in an exposed rural location on the on the south-western coastal plain forming the south-western coastline of the Island and is within the Isle of Wight AONB and Tennyson Heritage Coast, thus forms part of a nationally protected landscape. Thus, the key assessment of this application is the changes which have been made to the approved plans and any landscape and visual impacts on these designations.
- 6.14** The National Planning Policy Framework July 2021 (NPPF) gives AONBs the highest level of protection when it comes to landscape and scenic beauty and aims to protect these areas as set out in paragraphs 174 and 176. In paragraphs 130 and 134 the NPPF mentions good design and local character and how this should be reflected and reinforced in development proposals. The Island Plan also protects the environment and landscape using SP5 and DM12 which states development will only be supported where it reflects the objectives of Wight

AONB.

- 6.15** A number of comments have been submitted which have raised concerns regarding the changes from the previous applications and consider there would be harm, with some comments setting out detailed comparisons of the built form. As already set out, but reiterated here, there are no changes to the numbers of units on the site, nor on the size of the developable boundary as previously approved. However, acknowledging those third party and Parish comments about the changes to the scheme which have been carried out, there have been changes to the design and size of a number of the units and some of the layout of some of these and then to the size and design of the clubhouse.
- 6.16** With regards the holiday units, the original scheme approved smaller prefabricated units and whilst it was considered that these would still have provided a high-quality tourist provision, the revised scheme would provide more substantial buildings and could be considered to provide better all-year-round tourist provision, particularly taking into account the changes to the amenity building. However, in terms of the size of the amended holiday units, they would not be any higher than those approved, and in fact often lower than the previous height approved due to the differing construction. Glazing would differ in size, but other than the four H shaped buildings (units E), officers do not consider there is a significantly higher amount of glazing and there are no rooflights proposed, noting that the AONB Partnership have not objected to the proposals.
- 6.17** With regard to the amenity building/clubhouse, this would be a larger building with new wings proposed, however, consideration must be given that these additional wings would be over the previously approved built form of the outdoor pool, sun terrace and play area and officers consider that the additional increase in the building would not result in any significant visual impacts, noting that the building is sited within the approved built form of the application and would remain a single storey building. Furthermore, it is considered that the style and design of the building would represent an improvement to the approved version.
- 6.18** The site is within a bowl in the landscape and whilst officers cannot condone unauthorised changes to approved plans, in this instance an assessment of visual impacts can be undertaken given that many of the units have been constructed/partly constructed. Officers have undertaken a number of site visits to the site itself, the surrounding areas and public rights of way as well as from further vantage points including the Military Road in both directions and the further higher ground of the Downs to the north and east. The location of the site within a depression in the landscape and this significantly reduces landscape and visual impacts, with this assessment also having to consider the differences between the approved schemes and the current changes.
- 6.19** From the distant points, such differences cannot be identified and from the closer viewpoints some differences would be seen, such as the change to the amenity building, but it is not considered this would cause further or adverse visual harm to the site or the surrounding landscape. The point where the differences would be most readily seen are from the cliff path immediately to the rear (south-west) of the site. This is where the changes in orientation of some of the units and the

change to E units (the H-shaped ones) can be seen. However, these changes are seen with the backdrop of the rest of the development and as a result the units would appear overly prominent when compared to the approved scheme. Furthermore, the site has not yet been landscaped, and this would provide increased softening of the built form.

- 6.20** In undertaking this assessment, consideration has been given again to the Landscape and Visual Impact Assessment (LVIA) submitted with the 2016 application which shows the context of the site from various viewpoints in the locality, and which was previously accepted as being based on accepted methodology and considered 'fit-for-purpose'. Whilst this was undertaken several years ago, it is considered that there have not been any significant changes locally which would alter the previous assessment or its conclusion that the landscape is capable of absorbing the proposed redevelopment with a minimal loss of visual amenity at close proximity, and that there would be no loss of visual amenity from any long-distance viewpoints, or from the sea.
- 6.21** Significant consideration must be given to the AONB Partnership comments. They have undertaken similar site visits and assessments to seek to establish any additional impacts of the amendments from within and outside the site. They state that the units remain of single storey construction with dark coloured roofs and finished in muted colours as agreed by previous applications and that existing screening in views from the south east results in only the tops of the roofs visible from nearby footpaths and the Military Road. Furthermore, the views from the north west coastal paths are equally shielded by existing vegetation, landform and the intervening camp site which they understand now benefits from year-round use for static caravans. In addition, views on the approach from the west on the Military Road see the development at the base of the hill, interspersed with vegetation, at low level and with the adjacent camp site in the foreground. The most direct and close up views attainable of the units are from the coastal path between the boundary and the cliff with the units clearly visible and in the foreground of views towards the site.
- 6.22** The ANOB Partnership refer to the site having been a holiday site for many years, although at times derelict, but that whilst some units have been increased in size, an additional unit has been proposed and the layout has been changed, the fundamental view from here has always been of a holiday site. The aim of the redevelopment of the site was to provide a high-quality tourism offer and the AONB Partnership consider it is what is being proposed/provided.
- 6.23** Officers acknowledge that the AONB Partnership have raised some concerns that the re-orientation of the units is not so positive, preferring the approved scheme of units at irregular angles, noting that the rigid formation of caravans has caused visual harm at other caravan parks on the Island. However, from their site visits, given the choice of materials and the limited views of the units due to landform and surrounding vegetation, it is not considered this has occurred at this site, noting also that the car parking has remained the same, with parking clusters well within the site and shielded from outside views (a previous concern prior to the 2016 application). The AONB Partnership note changes in size of the units and the addition of another type of unit (Unit E) but they do not consider this to have a

demonstrable harmful visual impact on the wider setting of the AONB and therefore an objection by them could not be substantiated in this instance.

- 6.24** However, they refer to units A, B, D and E which now would have larger amounts of glazing than previously granted permission for and some concerns that this could have impacts upon the Dark Skies and tranquillity that this area of the Island benefits from. The AONB Partnership does not consider sufficient overhangs exist on the current units which could mitigate any upward light spillage and therefore recommend a condition that light pollution attenuation measures are put in place on these units with large amounts of glazing, such as wooden louvres or additional overhangs are added to these units. Officers agree that this could be covered by condition.
- 6.25** The AONB Partnership has raised no objection to the increase in size of the amenity building to now incorporate an indoor swimming pool, stating that its previous removal was felt to be a retrograde step in offering a high-quality tourism offer and also that the previous main building was a large, almost two storey rectangular bland building. The AONB Partnership has no objection to the revised design or size and scale of the building, however, it is considered that light attenuation measures should also be employed to the swimming pool windows in a similar way to those required for the units.
- 6.26** With such a condition in place, the AONB Partnership conclude that whilst a number of changes have been made on site compared to what had been given permission, the overall landscape impacts cannot be demonstrated to cause further harm to the AONB or Heritage Coast over and above what already has permission on a historic holiday site. Officers agree with the AONB Partnership's assessment and the condition requiring light pollution attenuation measures is therefore recommended.
- 6.27** It is acknowledged that a landscaping condition was previously imposed and that the condition was successfully discharged. Given the change to the scheme including the position and size, it is considered appropriate to re-impose a condition to require a landscaping scheme to be submitted and agreed. Similarly, it is recommended that the condition for details of external lighting is also re-imposed (this also had been discharged).
- 6.28** Therefore, whilst officers acknowledge there is an increase in the built form from that originally approved, it is considered that these changes do/would still have an acceptable visual impact with the landscape, in accordance with Policies SP5, DM2 and DM12 of the Core Strategy.

Impact on neighbouring properties

- 6.29** Previously no concerns were raised in respect of impacts to neighbours, noting the Chine Farm Camping Site is located adjacent to the northern boundary of the application site. Officers do not consider that the changes to the units or the amenity building/clubhouse would result in further impacts on this established camping and caravan site. Similarly, to the north of the site on the opposite side of Military Road is a small cluster of residential properties (Chine Farm, Hazlen,

White Cottage and 1-9 Chine Farm Cottages). The 2017 application already approved further units and parking on the north-eastern part of the site close to the main road and Officers do not consider the change to the units here would result in any further impacts on these properties.

- 6.30** However, Officers note that since previous applications, the overall site has been subdivided with the land to the south-east now outside the ownership of the application site (the previous owners/applicant of the site subdivided it and sold these off). Whilst the bungalow to the east immediately adjacent the red-lined site was outside the red and blue lines before, this, along with the land is now under new ownership. Reviewing the previously approved 2016 and 2017 plans, it is noted that there are still only two C units close to the boundary of this neighbour towards the front of the site but that these have now been moved further away from the dwelling and now at 90 degrees, where previously they were angled facing slightly towards this dwelling. Officers do not consider that the changes to these units would result in any further or adverse impacts on this neighbour.
- 6.31** To the south of this bungalow, a row of three D units were previously approved and now there would be a row of four D units, with the closest one still set at a similar distance from the boundary as previously approved. On the elevation facing towards this neighbouring site there would be one further small window than that approved but with the separation distance to the dwelling and the boundary treatment (hedge), Officers do not consider this would result in any further or adverse impacts on this neighbour.
- 6.32** Whilst the subdivision by the previous applicant/owner has resulted in some complications, noting that the neighbouring property has applied for planning permission to revise the footpath going across the eastern part of the site, now in their ownership (also resulting in need for updated legal agreements covering the whole site), Officers consider that the changes to the approved scheme that are proposed, and as set out above, would not result in any further or adverse impact on neighbouring properties than previously approved and therefore these changes are considered acceptable in terms of impact on neighbours in accordance with Policy DM2 of the Core Strategy.

Highway Consideration

- 6.33** As stated above, the principle of the development for 63 units has been previously approved and the highway elements previously agreed, including relevant conditions. The proposal includes the reconfiguration of the approved units and allowing for an updated onsite layout. It should be noted a subsequent approved application (P/01313/17 – see planning history section) did approve additional parking and slight changes to the layout, particularly close to the entrance with the proposed sales unit. Some of these changes are incorporated into this scheme with the sales unit and further parking to the front.
- 6.34** The Highway Engineer acknowledges that the revised site layout would bring about an uplift in onsite parking provision. However, when considering the planning history associated with the site including the previous approved increase in spaces, and the lack of availability of safety on-street parking on the local

highway network, the increase in parking numbers is not seen to pose a highway safety issue.

- 6.35** The Highway Engineer states that the traffic generation associated with this proposal would not have a negative impact on the capacity of the highway/project network and that on review of accident data, there have been no recorded accidents in the last 3 years within the vicinity of this site that are relevant to the proposal (two were recorded but the Highway Engineer does not consider these relevant to this proposal).
- 6.36** Therefore, with reference to previous conditions being still relevant/applicable, the proposal would comply with Policies DM2 (Design Quality for New Development), DM17 (Sustainable Travel) and SP7 (Travel) of the Isle of Wight Core Strategy.

Rights of Way

- 6.37** Officers note that the Council's Rights of Way Manager has not raised any objections on the scheme but does consider that a further payment towards rights of way should be provided by the applicant with regards the change in design of the units, the change to all-year round use and that the swimming pool would impact on the public's enjoyment of the rights of way through noise/views etc. The RoW Manager also considers the wording of how the money should be spent should change, to within 5 miles of the development site.
- 6.38** Currently the legal agreement stipulates that a contribution should be made to improve the public rights of way access to the beach in the vicinity of the development. It is noted that the site is located on a cliff with a steep slope down to steps leading to the beach and that during a period of the assessment of the original application, these steps had become damaged and unusable. Officers consider it key that such a link is maintained for a benefit to the users of the development as well as a general public benefit, and therefore consider that the original stipulation remains. With regards an increase in contributions, as discussed above, this application does not increase the number of units and whilst there are design changes, these would not result in a significant intensification of the site and use of the surrounding area and paths. Officers therefore do not consider it appropriate to now raise the rights of way contribution (other than any interest owed as per the original scheme).
- 6.39** Reference is also made by the Rights of Way section to a proposed change to the section of public rights of way previously approved in the field to east of the main holiday site. This is subject of a current application (21/01506/RVC) and which will become part of the proposed England Coast Path (ECP). This would be close to the site boundary of the holiday site and RoW have raised some queries over possible changes. This application has not included any details and given the changes proposed under this application do not include a change to the site boundary (which could impact on such a path), an informative is therefore suggested.

Ecology

- 6.40** As set out above, the changes would not enlarge the developable site, nor encroach into the land around the site to the east or west. Some concerns have been raised by third parties and the Parish Councils regarding impacts on the environment and designated sites. However, again, as stated above, the changes only relate to the design and size of the units and amenity/clubhouse building, and Officers therefore do not consider these would result in any further harm or impacts on ecology/wildlife. Significant weight must also be given to the comments received from both Natural England (NE) and the Environment Agency, as neither consultee have raised an objection to the current proposals. NE state that the subject of the variation of condition application itself does not pose any likely significant effect to the South Wight Maritime Special Area of Conservation (SAC) and would not be likely to cause adverse impacts to the interest features of the Compton Chine to Steephill Cove Site of Special Scientific Interest (SSSI). The Council's Ecology Officer also does not raise an objection.
- 6.41** As referred to above, a landscaping scheme was previously agreed via condition and this was agreed by the Council's Tree and Ecology Officers, the AONB Partnership and Natural England. This demonstrated that a successful landscaping scheme could be achieved at the site to incorporate ecology/wildlife measures as well as visual enhancements and the softening of the built form. However, given the changes to the units and the layout, Officers consider these details would need revising and therefore it is recommended to re-impose the landscape condition.

7 Conclusion

- 7.1** The principle of the redevelopment of the historic holiday park was previously approved through planning application P/00141/16 and having given due weight and consideration to all comments received in relation to this application, officers consider that the proposal sets out relatively minor changes which can be assessed as a minor material amendment (as discussed above).
- 7.2** Officers consider that the proposed changes would not harm the character and appearance of the surrounding area, the wider landscape or the AONB, the ecology/wildlife, highway safety or the amenities of neighbouring property occupiers and consider the revised scheme would still comply with the requirements of Policies SP1, SP3, SP4, SP5, SP7, DM2, DM8, DM11, DM12 and DM17 of the Island Plan Core Strategy and as such is recommended for approval with conditions varied to take into account previously agreed information, but with some conditions reimposed and a further condition imposed relating to mitigation for the increase in glazing.

8 Recommendation

- 8.1** Conditional Permission subject to a revised Section 106 Agreement to include:
- Public Rights Contribution of £20,000
 - Restriction of any development within a specified exclusion zone (around

the cliffs and chine).

9 Statement of Proactive Working

9.1 In accordance with paragraphs 186 and 187 of the NPPF, the Isle of Wight Council takes a positive approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area. Where development proposals are considered to be sustainable, the Council aims to work proactively with applicants in the following way:

- The IWC offers a pre-application advice service
- Updates applicants/agents of any issues that may arise in the processing of their application and, where there is not a principle objection to the proposed development, suggest solutions where possible

In this instance the application was considered to be acceptable following revised information relating to highways.

10 Informative

10.1 The applicant is advised to contact the Council's Rights of Way team with regards the public right of way and the alignment of the proposed England Coast Path (ECP) and potential need for changes (in conjunction with the pending application 21/01506/RVC).

Conditions

2. The development hereby permitted shall be carried out and maintained in complete accordance with the details shown on the submitted plans, numbered/labelled:

- 13-09-02R – Atherfield Site Plan (dated 25/03/2021) (revised, received 13/07/2021)
- 12-02-21-A Rev A – Atherfield Unit A (dated 12/02/2021)
- 13-02-21-B – Atherfield Unit B (dated 12/02/2021)
- 14-02-21-D Rev A – Atherfield Unit C (dated 12/02/2021)
- 15-02-21-D Rev A – Unit D 3 Bed (dated 12/02/2021)
- 16-02-21-E – Unit E 4 Bed (dated 03/03/2021)
- 13-09-03 – Proposed hospitality suite (dated 06/04/2021 - floorplan)
- 13-09-04 Rev D – Proposed hospitality suite (dated 06/05/2021 - elevations)
- 17-02-21 – Atherfield unit overlays (dated 12/05/2021)
- 06 Rev C - Proposed external stores (received 23/02/2016)
- Visibility Splays (received 02/02/2016)

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of Policies SP1 (Spatial Strategy), SP3 (Economy), SP4 (Tourism), SP5 (Environment), SP7

(Travel), DM2 (Design Quality for New Development), DM8 (Economic Development), DM11 (Historic and Built Environment), DM12 (Landscape, Seascape, Biodiversity and Geodiversity), DM17 (Sustainable Travel) of the Island Plan Core Strategy.

3. The development shall take place in accordance with the previously agreed Construction Environmental Management Plan (CEMP) (dated November 2016) and with Drawing number 15 Rev A (dated Sept 2016) 'Proposed site set up under CEMP' previously agreed under condition 3 of P/00141/16 and by the LPA's letter dated 16/02/20217.

Reason: In order to ensure that the works are undertaken in an appropriate manner to minimise impact to the designated sites, ecological features, wildlife and supporting habitats and the surrounding environment and the amenities of neighbouring uses, and to comply with policies SP5, DM2 and DM12 of the Island Plan and the principles of the NPPF.

4. The development shall be carried out and maintained in accordance with the strategy for maintaining barn owl nesting opportunities within the site (Guidance on installing pole-mounted barn owl boxes Arc, December 2016) previously agreed under condition 4 of P/00141/16 and the LPA's letter dated 16/02/2017. This shall include that the boxes are cleaned out annually (depending on use) to enable successful barn owl breeding.

Reason: To ensure the protection of the ecological, wildlife and supporting habitats in this location and to accord with Policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework

7. The visibility splays of 2.4m x 200m as shown on drawing titled 'Visibility Splays' shall be maintained and nothing that may cause an obstruction to visibility when taken at a height of 0.5m above the adjacent carriageway shall at any time be placed or be permitted to remain within these visibility splays.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy

8. Notwithstanding previously approved details, no holiday unit hereby approved shall be occupied until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and agreed in writing by, the Local Planning Authority. The management plan shall incorporate the recommendations of the Ecology Report (Applied Ecology; September 2013) and Ecology Report Update July 2015, and the Landscape Design Concept Report (Natural Enterprise; September 2013, Revised January 2016) and shall include the following elements:

1. Details of new planting which shall include a schedule of plants, noting species, plant sizes and proposed numbers/densities and an

- implementation programme.
2. Details of maintenance regimes.
 3. Details of any new habitat created on the site.
 4. Details for the treatment of site boundaries and buffers around any water bodies.
 5. Details of on-going management responsibilities.

The agreed landscaping shall be undertaken in accordance with the agreed details, including the specified time for implementation and thereafter, the landscaping at the site shall be managed in accordance with the agreed management plan.

Reason; In the interests of the visual amenity of the area and to ensure the protection of the ecological, wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site and to accord with Policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

9. No part of the clubhouse/recreation building hereby approved shall be constructed above foundation level until details/samples of materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The palette of colours of the external cladding of the holiday units shall be as previously agreed under condition 9 of P/00141/16 and the LPA's letter dated 04/10/2017 which included the following:

- Pewter C54
- Slate Grey C18
- Dark Grey C15
- Pearl C52
- Taupe C55
- Black C50
- Sage Green C57
- Illustration of RAL 7045 window colour
- Rain goods would be black

Development shall be carried out in accordance with the approved details and maintained in accordance with the agreed details thereafter.

Reason: In the interests of the amenities of the area and the AONB and to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

10. The roof materials of the buildings and holiday units shall be as previously agreed under condition 10 of P/00141/16 and the LPA's letter dated 04/10/2017 which

included the following:

- Tapcoslate brochure
- That the colour would be Pewter Grey ref 804
- A sample of the roof tiles and ridge tiles.

Development shall be carried out in accordance with the approved details and maintained in accordance with the agreed details thereafter.

Reason: In the interests of the amenities of the area and AONB and to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

11. No building hereby approved shall be first occupied until the drainage scheme has been implemented as agreed under condition 11 of P/00141/16 and the LPA's letter dated 07/06/2017 which included the following:

- Drawing number: 21049/50;
- Drawing number: 21049/51;
- Drawing number: 21049/52;
- Document – Drainage Strategy by Meyer Brown (with calculations);
- Product information – WPL HiPAF (treatment plant)

Development shall be carried out in accordance with the approved details and maintained in accordance with the agreed details thereafter.

Reason: To prevent an increased risk of flooding, both on and off the site, and to comply with Policy DM14 (Flood Risk) of the Island Plan Core Strategy and Government advice contained within the National Planning Policy Framework.

12. No part of the development shall be occupied until a report on the archaeological watching brief, (condition 12 of P/00141/16), has been submitted to and approved by the Local Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record in accordance with Policy DM11 of the Isle of Wight Council Island Plan Core Strategy.

13. The development hereby approved shall not be occupied until full details of hard landscape works has been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved. These details shall include; hard surfacing materials and means of enclosure.

Reason: To ensure the appearance of the development is satisfactory and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the

occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance of the development is satisfactory and to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

15. No building hereby approved shall be first occupied until the junction between the site and the public highway (A3055 Military Road) and the means of disposal of surface water has been constructed in accordance with details agreed under condition 15 of P/00141/16 and the LPA's letter dated 07/06/2017 which included the following:
- Drawing number: C21049/1;
 - Drawing number: C01;
 - Document – Tensar calculations (Mayer Brown)

Development shall be carried out in accordance with the approved details and maintained in accordance with the agreed details thereafter.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

16. The development hereby approved shall not be occupied until space has been laid out in accordance with drawing 13-09-02R – Atherfield Site Plan (dated 25/03/2021) (revised, received 13/07/2021) for vehicles to park and for vehicles to turn so that they may enter and leave the site in forward gear. The space shall not thereafter be used for any purpose other than that approved in accordance with this condition.

Reason: In the interests of highway safety and to comply with policies DM2 (Design Quality for New Development) and DM17 (Sustainable Transport) of the Island Plan Core Strategy.

17. The previously agreed details within the 'Enabling Outdoor Recreation and Access at Atherfield Bay Holiday Camp' (dated December 2017) previously agreed under condition 17 of P/00141/16 and the LPA's letter dated 02/05/2017, shall be operated from the first occupation/use of any of the buildings hereby permitted and the site shall be managed in accordance with this agreed document thereafter, taking into account the changes to the public right of way as set out under planning application 21/01506/RVC.

Reason: To ensure the long-term protection of wildlife and supporting habitat is secured in accordance with the principles established by the application, and to support access and recreation within the site to minimise impact to the designated sites, and in line with policies SP5, DM2, and DM12 of the Island Plan and the principles of the NPPF.

18. Notwithstanding previously approved details, no external lighting shall be installed at the site until a lighting scheme has been submitted to, and agreed in writing by, the Local Planning Authority to ensure that lighting fulfils the criteria for Environmental Zone E1 for Areas of Outstanding Natural Beauty by the Institute of Lighting Professionals. These details shall include; the type, height, luminance and location of external light fittings and a statement setting out curfew periods when all external lighting will be switched off. External lighting shall be installed, retained and maintained in accordance with the approved details

Reason; To ensure that the Dark Skies commodity of this part of the Isle of Wight Area of Outstanding Natural Beauty is maintained and to comply with Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no barriers shall be erected other than those that have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

21. Notwithstanding the provisions of the Caravan Sites and Control of Development Act 1960 (as amended) and the Public Health Act 1936 (as amended), no caravans, camper vans or tents shall be brought onto the site at any time.

Reason: In the interests of the visual amenity of the site and surrounding area and to comply with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

22. None of the units hereby approved shall be used other than as holiday accommodation and none shall be used as a main or permanent residence.

Reason: To ensure that the development remains available for holiday purposes and to accord with the Good Practice Guide for Tourism and Policies SP1 (Spatial Strategy) and SP4 (Tourism) of the Island Plan Core Strategy.

23. The owner(s) and/or manager(s) of the holiday accommodation hereby permitted shall maintain a comprehensive and up-to-date register listing the names of all occupants of the accommodation, their main home address, and recording the dates of occupation and vacation of the accommodation. This register shall be kept by the owner(s)/manager(s) for a rolling continuous period of 10 years.

Reason: To ensure that the development remains available for holiday purposes and to accord with the Good Practice Guide for Tourism and Policies SP1 (Spatial Strategy) and SP4 (Tourism) of the Island Plan Core Strategy.

24. Immediately following the implementation of this permission, notwithstanding the provisions of The Town and Country Planning (General Permitted Development)

(England) Order 2015 (as amended) (or any other order revoking and re-enacting that order with or without modification) the following Classes of Schedule 2 of the Order as amended are withdrawn.

Part 1

Class A – enlargement, improvement or other alteration to the holiday units

Class B – enlargement consisting of an addition to the roof

Class C – alteration to the roof

Class E - building, enclosure or swimming pool for purposes incidental to the enjoyment of the holiday units or a container for domestic heating purposes

Class F - hard surface for any purpose incidental to the enjoyment of the holiday units

Part 2 Class A - gate, fence or wall or other mean of enclosure

No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the location of the site within designated sites including the AONB and in the interests of the visual amenities of the site and the area in general, in accordance with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and Government advice contained in the NPPF.

25. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the elevations or roof slopes of the development hereby approved.

Reason: To protect the visual amenities of the area and AONB and in the interests of dark skies, nature conservation and to protect the residential amenities of neighbouring dwellings in accordance with Policies SP5 (Environment), DM2 (Design Criteria for New Development), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

26. The cliff retreat and chine erosion report shall be renewed annually and submitted to the Local Planning Authority on the anniversary of the date of this permission.

This report shall identify:-

- the location of a line 60 metres from the cliff edge and 20m from the Chine edge on the property, at the date of submission of the report; and,
- the location of any buildings in, and any buildings that within this buffer zone as referred to above.

Reason: To ensure the development remains a sufficient distance from the cliff top and to avoid the potential for built structures to fall over the cliff edge, in the interests of the visual amenity of the area and to ensure the protection of the ecological, wildlife and supporting habitats in this location and to accord with

Policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

27. No fencing shall be erected between the cliff edge and the 200 year erosion line and that any existing fencing within the application site inside this buffer shall be removed, prior to first occupation of any of the buildings hereby approved.

Reason; To avoid the potential for built structures to fall over the cliff edge, in the interests of the visual amenity of the area and to ensure the protection of the ecological, wildlife and supporting habitats in this location and to accord with Policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

28. The holiday units hereby approved, shall not be occupied until details of light pollution attenuation measures such as timber louvres and/or additional overhangs for the holiday units A, B, D and E and the windows serving the swimming pool of the clubhouse/amenity building have been submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out and maintained in accordance with the approved details.

Reason: To protect the visual amenities of the area and AONB and in the interests of dark skies, nature conservation in accordance with Policies SP5 (Environment), DM2 (Design Criteria for New Development), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.