

Application Number:	P/FUL/2022/02899
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Wintergreen Barn Higher Meerhay Farm Access Road Meerhay Dorset DT8 3SB
Proposal:	Continued use of land for a private residential Traveller site
Applicant name:	R / T McGill / Langton
Case Officer:	Bob Burden
Ward Member(s):	Cllr Knox

1.0 This application is brought to committee at the request of the Service Manager for Development Management and Enforcement following a scheme of delegation consultation.

2.0 Summary of recommendation:

Grant planning permission subject to conditions.

3.0 Reason for the recommendation:

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The location is considered to be relatively sustainable and the proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Site for this Traveller family has been accepted in planning terms on this site under previous permissions.
Effect on visual amenity	“Contained” development and landscaping results in a visually acceptable development in the Area of Outstanding Natural Beauty.
Effect on residential amenity	No dwellings in close proximity-acceptable in residential amenity terms.

Highways	Development exists with appropriate vehicular access and on-site parking. Highways leading to site are acceptable.
EIA	EIA not required

5.0 Description of Site

The site lies 2km to the north-east of Beaminster on the east side of a lane. The site is within a wooded area with clearings and includes a car parking area adjacent to the lane. The site includes a pitched roof barn of natural stone and timber with a slate roof. This is used as a workshop. On the south-east side of this is a green painted caravan used for residential purposes. An awning extends from this with open sides. A sink, communal cooking facilities and a fire pit are located here. A mobile home-type structure is located immediately north-east of these structures, measuring 14.84 x 5.1m with an internal height of 2.8m. This structure rests on slabs/blocks, with ship-lap timber cladding sides and a corrugated dark grey coloured near-flat roof. The touring caravan previously indicated on the plans at the western edge of the frontage car park has now been replaced with a long wheelbase motor-van instead (which is used for accommodation when taken to events). To the north-west is the access to the site- Meerhay Lane. The residential-related structures are flanked by wooded surrounds, with a stream in a cutting running north-east/southwest close-by. A public footpath crosses the site from the frontage, passing between hedges before ascending to more open land to the south-east.

6.0 Description of Development

The application relates to existing structures on the site - as already described in the "Description of Site" section above. The personal circumstances of the applicant are understood as similar to those under the 2015 planning application (which was approved by the then West Dorset District Council Development Control Committee for 5 years). There are children who also live on the site. The majority of the applicants travelling is to show and sell items at a variety of fairs/gatherings and/or festivals, often going from one to the next.

7.0 Relevant Planning History

1/W/06/001969 Use of land for the stationing of a residential mobile home for a period of 3 years. Refused 25/1/2007.

Appeal allowed (after a High Court Challenge) 5/3/2012.

WD/D/15/000305 Variation of conditions 1 and 2 (three year temporary occupancy) of 1/W/06/001969.

Approved (5 year temporary occupancy) 18/6/2015

WD/D/20/000279 Use of land for stationing of a residential mobile home (variation of conditions 2 and 3 of WD/D/15/000305 to allow permanent permission for the duration of use by the occupiers.

Withdrawn.

8.0 List of Constraints

Outside defined development boundary

Right of Way: Footpath W21/21;

Right of Way: Footpath W21/22;

Risk of Surface Water Flooding Extent 1 in 1000

Areas Susceptible to Groundwater Flooding; Clearwater < 25%;

Area of Outstanding Natural Beauty : (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

9.0 Consultations

All consultee responses can be viewed in full on the website.

Highways Officer-

The sites vehicular access is gained from a private road and not highway maintained at the public expense. Given the quantum of development the Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has NO OBJECTION.

Gypsy Liaison Officer-

Does not know site in detail because deals mainly with unauthorised sites on Dorset Council land.

Planning Policy Officer-

From my review of the records, the last temporary permission for use of Wintergreen as a Traveller site appears to be WD/D/15/000305, with the decision notice dated 18 June 2015.

Since this permission was granted:

- The West Dorset, Weymouth and Portland Local Plan was adopted in October 2015. Policy SUS2 does support a limited range of development types outside the defined development boundaries specified in the plan, including 'sites for gypsies, travellers and travelling showpeople'. The general location of development is not inconsistent per se with the adopted local plan.
- 'Planning policy for traveller sites' (PPTS) (August 2015) was published. In accordance with the PPTS council's are obliged to '...develop fair and effective strategies to meet need through the identification of land for sites.' (Paragraph 4. b.)
- Bournemouth, Christchurch, East Dorset, North Dorset, Poole, Purbeck, West Dorset and Weymouth & Portland, Gypsy, Traveller and Travelling Showpeople Accommodation Assessment was published in October 2017.
- Dorset and Bournemouth, Christchurch and Poole (BCP), Gypsy and Traveller Accommodation Assessment (GTAA) (Final Report August 2022) published in October 2022.

There are no new policies which specifically or directly relate to the issue of whether a permanent permission should be given for the Traveller site at Wintergreen Barn. Despite this, and whilst there is no presumption that permanent planning permission should be given following the grant of a temporary planning permission (footnote 9 of PPTS and planning practice guidance Paragraph: 014 Reference ID: 21a-014-20140306), the following considerations are certainly relevant:

1. The need for Gypsy and Traveller pitches in Dorset Council area – This is a material consideration, and the latest evidence demonstrates that this need has grown from 102 pitches to 143 pitches between the dates when the GTAA were published in 2017 and 2022.
2. Sporadic and limited supply of Traveller sites since June 2015 - There has been a very limited supply of pitches across Dorset Council area since 18 June 2015. None of the predecessor councils allocated sites for Travellers in their local plans and work on the jointly prepared Traveller development plan document (DPD) ceased when the council's in Dorset re-organised in April 2019. The supply of sites has been limited to small numbers of unplanned pitches and the council is not able to identify a 5-year supply of Traveller sites to meet the area's needs.

At the point the planning appeal (APP/F1230/A/07/2042723) relating to this site was determined (22 November 2007), and after taking account of the support for the proposed use (i.e. the need for the Traveller sites, and the applicants personal need for a 'base'), the Inspector found that '...consideration should be given to granting a temporary permission where there is no alternative available accommodation but a reasonable expectation exists that sites are likely to come forward through a site allocations DPD.' Work on the DPD did not progress as anticipated and the council is now suggesting that it will attempt to prepare a development strategy to meet Dorset's need for Traveller sites through the Dorset Council Local Plan. The Local Development Scheme indicates that this plan will be adopted in Spring of 2026. No material weight can be attached to the emerging strategy presented in the Regulation 18 draft of the new local plan, but it does include a proposed allocation for the Wintergreen Barn Traveller site.

There have been changes in circumstances since the dates when the planning appeal and the most recent planning approval were decided; Dorset Council was formed, the need for Traveller sites has increased, the council is not able to identify a 5-year supply of deliverable sites for Travellers in the new council area and work on a Development Plan Document to allocate sites for Travellers has not progressed as quickly as anticipated. It will be down to the decision maker to determine whether these considerations in support outweigh any other considerations and warrant granting a permanent planning permission for this site. (The sites planning history, and more specifically the succession of temporary permissions over a prolonged period, and planning practice guidance relating to temporary planning permissions i.e. Paragraph: 014 Reference ID: 21a-014-20140306 which states 'It will rarely be

justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so.’).

Environmental Health Officer-

Team Leader Housing Standards West-

I have looked at the planning application and note that it is for a permanent use of the existing residential caravan site with ancillary use. The Dorset Licensing team has no objection to the continuance of the planning permission.

We recommend that the conditions attached to the permission include a family tie and that the use of the caravan site as a permanent residential site with ancillary use cease when the site is owned or used by a person who is not a blood relative of the applicants. The definition from [the mobile homes requirement for a manager to be a fit and proper person England regulations 2020](#) would be a good guide –

(c) a person is a member of the same family as another person if–

(i) those persons are married to each other, in a civil partnership or live together as if they were married or in a civil partnership;

(ii) one of them is a relative of the other; or

(iii) one of them is, or is a relative of, one member of a couple and the other is a relative of the other member of the couple.

(3) For those purposes—

(a) a “couple” means two persons who are married to each other or otherwise fall within paragraph (2)(c)(i);

(b) “relative” means parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, niece or cousin;

(c) a relationship of the half-blood is to be treated as a relationship of the whole blood; and

(d) the stepchild or adopted child of a person (“P”) is to be treated as P’s child.

The site should be for no more than two caravans meeting the definition in the caravan sites and control of development act 1960 and caravan sites act 1968. It should be noted that a long wheel base motor vehicle does not meet the definition of a caravan.

The application forms for a caravan site will still apply. If the site is occupied by family members only then there will be no need for an application for the 2020 regulations.

Environmental Protection Section- No comment.

Town Council-

Following clarification of relevant plans, the Town Council recommend approval.

Representations received

Comments on original submission-

3 letters of objection/comment. The main planning-related points include:

- unsuitable location in the countryside/ Area of Outstanding Natural Beauty (AONB).
- lacks basic services e.g. electricity, sewerage facilities.
- lacks suitable access to town along narrow lane/track.

- visual harm to AONB-contrary to National Planning Policy Framework (NPPF).
- council/previous Inspector have resisted permanent use of site.
- contrary to National Planning Policy 2015-strictly limit new traveller development in open countryside.

- council has resisted previous attempts for permanent use by travellers.

- inspector allowed appeal-but only for temporary 3 year period.

- current use is unauthorised.

- consider this application is an intensification of the use.

- site lacks basic services for permanent residential use; electricity; mains water; sewerage facilities. Site served by an unadopted narrow lane-unsuitable access-contrary to NPPF.

- Landscape Character and Visual Assessment out of date-refers to a different scheme dated 2019.

- The site is unsuitable for a traveller's site in an area of AONB -contrary to National Planning Policy.

- Current proposal seeks to intensify the existing unauthorised use of site.

- Lack of basic services - access issues.

- The submitted landscape character and visual impact was undertaken in 2019 and refers to a different proposals.

- It should be a consideration that the family (x4, I believe) should rather be given residential status to use the property as a permanent domestic family dwelling rather than as a multi use travellers site.

Comments on additional information/corrected site plan-

4 letters of objection/comment. The main planning-related points include-

- disagree with the revised Landscape and Visual Assessment (LVA) conclusion that it would not harm landscape character and AONB.

- earlier independent assessments concluded the use would be harmful to landscape and scenic beauty.

- current intensification of use with touring caravan and large mobile home exacerbates visual harm contrary to local and national planning policy.

- applicants additional information does not overcome concerns over alternative site search and a clean water supply.

- no material change in circumstances or national planning policy justifying the continuation or intensification of this unauthorised use on temporary or permanent basis.
- concern over potential increased of use of spring water by applicant from spring source owner; suggest they seek a permanent water supply instead.
- lack of basic services for permanent occupation.
- concern over wildlife/habitat impacts and potential pollution.
- concern over access to site.

10.0 Relevant Policies

West Dorset, Weymouth and Portland Local Plan 2015
 INT1 Presumption in favour of sustainable development
 ENV1 Landscape, seascape and sites of geological interest
 ENV10 Landscape and townscape setting
 ENV12 Design and positioning of buildings
 ENV16 Amenity
 SUS2 Distribution of development
 COM7 Creating a safe and efficient transport network
 COM 10 Provision of utilities service infrastructure

Neighbourhood Plan -
 N/a

NPPF – Para number and any relevant text if required
 National Planning Policy Framework 2021-
 2 Achieving sustainable development
 8 Promoting healthy and safe communities
 12 Achieving well-designed places
 15 Conserving and enhancing the natural environment
 16 Conserving and enhancing the built environment

Decision-making

Para 38- Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brown field registers and permission in principle, and work proactively with applicants to secure developments to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Other material considerations

Design and Sustainable Development Guidelines 2009
 WDDC Landscape Character Assessment 2009
 Planning policy for traveller sites (August (2015)
 Bournemouth, Christchurch, East Dorset, North Dorset, Poole, Purbeck, West Dorset, and Weymouth and Portland Gypsy, Traveller and Travelling Show-people Accommodation Assessment (October 2017).

Dorset and Bournemouth, Christchurch and Poole (BCP), Gypsy and Traveller Accommodation Assessment (GTAA) October 2022.
Bournemouth, Dorset and Poole Parking Standards

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

Having been in use for some years the location facilitates a Traveller lifestyle with space for the accommodation and parking areas. The location is close to Beaminster which facilitates access to health and education facilities. Parking areas are located close to the accommodation which allows for easier access if any persons have mobility issues. Educational needs for Traveller children are facilitated by local school facilities in Beaminster. Any health needs may be assisted by the pharmacy.

13.0 Financial benefits

N/a

14.0 Climate Implications

The units of accommodation are currently in situ on-site such that emissions would not be generated from this source. The use of vehicles from time to time would generate some emissions. However, this has to be balanced against the benefit of providing Traveller accommodation in a suitable, relatively sustainable location.

15.0 Planning Assessment

Principle of development-

The adopted West Dorset, Weymouth and Portland Local Plan 2015 under policy SUS2 (under the various development types) allows sites for gypsies, travellers and travelling show-people outside defined development boundaries “having particular regard to the need for protection of the countryside and environmental constraints”. Policy ENV1 is also particularly relevant as it does not permit development that would harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Natural Beauty.

Under the National Planning Policy Framework 2021 para 62 refers to the need to assess the “needs of different groups in the community” including travellers regarding accommodation.

Government policy includes Planning Policy for Traveller Sites (PPTS-August 2015) which indicates that councils are obliged to “develop fair and effective strategies to meet need through the identification of land for sites” (para 4b).

Regarding the Dorset and Bournemouth, Christchurch and Poole (BCP), Gypsy and Traveller Accommodation Assessment (GTAA) October 2022 this indicates a marked growth in the need for sites in the Dorset Council area; the latest evidence demonstrates that this need has increased from 102 pitches in 2017 to 184 pitches in 2022 (an 82 pitch increase in 5 years). Secondly, there has been only a sporadic and limited supply of Traveller sites since June 2015; none of the predecessor councils allocated sites for Travellers in their Local Plans and work on the jointly prepared Traveller development plan document (DPD) ceased when the council’s in Dorset re-organised in April 2019. The supply of sites has been limited to small numbers of unplanned pitches and the council is not able to identify a 5-year supply of Traveller sites to meet the area’s needs.

It is the Council’s intention to attempt to prepare a development strategy to meet Dorset’s need for Traveller sites through the Dorset Council Local Plan. The Local Development Scheme indicates that this plan will be adopted in Spring of 2026. No material weight at this stage can be attached to the emerging strategy presented in the Regulation 18 draft of the new local plan, but it does include a proposed allocation for the Wintergreen Barn Traveller site.

There have been significant changes in circumstances since the most recent approved planning application was decided (2015); the need for Traveller sites has increased, the council is not able to identify a 5-year supply of deliverable sites for Travellers in the new council area and work on a DPD to allocate sites for Travellers has not progressed as quickly as anticipated.

Regarding other site options when asked the applicant states:

We are part of a group of new travellers in Dorset and Somerset who keep an eye on any land coming up for sale. We network amongst ourselves and help each other out with viewings etc if someone isn’t around to view. I’ve been to a couple of auctions with friends over the last few years but they all go for crazy money so we never really get a look in.

The principle of this traveller family residing on this site (albeit on a renewed temporary basis) has been the case for almost 20 years, with no other suitable site option being previously identified -and that seemingly remains the case.

Effect on visual amenity-

The site lies within the Area of Outstanding Natural Beauty and is adjacent to two public rights of way. In accordance with the NPPF 2021; “*Great weight should be given to conserving and enhancing landscape and scenic beauty in . . . Areas of Outstanding Natural Beauty which have the highest status of protection.*” The site lies within the Brit Valley Landscape Character Area – Undulating River Valley Landscape Type. As such it is a sensitive site. The applicant has therefore supplied a Landscape and Visual Impact Assessment (in practice more of a concise “Landscape Appraisal”) in relation to the existing development on site. In essence the development has altered since the last approval by the replacement of the residential caravan alongside the north-east flank of the barn with a larger mobile home, and by the replacement of the touring caravan on the parking area lying to the western-most edge with a long wheel base motor van. A public bridleway W21/14 runs along the course of the un-named lane passing the site. Public Footpath W21/21 runs through the site passing across the parking area before being contained between hedging for a short distance before exiting south-eastwards into a meadow then eastwards with filtered views back. Also footpath W21/12 branches south-eastwards past a manege (the property being more screened by vegetation from here).

Stemming from the appeal decision (2012), and from the 2015 planning permission there was a requirement to carry out additional landscaping on the site to help mitigate impact on the AONB. Amongst the works this included additional planting associated with the parking area, the planting of native evergreen hedging flanking the public footpath for a section within the site and hurdle screen fencing. This was carried out.

The site is a fairly well contained group of structures. From the lane the aspect is mainly of the natural stone and timber clad barn gable end, with the upper part of the timber-clad mobile home partially visible above the close-boarded timber boundary fence. The evergreen hedging flanking the footpath through the site coupled with the willow hurdle fencing near the opposite end of the barn and its frontage area adds to the visual mitigation here. Well established and more recent planting to the site has helped assimilate the development on this site.

It is considered that the fairly close-knit structures are now satisfactorily assimilated by the existing and more recent landscaping; the development would not cause visual harm to the Area of Outstanding Natural Beauty and views from the public rights of way are visually acceptable.

Residential amenity-

Although there are residential properties in the locality the site is well separated from these. The nearest is Meerhay Cottage which is over 40m away to the east. As such there are no unacceptable overlooking or loss of privacy issues.

Services-

Regarding water supply the applicant advises that: *We collect some rain water and use water from two springs on the land here. We have personal filters for drinking it has been tested over the years. We have drunk it on and off for over 18 years.*

Surface water- the applicant indicates this drains to the existing adjacent watercourse. Foul sewage is dealt with by a compost toilet.

Highways-

From Beaminster the site is accessed via Bowgrove Road and then by the un-named lane which leads to the site. The lanes leading to it are relatively narrow lacking footways. There is an existing vehicular access to the site itself together with ample off-road parking area. The un-named lane has relatively few properties along it. The Highways Officer comments that:

The site's vehicular access is gained from a private road and not highway maintained at the public expense. Given the quantum of development the Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has no objection.

In light of the above it is considered that the scheme is acceptable in highway safety terms.

Comments on Letters of Representation-

In addition to planning issues touching on objector concerns in the report above the following comments are offered in the light of letters of objection/representation received.

There is resistance to making the use of the site permanent citing the previous temporary permissions. However, it is clear from the above report that, whilst there are on-going steps to seek to identify sites for Gypsies and Travellers, this is far from straightforward and the scale of need for sites has increased in recent years. This is not a site that has prompted complaints in the preceding period of some years. As a rural site the site does not have a conventional range of services/utilities it does have access to basic facilities as outlined earlier. Concern has been expressed that the site harms the Area of Outstanding Natural Beauty. However, the applicant has responded to previous planning condition requirements for additional landscaping/screening by putting in place various measures to mitigate the impact. This, coupled with the physically contained site and use of natural materials including timber cladding helps to assimilate the development into this landscape context.

Planning Balance-

From the earlier review of planning policy and relevant documents it is clear that the general task of identifying suitable sites for gypsies and travellers has been a very difficult issue to address -and continues to be very much a work in progress. Furthermore, the data shows there is a marked growth in the number of sites

required in Dorset in recent years. This particular site is not one where there are significant identified problems. Nor have there been complaints in recent years submitted to planning, environmental health or highways officers.

In sustainability terms the development already exists. It is relatively close to Beaminster which has a good range of services. and is about 1mile (1.6km) from the town.

This application seeks to make permanent the use of this site for one Traveller family. Historic concerns over the impact on the AONB have been substantially reduced by the landscaping/screening that has been carried out in recent years. The Town Council are supportive of this application. Given the context of difficulties identifying sites generally for Gypsy/Traveller families, coupled with the “low key” presence and limited visual impact of this particular site it is considered that it would now be reasonable to permit this on a permanent basis for this *particular* Traveller family.

16.0 Conclusion

Given the on-going policy and research background of lack of available site options, coupled with the minimal visual impact on the Area of Outstanding Natural Beauty it is considered that the use of this site as a permanent base for this Traveller family is acceptable. It is considered that the scheme is also acceptable in residential amenity terms. The development would also be acceptable in terms of highway safety issues. It is considered that the scheme is in accordance with policies SUS2, ENV1, ENV10, ENV16, COM7 and COM9 of the West Dorset, Weymouth and Portland Local Plan 2015, and with guidance within the National Planning Policy Framework 2021 as referenced above.

17.0 Recommendation

Grant planning permission subject to the following conditions:

1.The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan TDA.2509.03A

Existing and Proposed site Layout TDA.2509.01C

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The use hereby permitted shall be carried on only by Mr T Langton and Ms R McGill and their resident dependents for the period during which the premises are occupied by them.

REASON: To meet the particular Traveller family accommodation needs.

3. Within 4 months of the site ceasing to be permanently occupied by those named in condition 2 above the use hereby permitted shall permanently cease and all residential use caravan/mobile home structures, materials and equipment brought onto the land shown edged red on the approved plan (excepting the natural stone barn and log store), shall be removed and the land restored to its former condition before the development took place in accordance with the scheme and timetable for restoration which shall have first been agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting the visual amenity of the Area of Outstanding Natural Beauty.

4. The development hereby permitted shall be in accordance with layout plan TDA 2509.01C with the main caravan/mobile home structure stationed adjacent to the north-east side of the barn, and the secondary caravan (both used for residential purposes) retained on the south-east side of the barn, and the (travelling) touring motor van/or touring caravan (the latter on west edge of parking area) all within the site area edged red.

REASON: In the interests of helping to minimise the impact on the Area of Outstanding Natural Beauty.

5. No more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than one shall be a mobile home-type structure), shall be used for residential occupancy purposes whilst stationed on the site shown edged red on the approved plan at any time.

REASON: In the interests of limiting the amount of residential development and of helping to minimise the impact on the visual amenity of the Area of Outstanding Natural Beauty.

6. The red-lined site area on the approved location plan shall only be used for purposes ancillary to the residential use of the approved main caravan/mobile home structure (adjacent the north-east side of the barn). No primary residential accommodation shall be formed in the barn.

REASON: To ensure control over the location and extent of the residential use in the interests of the visual amenity of the Area of Outstanding Natural Beauty.

7. The planting shown on Wintergreen Planting Plan 2015 (received 11/8/2015) shall be retained for the duration of this permission.

REASON: In the interests of protecting the Area of Outstanding Natural Beauty.

Informatives-

NPPF approval informative.