

Appeal By Larry Connors - Land West of St Albans Road Codicote, Herts
Planning Inspectorate Ref: 6000934

Suggested Conditions:

1	The site shall not be occupied by any persons other than Gypsies and travellers as defined in Annex 1 to the Planning Policy for Traveller Sites (PPTS) December 2024, or as amended by any subsequent Government advice or policy statement. For the purposes of this permission, this excludes travelling show people. Reason: In order to comply with the terms of the application, the weight afforded in the consideration of the application to meeting housing needs of gypsy and travellers, and in the interests of residential amenity, to comply with policies of the Local Plan, and NPPF and guidance in PPTS 2024.
2	There shall be no more than 8 gypsy and traveller pitches on the site. On these pitches there shall be no more than 1 caravan (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended) stationed on each pitch at any time. Reason: To provide a satisfactory layout as shown on the approved plans and in the interests of visual and residential amenities, and to protect the green belt and to comply with policy HS7 of the Local Plan and NPPF.
3	No commercial activities or businesses shall take place within the site outlined in red on the site location plan, either on the land or within the buildings, including the storage of materials, plant or machinery. Reason: In the interests of the visual amenities of the site, residential amenities and green belt and to comply with policies HS7 and SP5 of the Local Plan and the NPPF.
4	The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of that use shall be removed within 3 months of the date of failure to meet any of the requirements set out in (i) to (iv) below: (i) Within 3 months of the date of this decision, or such other period as the Local Planning Authority may agree in writing, a scheme shall be submitted in writing to the Local Planning Authority for its written approval. The scheme shall include details of the following: a) A site layout plan showing the position of eight caravans, car parking spaces, satisfactory turning area for commercial vehicles and any CCTV poles and cameras to be retained on the site; b) a landscaping scheme for the site, clearly identifying details of all tree, hedge and shrub planting including details of species, plant sizes and

	proposed numbers as well as the material and height detail of any boundary treatment; c) a detailed surface water drainage scheme and maintenance and management scheme, with evidence of a viable means of discharge off site. The details to be provided must demonstrate the drainage scheme will be effective in all storm events up to and including the 1 in 100-year event (+40%CC). Where existing drainage is to be retained details to demonstrate this is of suitable condition and capacity must be provided; d) a scheme to provide foul waste water and disposal having regard to the Environment Agency's hierarchy for discharge and Building Regulation H List of Priority; e) a scheme for the storage of waste and recyclables, f) a scheme to demonstrate biodiversity net gains having regard to an agreed pre incursion baseline and using the Natural England Biodiversity Metric 3.1 (or any subsequently replacement), g) a scheme for external lighting at the appeal site, and h) a timetable for the implementation and retention of each element of the scheme. (ii) Within 9 months of the date of this decision, the scheme referred to above shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuses to approve the scheme or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted by, the Secretary of State. (iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been finally approved by the Secretary of State. (iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable and the approved scheme shall thereafter apply. (v) In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined. Reason: In the interests of preserving residential & visual amenity, and preserving the openness of the Green Belt, also providing biodiversity net gains. To comply with policies SP5, HS7, NE4 and the NPPF.
5	No external illumination other than that approved under Condition 4 above shall be used at site unless details of it have previously been

	submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with any approved details. Reason: To preserve visual amenity and to mitigate harm to ecological assets within and around the site. To comply with Policies SP5 and NE4 of the Local Plan and the NPPF.
6	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 modifications) no amenity/utility buildings, or other buildings or structures, walls, fences or other means of enclosure other than those shown on the approved plans (including those approved pursuant to Condition 4 shall be erected on the site unless details have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Reason: In the interest of visual amenity, to preserve the openness of the Green Belt and to allow vehicles to park and manoeuvre within the site, to comply with Policy SP5 and HS7 of the Local Plan and the NPPF.
7	The use hereby permitted shall be carried out only by the following: • Jackser Connors and any resident dependents (son of Mr Larry Connors) • Miles and Bridget Connors • Margaret Connors (sister of Mr Larry Connors) and any resident dependents • Kathleen Connors (sister of Mr Larry Connors) • John and Bridget Connors and any resident dependents • Jackser and Caroline Connors and any resident dependents • Archie and Ellen Connors and any resident dependents • Jackser and Mary Connors and any resident dependents In the event that the site shall cease to be occupied by those named above, the use of the site shall cease and all caravans, structures, equipment and materials shall be removed from the site or pitch within 28 days of that date.