



**Description:** Change of use of agricultural land to tourism and siting of 5 holiday units  
**My Ref:** 381  
**LPA Ref:** 19/01255/FUL  
**Date of decision:** 13/10/2020

No.	Condition	Action
1	The development hereby permitted shall be begun before the expiration of 3 years from date of this permission [13/10/2020].	Condition noted and agreed.
2	The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted application forms and plans, numbered; <ul style="list-style-type: none"> <li>• 381/01 - Location Plan</li> <li>• 381/03 - Proposed Block Plan</li> <li>• 381/05 - Proposed elevations and floor plans - 1 bed eco pods</li> <li>• 381/06 - Proposed elevations and floor plans - 2 bed eco pods</li> </ul>	Condition noted and agreed.
3	<p>No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a Biodiversity Mitigation and Enhancement Plan (BMEP) to ensure suitable mitigation and enhancement measures to protect the Upper Hamstead Plantation Site of Importance to Nature Conservation (SINC) are secured. The BMEP shall include details of how the following measures will be secured and a timeframe for their implementation;</p> <ul style="list-style-type: none"> <li>• No construction within or adjacent to the woodland habitat, a marked 10m buffer from the woodland edge will show areas to be avoided.</li> <li>• Appropriate machinery to avoid excessive noise from construction.</li> <li>• No night working.</li> <li>• External lighting to be ground level down lighters only.</li> <li>• Site management to support habitat regeneration and growth on site.</li> <li>• Measures to ensure that the development does not impact on the SINC through increased pressure from the visitors (for example accessing the woodland for</li> </ul>	<p><b>Pre-commencement application required.</b></p> <p><b>A BMEP is required to explicitly set out how the development will consider the ecology of the immediate and wider area (bullet points opposite).</b></p> <p><b>ARC Ecology have undertaken this further work and a standalone report accompanies this application.</b></p>

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	<p><b>firewood), such as through provision of maps on out of bounds areas and fencing to prevent access to the woodland. The mitigation measures outlined within the agreed Biodiversity Mitigation Enhancement Plan shall be carried out in accordance with the agreed timeframes.</b></p>	
4	<p>The holiday units hereby permitted shall not be occupied until space has been laid out within the site in accordance with drawing no. 381/03 for a minimum of 5 vehicle parking spaces and space for vehicles to turn so that they may enter and exit the site in a forward gear. The space shall not thereafter be used for any purpose other than that approved in accordance with this condition.</p>	<p>Condition noted and agreed.</p>
5	<p><b>The units of holiday accommodation hereby permitted shall not be occupied until details of vehicle passing bays to be incorporated into the vehicular access driveway to Pennethorne Farm have been submitted to and approved in writing by the Local Planning Authority. The space shall not thereafter be used for any purpose other than that approved in accordance with this condition.</b></p>	<p><b>Drawing 381/23/02 shows the detail and location of the passing bay, which has been informally agreed with Island Roads prior to this application.</b></p>
6	<p><b>The units of holiday accommodation hereby permitted shall not be occupied until a travel plan has been submitted to and agreed in writing by the Local Planning Authority. The travel plan shall outline what measures will be put in place to advise visitors that the Hamstead Drive/Hamstead Road access route should be used to ingress and egress the holiday accommodation site.</b></p>	<p><b>A 'how to find us' guide is included within this application, and it is proposed that this will be included within any literature and on the advertising website.</b></p>
7	<p>The waste treatment plant to be installed at the site for connection of four of the holiday accommodation units hereby approved shall be a Vortex treatment system of the specifications shown on the treatment plant certificate submitted in support of this application or a waste treatment plant of equivalent standard supplied by an alternative manufacturer. The waste treatment plant shall be retained to this specification hereafter.</p>	<p>Condition noted and agreed.</p>
8	<p>No external lighting shall be installed at the site until specification details of any proposed lighting has been submitted to and agreed in writing with the Local Planning Authority. Only external lighting in accordance with the agreed details shall be installed at the site.</p>	<p><b>ARC Ecology have included details within the BMEP. It is hoped that these details can be discharged.</b></p>

Condition summary  
 LPA Ref: 19/01255/FUL  
 Pennethorne Park Farm, Hamstead Drive, Shalfleet, Isle of Wight

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9	Should the tourism development hereby approved cease to operate the eco pod units and all associated paraphernalia shall be removed from the site and the land restored to its former condition.	Condition noted and agreed.
10	The units of accommodation hereby permitted shall only be used as holiday accommodation and shall not be used at any time as a main or permanent residence. The owner(s) and/or manager(s) of the accommodation 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 and made available to the Local Planning Authority on request following reasonable notice.	Condition noted and agreed.

In addition to this, the requirements of the legal agreement will need to be satisfied. The full payment of £2,096 (as set out within the legal agreement) will need to be paid to the Isle of Wight Council **as the first stage of commencement.**