

SCHEDULE OF PROPOSED CONDITIONS

- Condition 1** **The development to which this planning permission relates must be commenced not later than the expiration of three years beginning with the date on which this permission is granted.**
- Reason* *To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.*
- Condition 2** **The consent for the caravans (pods) to which this planning permission relates shall expire on 28 February 2030. On or before 28 February 2030, the use of the land to which this permission relates shall cease and the caravans (pods) and any other fittings associated with the development shall be removed and the site restored to the satisfaction of the Comhairle as Planning Authority.**
- Reason* *In order to safeguard the amenity of the area from degradation of temporary structures and to comply with the Comhairle Supplementary Guidance: Caravans & Temporary Buildings.*
- Condition 3** **Unless agreed otherwise in writing with the Comhairle as Planning Authority, no caravan pod stationed on the site or motorhome parked in one of the spaces hereby approved shall be used by the same person(s) for a continual period exceeding 28 days and there shall be no return by the same person(s) during the following period of 28 days.**
- Reason* *In order to ensure the use of the site for holiday letting purposes and to comply with the Comhairle's Supplementary Guidance: Caravans, Huts and Temporary Buildings.*
- Condition 4** **Throughout the lifetime of the development to which this planning permission relates, the approved motorhome pitches shall be used for touring caravans or campervans only. At no time shall any static or permanent caravan be located on the site.**
- Reason* *The site is not considered to be appropriate for the siting of static or permanent caravans where such structures will rapidly deteriorate impacting the visual appearance of the area.*
- Condition 5** **In the event that the motorhome pitches to which this permission relates, becoming obsolete or redundant, those areas of the site must be reinstated to the satisfaction of the Comhairle as Planning Authority within three months of the motorhome pitches becoming obsolete or redundant.**
- Reason* *To ensure the reinstatement of the site to an agricultural use in the interests of improved place-making.*
- Condition 6** **Prior to the first use of the pods and motorhome pitches, the parking spaces adjacent to the pods for visitors to the pods and the 2 no. motorhome pitches shall be laid out for use. The customer parking spaces and turning space must be maintained and kept free for that use only, throughout the life of the development.**
- Reason* *To ensure sufficient parking and turning is available for use by customers and to protect the public road from obstruction by customer vehicles.*
- Condition 7** **Prior to commencement of the development hereby approved, details of the surfacing material for the parking and turning areas on the site shall be submitted to and approved by the Comhairle as Planning Authority. The car parking areas and turning areas on the site shall be constructed and surfaced in accordance with the approved details and completed and available prior to first use of the building.**
- Reason* *To ensure that the car parking spaces and hardstanding on the site is designed and constructed to incorporate sustainable drainage methods and materials to minimise*

the rate of water run-off and to ensure that car parking is available for use prior to the first use of the building.

Condition 8 Notwithstanding the approved location and site plan, prior to the first use of the site, written details and/or an annotated plan showing the below listed access requirements shall be submitted to and approved in writing by the Comhairle as Planning Authority.

i. A suitable hard surfacing for the first 3 metres of the access from the edge of the public road.

ii. A suitable method of drainage on the site frontage.

Once approved such details shall be implemented prior to first use and retained for the lifetime of the development.

Reason *In the interests of road safety. The increase in traffic movements is likely to move loose material onto the public road and cause a hazard. The hard surfacing is likely to increase runoff thereby requiring appropriate drainage to prevent surface water from flowing onto the public road.*

Condition 9 No obstructions above 1 metre will be allowed in the visibility splay. For the avoidance of doubt, the gorse bushes to the south east of the application site, as identified on approved plan O1B, shall be removed in order to facilitate improved visibility. The gorse bushes should be removed before first use of the access.

Reason *To ensure that sufficient visibility splay exists for occupants of the house and visitors of the hot food takeaway to ensure road safety.*

Condition 10 Prior to first use of the pods and/or motorhome pitches, details of where waste receptacles will be sited and secured, how waste will be managed; recycled and disposed of shall be submitted to and approved by the Comhairle as Planning Authority. The details should include details of where the nearest chemical disposal points to the site for motorhome users of the site. Once approved such details shall be implemented prior to first use and retained throughout the lifetime of the development.

Reason *To ensure that sufficient waste and recycling facilities are provided for use for the development and to ensure that motorhome users are aware of the nearest provision for chemical waste disposal points.*

Condition 11 The use of the site for tourist accommodation (2no. pods and 2no. motorhome pitches) to which this permission relates, shall not be sold, let or otherwise disposed of to separate the running of the business from the house on the adjacent site known as 47 Fivepenny Bove.

Reason *The application has been assessed on the basis that the applicant currently resides in the adjacent dwelling. The disposal of the unit to another party may cause adverse impacts if operated by a separate party.*

Condition 12 Prior to commencement of the development hereby approved. Details of native species planting on the site and other measures to boost biodiversity and contribute to biodiversity net gain across the site as a whole shall be submitted to the Comhairle as Planning Authority for its approval in writing. Once agreed, the planting scheme and other measures shall be implemented within the next planting season. Any trees or shrubs which die or become diseased within the first five years shall be replaced.

Reason *To ensure that a satisfactory level biodiversity increase is considered and adopted in accordance with policy 3 of the NPF4.*