

**NORTHERN PLANNING COMMITTEE – 16 APRIL 2014**

**UPDATE TO AGENDA**

**APPLICATION NO: 14/0408M**

**LOCATION Ladera, BACK LANE, EATON, CW12 2NL**

**UPDATE PREPARED 14 APRIL 2014**

A letter from the agent in response to comments received. The salient points are as follows:-

- cabins fall within the definition of a caravan
- developer working with the Council regarding discharge of conditions
- some cabins will be retained for rentals others would be sold and could not be sub-let
- would accept occupancy condition
- highways arrangement considered acceptable under previous application
- no material change in circumstance since previous surveys
- temporary access would only be used for the delivery for caravans which is anticipated to be 6 per year, the main access would be used for all other traffic and there is no third point of access
- site considered suitable and sustainable on appeal and NPPF strengthens this position.
- 15 units sold at Phase 1 and Inspector did not considered appropriate to wait until all of Phase 1 sold before granting permission for Phase 2
- Development would contribute to local economy by bringing visitors into the area who would spend in local shops and use local services.

**OFFICER APPRAISAL**

The relevant planning considerations in relation to the above representations have already been covered in the committee report.

The recommendation remains for approval as per the committee report.