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Mr Christopher Edwards
Worthy Farm
Worthy Lane
Pilton
Shepton Mallet
Somerset
BA4 4BY

Application Number: 2016/2238/VRC
Date of Application: 31st August 2016
Application Type: Variation or Removal of Conditions

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby **GRANT PLANNING PERMISSION** to carry out the development described in the application validated on 31st August 2016 subject to conditions hereunder stated.

Proposal: Application for the variations of conditions 1,2 and 4 of consent 2009/0127 to align planning consent period to festival licence period extending the permission from 2016 to 2024
Location: Worthy Farm Worthy Lane Pilton BA4 4BY
Parish: Pilton Parish Council

DECISION: Approval with Conditions

REASON FOR APPROVAL

1. There have been no substantive material changes in the planning circumstances since planning permission was granted under ref. 2009/0127 that would now render the development unacceptable for a further period running concurrent to the Licence granted under separate legislation.

The proposal has been tested against the following Development Plan policies. In the opinion of the Local Planning Authority, and subject to the conditions below, the proposal is acceptable:-

Policies CP1 (Spatial Strategy), CP2 (Housing), CP4 (rural communities), DP1 (Local Identity and Distinctiveness), DP3 (Heritage Conservation), DP4 (Mendip's Landscapes), DP5 (Biodiversity and Ecological Networks), DP7 (Design and Amenity), DP8 (Environmental Protection), DP9 (Transport Impact of New Development), DP10 (Parking Standards) and DP23 (Flood Risk) of the Mendip District Local Plan Part 1 Strategy and Policies (adopted December 2014)

National Planning Policy Framework
Planning Practice Guidance

CONDITIONS

1. This permission shall expire on the 31 August 2024 and the use of the site for the purposes of holding the Glastonbury Festival and the temporary accommodation for festival related workers shall be discontinued and the land/premises reinstated on or before that date in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority prior to the expiry date.
Reason: In view of the unique nature of the proposal and the temporary nature of the festival event it is essential that the Local Planning Authority is able to regularly review the impact of this proposal.
2. Prior to the 31 August 2024, all above ground elements of the "Festival Store Building", as identified on drawing number 520/01 (submitted pursuant of application 2009/0127) shall be removed from the site, unless a further planning permission having the effect of overriding this condition is granted. A land reinstatement scheme shall be submitted for the consideration by the Local Planning Authority not later than 2 months from the date of the removal of the building and shall be implemented within 6 months of the date approval of the scheme is granted by the Local Planning Authority.
Reason: The landscape impact of the building is only considered to be acceptable due to use of the building to provide storage and recycling facilities associated with the Glastonbury Festival. Should the justification for the building cease the harm associated with the building would be unacceptable and the building must be removed. In view of the unique circumstances surrounding this application, the granting of a temporary consent is considered to be appropriate.
3. Prior to the 31 August 2024, all above ground elements of the "Pyramid", as identified on drawing number 520/01 (submitted pursuant of application 2009/0127) shall be removed from the site, unless a further planning permission having the effect of overriding this condition is granted. A land reinstatement scheme shall be submitted for the consideration by the Local Planning Authority not later than 2 months from the date of the removal of the structure and shall be implemented within

6 months of the date approval of the scheme is granted by the Local Planning Authority.

Reason: The landscape impact of the Pyramid Stage is only considered to be acceptable due to its use in association with the Glastonbury Festival. Should the justification for the structure cease the harm associated with the structure would be unacceptable and the structure must be removed. In view of the unique circumstances surrounding this application, the granting of a temporary consent is considered to be appropriate.

4. The location of all temporary accommodation for festival workers shall be in accordance with the location plan designating the position of the temporary accommodation site which was submitted and approved in writing by the Local Planning Authority under planning reference 2010/2856. The smaller site area (of no greater than 0.5 hectares) approved for the temporary accommodation of festival workers shall only be occupied between 1 May and 30 August in any calendar year. The larger area (of no greater than 1.6 hectares, which includes the smaller area of land) approved for the temporary accommodation of festival workers shall only be occupied for a maximum of 2 months during the period of 1 May and 30 August in any calendar year. There shall be no other temporary accommodation for festival workers within the application site beyond a period of 28 days in any calendar year.

Reason: Having regard to the unique nature of the proposal this condition will allow some temporary accommodation of workers but limit the land available to accommodate workers to ensure that only a limited number of people are accommodated at the site. This condition requires a smaller site for 4 months of the year and a larger site from 2 months to allow a greater number of workers to be accommodated during the busier time and does not limited the size of the area where workers can be accommodated for 28 days in any calendar year so that the applicant's normal temporary use rights are not affected.
5. No works of construction in relation to the festival shall commence before the 1 May or continue beyond 30 August in any year unless exceptional circumstances require that the festival is held at a different time of year. In such circumstances, works for construction shall take place in accordance with a timetable which has first been submitted to and approved in writing by the Local Planning Authority. Other than any buildings specifically designated for festival related storage and other festival related uses, outside of the period between 1 May and 30 August the site shall only be used for agricultural purposes.

Reason: Having regard to the unique nature of the proposal and to allow a reasonable period of time in which the festival can be set up and cleared away and to allow a reasonable period of time where the land is restored to its agricultural use.
6. All festival related equipment, chattels and vehicles shall be removed from the site or placed in buildings specifically designated for festival related storage on site no later than 30 August in any year. No festival related equipment, chattels or vehicles shall be brought to site or removed from the storage buildings prior to 1 May in any year.

Reason: Having regard to the unique nature of the proposal and to allow a reasonable period of time in which the festival can be set up and cleared away and to ensure that the land is reinstated to agricultural use for a reasonable period of time in any calendar year.
7. No more than one festival (with a maximum duration of one week) and no more than one music concert (with a maximum duration of 1 day) shall be permitted at the site in any one calendar year.

Reason: Having regard to the unique nature of the proposal and to allow a reasonable period of time in which the site is reinstated to agricultural use.

8. The development hereby approved shall be carried out and operated in accordance with the flood management plan approved under planning reference 2010/2856 unless an alternative flood management plan is agreed with the Local Planning Authority. In such circumstances the flood management plan shall thereafter be implemented, and the operation of the festival shall thereafter be carried out in accordance with the amended flood management plan.
Reason: to minimise the risk of flooding and the impact of flooding on persons attending the festival.
9. The fencing off of water courses within the site for the duration of the festival shall be carried out in accordance with the details and timetable approved under planning reference 2010/2856 unless an alternative scheme is approved in writing by the Local Planning Authority. In such circumstances the fencing shall be erected in accordance with amended details.
Reason: To prevent the pollution of the water courses.

NOTES

1. This decision relates to the application comprising the application form and covering letter (dated 30th August 2016) validated on the 31st August 2016
2. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
3. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co operation in this matter is greatly appreciated.
4. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.



I. Bowen BA(Hons) BTP(Dist) MRTPI
Group Manager for Planning and Growth Services

If you have any queries regarding this notice please contact our Customer Services Team on 0300 303 8588

Dated 18th November 2016