

MAIDENHEAD DEVELOPMENT MANAGEMENT PANEL

22 November 2017

Item: 6

Application No.:	17/00619/FULL
Location:	Hardings Farm Hills Lane Cookham Maidenhead
Proposal:	Three detached dwellings following demolition of existing stables and equestrian storage buildings
Applicant:	Mr And Mrs Richards
Agent:	Mr Matt Taylor
Parish/Ward:	Cookham Parish/Bisham And Cookham Ward

If you have a question about this report, please contact: Antonia Liu on 01628 796697 or at antonia.liu@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal site is considered to be previously developed land, and the proposal is considered not to conflict with the purposes of the Green Belt nor have a greater impact on openness of the Green Belt than the existing development. As such the proposal is considered to be appropriate development in Green Belt.
- 1.2 The layout, siting, scale, design and appearance is considered not to be unduly out of keeping with the character of the area or adversely affect the setting of Cookham Dean Conservation Area. It is considered unlikely that there is a direct visual link between 'Rickett's Farm, Cookham Dean' by Sir Stanley Spencer, and the present day application site and therefore the proposal would not have an adverse impact on views in paintings by Sir Stanley Spencer.
- 1.3 The proposal can provide adequate visibility splays for its new access, and sufficient turning and parking space within the site. The proposal is not considered to generate vehicular movements significantly over and above the existing situation that would warrant refusal in terms of highway safety or impact on the local highway infrastructure. Due to the nature of the proposal, it would not have a significant adverse impact on the public footpath either in terms of the views from the footpath or the extent of vehicular use of the footpath/farm track as access to the property.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.
- If recommended for approval, at the request of Councillor Kellaway due to concerns about the access to the site, proximity to Cookham Dean Conservation Area and Stanley Spencer connections.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site measures approximately 0.23ha and forms part of the southern section of Hardings Farm which lies towards the eastern outskirts of Cookham Dean. The site lies adjacent to Kennel Lane and is currently used for equestrian purposes including stabling of horses, storage and menage. The land slopes downwards in an easterly direction.
- 3.2 To the north and east are associated paddocks while to the south, separated from the site by Kennel lane, are un-associated paddocks. Kennel Lane links Church Road to the west and Whyteladies Lane to the east. The site lies within designated Green Belt and Grade II

Agricultural Land, but outside of Cookham Dean Conservation Area which lies within 50m to the north and west.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal is for 3 detached dwellings, comprising of 1x3-bed and 2x4-bed houses, following the demolition of existing stables and equestrian storage.
- 4.2 There are a number of applications relating to Hardings Farm. Planning applications specifically relating to the stables and equestrian facilities are as follows:

Reference	Proposal	Decision
03/40986/FULL	A new stable block following demolition of existing and creation of a horse manege	Approved – 15.12.2003
16/03793/FUL	Three detached dwellings following demolition of existing stables and equestrian storage buildings	Withdrawn – 06.02.2017
17/02640/CLU	Certificate of Lawfulness to establish whether equestrian use, incidental to the main dwellinghouse at Hardings Farm, is lawful	Approved – 16.10.2017

5 MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework Sections 6, 7, 9, 11, 12

Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking
GB1, GB2, GB3, DG1, H10, H11, R14,	P4, T5, T7

These policies can be found at https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Appropriate development in Green Belt and acceptable impact on Green Belt	SP1, SP5
Design in keeping with character and appearance of area	SP2, SP3
Acceptable housing provision	HO2, HO5
Acceptable impact on trees and local ecology	NR2, NR3
Acceptable impact on infrastructure	IF1, IF8

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council will prepare a report which summarises the issues raised in the representations and sets out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents will then be submitted to the Secretary of State for examination by the Planning Inspectorate. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Supplementary planning documents

1. Cookham Village Design Statement: Supplementary Planning Document

More information on these documents can be found at:
https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

- 5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i Green Belt / Principle of Development
- ii Design and Appearance and Impact on Special Character
- iii Highway Issues
- iv Residential Amenity
- v Ecology
- vi Archaeology
- vii Other Material Planning Considerations

Green Belt / Principle of Development

- 6.2 The site lies within the Metropolitan Green Belt with the fundamental aim to keep land permanently open as set out in paragraph 79 of the NPPF. Paragraph 89 of the NPPF indicates that the construction of new buildings is inappropriate development in Green Belt with some exceptions. Local Plan policy GB1 is broadly in line with the NPPF but pre-dates the NPPF and therefore the NPPF is considered to be more up-to-date. One of the exceptions in the NPPF is the development of previously developed sites (brownfield land) which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development. Annex 2 of the NPPF defines previously developed land as land which is or was occupied by a permanent structure including the curtilage of the development land and any associated fixed surface infrastructure.
- 6.3 In this case a stable block and menege was granted planning permission in 2003, subsequently implemented and stands today at the application site. The definition of previously developed land excludes a number of land uses including land that has been occupied by agriculture buildings. Historically the application site formed a dairy as part of the wider agricultural land holding at Hardings Farm. It would therefore be necessary to assess whether the agricultural use has genuinely ceased and moved on. Consequently, to clarify the situation an application for a

Certificate of Lawful Development was submitted and subsequently granted in October 2017 which established that the existing equestrian use, incidental to the main dwellinghouse at Hardings Farm, was lawful. As such, the application site is considered not to be in agricultural use, which ceased over 10 years ago.

- 6.4 The NPPF also excludes from the definition of previously developed land, land in built up areas such as private residential garden. The representation sent in by the Cookham Society states that it's been many years since farming took place at Hardings Farm and they believe Hardings Farm is now in effect a private house with extensive grounds. However, in planning definitions the site does not comprise of private garden nor is it located in a built up area. The Cookham Village Design Statement states that, in general nowhere in Cookham Dean is there any intense area of housing development.
- 6.5 For these reasons the site is considered to be previously developed land, and to determine whether the development is appropriate development in Green Belt the question falls to whether the development would have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.
- 6.6 As the proposal would comprise of redeveloping previously developed land and it would not extend beyond the boundary of what is considered to be previously developed it is considered that the proposal would not conflict with the 5 purposes of the Green Belt identified in paragraph 80 of the NPPF. In terms of impact on openness the table below sets out the footprint and volume of the existing and proposed buildings:

Existing	Footprint (square metres)	Volume (cubic metres)
Building 1	46	136
Building 2	48	152
Building 3	208	838
Building 4	64	208
Building 5	109	402
Building 6	65	151
Total	543	1887
Proposed	Footprint (square metres)	Volume (cubic metres)
Plot 1	91	487
Plot 2	91	459
Plot 3	91	459
Total	273	1405

From these figures there would be a reduction of approximately 50% decrease in building footprint and 25.5% decrease in building volume. The existing buildings on site are all single storey of varying heights, the maximum being 5.7m high. The proposed dwellings being 1 and half storeys would be higher than the existing buildings, which vary in height from approximately 2m to 3m, with an approximate 6.5m maximum ridge height for the dwelling on plot 1 and an approximate 6.85m maximum ridge height for the dwellings on plots 2 and 3. However, some regrading of the land is also proposed, comprising of lowering the ground level to the east of the site. Therefore as shown on drawing ref PL-300A the ridge of the proposed dwellings would be comparable in height with the existing buildings. Crown roofs are proposed, but given the low eaves and small flat area on top, together with the relatively simple plan form, the design of the proposed dwellings are considered to minimise bulk. The proposed dwellings would also be sited in approximately the same location as the existing buildings. As such, it is considered that the proposed development would not have a greater impact on openness of the Green Belt than the existing development.

- 6.7 The alteration to the profile of the land by excavation is considered as an engineering operation, which paragraph 90 of the NPPF states is not inappropriate in Green Belt provided they preserve the openness of the Green belt and do not conflict with the purposes of including land in Green

Belt. Given the nature of regrading works to alter the profile of the lane and the extent of excavation it is considered that these works would have a limited impact on openness and would not involve encroachment into the countryside.

- 6.8 For these reasons, it is considered that the proposal would constitute appropriate development within the Green Belt in accordance with the NPPF and there would be no conflict with Local Plan policy GB2(a).

Design and Appearance, and Impact on Special Character

- 6.9 The site is one of a number of small farmsteads dotted around the village of Cookham Dean and lies adjacent to Kennel Lane. In terms of character, the Cookham Village Design Statement states that in general that nowhere in Cookham Dean is there any intense area of housing development, and on all roads and lanes the houses are well separated or sporadically grouped, punctuated by meadows or woodlands. Very frequently where groups of homes are situated, they are on one side of the road or lane only. On boundaries, hedging and wide green verges or green banks are the norm. The appearance of buildings are characterised by individually of design but dominated by 'country style' and homes are situated discreetly, usually well back from the road with long private driveways to a single home or small cluster of homes not being uncommon. Specifically, the amount of unbuilt land adjoining Kennel Lane helps engender a sense of peace and informality and within the general vicinity of Kennel Lane there is a prominence of rustic black-stained boarding giving it a particular appearance.
- 6.10 In this context the layout comprising of three detached buildings forming a small cluster of houses located on one side of the lane and served by a long private driveway would be in keeping with the prevailing pattern of development. Due to the limited number of houses and their modest scale, the proposed houses are not considered to result in a density that is excessive nor cramped within the site or disproportionate to their plots. The houses are sited irregularly within the site and well-spaced from each other, leaving sufficient room for the group to be interspersed by soft landscaping. Car parking is located to the side of the houses to avoid dominant hardstanding at the front of house. The amount of hardstanding at the site in comparison to the existing situation would also be reduced by approximately 92.2sqm, which is a reduction of approximately 16%. This is considered to preserve and enhance the informal, rural/semi-rural, green surroundings of the locality. The design of the proposed houses on plots 2 and 3 would be the same, but the house on plot 1 would add variation and therefore not considered to materially erode the individuality that characterises the area. Overall, the vernacular design of the houses would reflect the traditional rural character and they include key characteristics such as varied, asymmetrical elevations, pitched roofs and chimneys. The proposal incorporates naturally stained timber boarding, rather than black-stained, which is not a major characteristic of buildings along Kennel Lane other than for barns but it is considered that the natural stain would not be overly disharmonious with the material and colour pallet of the area and would not result in an overly obtrusive appearance. Details and approval of materials can be secured by condition 2. A hedge is proposed on the boundary, in keeping with the boundary treatment on Kennel Lane. For these reasons the proposal is considered to meet the aims and objectives of paragraph 60 and 64 of the NPPF, Local Plan policies DG1, H10 and H11, and policies G6.1, G6.2, G6.3, G6.4, G.6.5, G.6.6, G6.8, G.16, G.19 and G.21 of the Cookham Village Design Statement.
- 6.11 Concerns have been raised by local residents over the proposed changes in ground level resulting in a scar on the landscape. The existing topography comprises of land sloping downwards in an easterly direction with a more pronounced drop between the stables and the menage. The change in ground level would alter the gradient of the slope of the land towards the pronounced drop, but the resultant slope is not considered to be so severe to appear overly artificial or detract from the character of the site or wider locality.
- 6.12 Policy G14.1 of the Cookham Village Design Statement states that views, facades and other building detail depicted in paintings by Sir Stanley Spencer are part of Cookham's cultural heritage, and proposals should carefully balance the need to protect this cultural heritage with the aims of creating sensitive change. Proposals having an adverse impact, especially in relation to the direct visual linkage which is possible between the painting and the present day scene should not be permitted. Annex B of the Cookham Village Design Statement identifies the paintings by

Sir Stanley Spencer possessing identifiable or known links with views, facades or other building detail within Cookham Parish. Hardings Farm comprises part of the former Rickett's Farm and there is a painting known as 'Rickett's Farm, Cookham Dean' listed in Annex B. The painting depicts a pigsty in the foreground with woods in the distance and landscape slopes downwards from a lane to the right of the painting. The woods in the distance are assumed to be Bisham Woods as the supporting text to Policy G14.1 identifies the view as being northwards to Bisham Woods (or alternatively at another farm, near the reservoir above Pudsey Close). Given the topography depicted in the painting looking northwards towards Bisham Wood, it is considered unlikely that there is a direct visual link between the painting and the present day application site and so would not have an adverse impact on views in paintings by Sir Stanley Spencer.

- 6.13 Cookham Dean Conservation Area does not adjoin but lies to the west of the application site. Given the acceptability of its layout, siting, scale, design and appearance it is not considered to adversely affect its setting in accordance with Local Plan policy CA2.

Highway Issues

- 6.14 The site is located off of Kennel Lane which measures approximately 2.5m in width. Past Harding's Farm, Kennel Lane narrows further into a footpath which leads eastwards to Whyteladyes Lane and is a Public Right of Way.
- 6.15 The site benefits from an existing vehicular access off Kennel Lane which is proposed to be stopped up and a new 4.8m wide access is proposed to the west which will lead onto a new internal access road measuring 4.8 to 7m in width to serve the proposed houses. With regard to visibility splays at the access, drawing ref: PL012A shows the required visibility splays of 2.4m x 15m to the left and right can be achieved, however to achieve adequate visibility splays to the left the hedge should be at a height of no more than 600mm from the carriageway level. As the hedge is within the application site this can be secured by condition 12. The widths provided along the new internal road will enable a two way flow and enable a vehicle to easily manoeuvre within the site to enter and exit the site in a forward gear. In respect of Kennel Lane, concerns have been raised by local residents over the use of this lane for vehicular access. However, given that Kennel Lane currently serves as a vehicular access for the existing equestrian site, and the proposal is likely to generate a 22 to 44 vehicle movements per day, the proposal is not considered likely to prejudice highway safety significantly over and above the existing situation.
- 6.16 In line with the current Parking Strategy the 3-bed dwelling will require 2 car parking spaces while the 4-bed dwelling will require 3 car parking spaces. Drawing number PL-102A shows that each dwelling will comply with the Local Authorities maximum parking standard. 6.0m manoeuvrability has also been provided in front of each bay and a 7.0m turning circle has been provided at the end of the cul-de-sac to enable delivery vehicles / emergency service vehicles to enter and exit the site in a forward gear. This can be secured by condition 11. No substantive details have been provided in relation to cycle parking facilities, but it is considered that there is space on site for satisfactory provision. This can be secured by condition 15.
- 6.17 The development has the potential to generate a total of 22 to 44 vehicle movements per day, which is not considered to have a detrimental effect on the local highway network.
- 6.18 A Public Right of Way footpath (Cookham Footpath 22) follows Kennel Lane from Church Road in Cookham Dean to the application site. The footpath then narrows and continues to Whyteladyes Lane. Due to its residential nature it is considered that the proposed change of use would not have a significant adverse impact on the public footpath either in terms of the views from the footpath or the extent of vehicular use of the footpath/farm track as access to the property.
- 6.19 The proposal is therefore considered to comply with Local Plan policies T5, T7 and P4.

Residential Amenity

- 6.20 Core Principle 4 of the NPPF seeks to ensure a good standard of amenity, while Local Plan policies H11 states that planning permission will not be granted for new development that would cause damage to the amenity of the area. In this case, the separation distance from the nearest neighbouring property (Huntsman Cottage) is such that the proposed houses is unlikely to result in material loss of light, loss privacy or visual intrusion. The change of use to residential is not considered to give rise to undue noise and disturbance to the detriment of neighbouring amenity.

Ecology

- 6.21 Paragraph 109 of the NPPF advises that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.
- 6.22 A Preliminary Ecological Appraisal and Phase 2 Bat Assessment have been submitted as part of the application. No evidence of bats was recorded within any of the buildings, but 2 buildings were assessed as having potential to support roosting bats and a further survey was recommended. During the further survey, two common pipistrelle bats were recorded returning to roost from one building and the applicant's ecologist has provided an outline bat mitigation strategy which includes sensitive timing of works to building, careful removal and inspection of cladding, sensitive lighting and installation of bat boxes onto retained mature trees within the site, all of which will be detailed within a method statement to accompany a European Protected Species licence (EPSL). Provided that the mitigation and compensation measures are secured by condition 7 and adhered to, it is likely that the development proposal would not have a detrimental effect to the populations of bats species.
- 6.23 The submitted ecology report also makes a number of recommendations for enhancements including incorporation of wildflower areas, native species planting, sensitive lighting, and installation of bird and bat boxes onto the new buildings or retained mature trees, which would meet the aims and objectives of paragraph 109 of the NPPF. It is recommended that these are secured by condition 8.

Archaeology

- 6.24 The proposal lies in an area of archaeological interest, in particular to the prehistoric settlement and land use of this part of the Thames Valley, as evidenced by Berkshire Archaeology's Historic Environment Record (HER). In addition, while the site is currently occupied by buildings, these are generally slight structures that are likely to have had little impact on below ground deposits. Paragraph 141 of the NPPF states that Local Planning Authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. As such, there are no objections in principle subject to condition 6 to secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation to be submitted and approved by the Local Planning Authority.

Other Material Considerations

Housing Land Supply

- 6.25 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPFF states that sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites.

6.26 It is acknowledged that this scheme would make a contribution to the Borough's housing stock and it is the view of the Local Planning Authority that the socio-economic benefits of the additional dwelling(s) would also weigh in favour of the development.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 The application comprises of new residential development and therefore would be liable for a CIL contribution. In line with the Council's Charging Schedule the proposed development would be liable for £240 per square metre for upon the chargeable residential floor area. No further action is required until prior to commencement of the development if the proposal is subsequently approved.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

2 occupiers were notified directly of the application and the planning officer posted a statutory notice advertising the application at the site. As the development affects a Public Right of Way a site notice to this effect was erected at the site and published in the Maidenhead & Windsor Advertiser.

5 letters were received objecting to the application, summarised as:

Comment		Where in the report this is considered
1	Kennel Lane is a designated footpath and restricted in width. Vehicular access would have a detrimental effect on the footpath which provides access between Cookham Rise and Cookham Dean by increasing highway danger for pedestrians.	Para. 6.15
2	Kennel Lane is a private lane, built and maintained by households on the Sterlings Field Development and Huntsmans Cottage. The proposal would increase traffic and use and therefore increase necessary maintenance and costs.	Not a material planning consideration.
3	Would encroach on the green space between settlements of Cookham Rise and Cookham Dean, harming the nature of the separate villages and their rural setting, and reduce openness.	Para. 6.6
4	Would be visually prominent and out of character with local character.	Para. 6.9 – 6.13

Other consultees

Consultee	Comment	Where in the report this is considered
Berkshire Archaeology	The site lies within in an area of archaeological interest and while the site is currently occupied by buildings these are generally slight structures that are likely to have had little impact on below ground deposits. Berkshire Archaeology therefore recommends that, should this application be permitted, archaeological monitoring and recording (a watching brief) is undertaken during the construction of the new dwellings, which can be secured by condition. This is in accordance with Paragraph 141 of the NPPF.	Para. 6.24, condition 6
Cookham Society	Raises objections as the proposal is inappropriate development in Green Belt and would harm openness. It is not previously development land and considered to be an outbuilding to a private dwelling and private residential gardens are excluded from the definition of previously development land in the NPPF. The	Para. 6.2 – 6.8, 6.15, 6.18, 6.11

	proposed development would have an adverse effect on the users of the footpath (Kennel Lane). Furthermore, the excavation is unacceptable as it would leave a scar on the landscape and give extra height to the most prominent house (plot 1) above the building it replaces.	
Cookham Parish Council	Over development in Green Belt.	Para. 6.2 – 6.8
Ecology	Likely that the development will not have a detrimental effect to the maintenance of the population of bat species provided that suitable mitigation and compensation measures are included, which can be secured by condition. A condition to require biodiversity enhancements recommended in the ecology report is also recommended, and an informative on breeding birds should be included on any approval, and	Para. 6.21 – 6.23, conditions 7 – 8, and informative 8
Environmental Protection	No objection subject to informatives relating to asbestos, dust control, smoke control and hours of construction.	Noted and agreed. Informative 1 – 4.
Local Highway Authority	No objection subject to conditions relating to the access, parking layout and visibility splays being provided in accordance with approved plans, a construction management plan, details of refuse and recycling bin storage, and the stopping up of the existing access.	Para. 6.14 – 6.19, conditions 9- 14, and informatives 5 - 7
Public Rights of Way	No objection. The proposed change of use would not have a significant adverse impact on the public footpath either in terms of views from the footpath or the extent of vehicular use of the footpath / farm track as access to the property.	Para. 6.18
Ramblers Association	Objects as the proposal would detract from the rural aspect and visual enjoyment of users of the public right of way, access to the site via Kennel Lane is unsuitable for an increase in use by vehicles, and is inappropriate development in Green Belt.	Para. 6.2 – 6.8, 6.15, 6.18

9. APPENDICES TO THIS REPORT

- 5 Appendix A – Site Location Plan
- 6 Appendix B – Site Layout
- 7 Appendix C – Proposed Plans and Elevations

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development shall take place until samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy DG1, H10, H11
- 3 No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.

Reason: In the interest of the visual amenities of the area. Relevant Policy Local Plan DG1.

- 4 Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, GB4.
- 5 Within one month of the substantial completion of the development the building shown to be removed on the approved plans, shall be demolished in its entirety and all materials resulting from such demolition works shall be removed from the site.
Reason: To prevent the undesirable consolidation of development on the site having regard to its Green Belt location. Relevant Policies - Local Plan GB1, GB2,
- 6 No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority.
Reason: The site lies in an area of archaeological potential, particularly in relation to the prehistoric settlement and land use of this part of the Thames Valley. The potential impacts can be mitigated by a programme of archaeological work so as to record and advance understanding of the significance of any heritage assets in accordance with national and local planning policy.
- 7 Prior to the commencement of site works a copy of the European Protected Species Licence for bats, issued by Natural England, shall be provided to the Local Planning Authority and the development shall be carried out in accordance with the details within the agreed licence. Reason to safeguard protected species. Relevant Policies - NPPF.
- 8 The development shall be carried out in accordance with the recommendations for biodiversity enhancements within the Preliminary Ecological Appraisal report (ECOSA, November 2016) and retained thereafter.
Reason: To secure biodiversity enhancements.
- 9 No other part of the development shall commence until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1
- 10 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 11 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 12 No part of the development shall be occupied until the visibility splays shown on the approved

drawings have been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway.

Reason: In the interests of highway safety. Relevant Policies - Local Plan T5.

- 13 No part of the development shall be occupied until a refuse bin storage area and recycling facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept available for use in association with the development at all times.

Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.

- 14 The existing access to the site of the development shall be stopped up and abandoned immediately upon the new access being first brought into use. The footways and verge shall be reinstated before the development is first occupied in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and of the amenities of the area. Relevant Policies - Local Plan T5, DG1.

- 15 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1

- 16 No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.

- 17 Prior to the commencement of development a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall cover any areas of existing landscaping, including woodlands, and all areas of proposed landscaping other than private domestic gardens.

Reason: To ensure the long term management of the landscaped setting of the development and to ensure it contributes positively to the visual amenities of the area. Relevant Policies - Local Plan DG1.

- 18 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

- 1 It is noted that the existing buildings may contain asbestos. The applicant is recommended to ensure that all contractors involved in the demolition and site clearance works are aware of the requirements of the Control of Asbestos at Work Regulations 1987 (as amended) and should contact the Health and Safety Executive at Priestley House, Priestley Road, Basingstoke, Hants, RG24 9NW tel 01256 404000 for further information and advice.

- 2 The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities
- 3 The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 683538 and follow good practice.
- 4 The applicant should be aware the permitted hours of construction working in the Authority are as follows: Monday - Friday 08.00 - 18.00, Saturday 08.00 - 13.00, No working on Sundays or Bank Holidays.
- 5 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 6 No builder's materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.
- 7 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
- 8 It is advised that there should be no building demolition, or tree, shrub and hedgerow removal be undertaken inside the breeding bird season (March to August inclusive) or such works to be undertaken immediately following inspection by a qualified ecologist.