

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD  
PLANNING COMMITTEE**

**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

16 March 2016

Item: 4

<b>Application No.:</b>	15/03388/OUT
<b>Location:</b>	Woodlands Farm Spring Lane Cookham Dean Maidenhead SL6 9PN
<b>Proposal:</b>	Outline application with all matters reserved: Erection of 3 x detached dwellings.
<b>Applicant:</b>	Mr Simmonds- The Simmonds Partnership
<b>Agent:</b>	Mr Matt Taylor- JSA Architects Ltd
<b>Parish/Ward:</b>	Cookham Parish

**If you have a question about this report, please contact:** Susan Sharman on 01628 685320 or at [susan.sharman@rbwm.gov.uk](mailto:susan.sharman@rbwm.gov.uk)

**1. SUMMARY**

- 1.1 The application seeks outline planning permission, (as opposed to full planning permission), for three detached dwellings following the removal of stables, commercial units and associated buildings from the site. As this is an outline application, the main consideration is whether the principle of the proposed development is acceptable with details relating to appearance, means of access, landscaping and layout to be dealt with under a later reserved matters application.
- 1.2 The application site is in the Green Belt where limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), is appropriate development provided it 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 (paragraph 89 NPPF).
- 1.3 In this case it is considered that the previous agricultural use has sufficiently 'moved on' to other uses such that it is reasonable to describe the site as 'previously developed'. The applicant has provided information that demonstrates that the proposal would reduce the amount of built volume, footprint and floor space on the site compared to the existing development. Subject to a restriction on the height of the dwellings to be no higher than the existing buildings on site, together with conditions in relation to site levels and removal of domestic permitted development rights, the proposal would not have a greater impact on the openness of the Green Belt than the existing development. In addition, the proposal would not be contrary to any of the five purposes of the Green Belt. For these reasons the proposal is considered to be appropriate development in the Green Belt.
- 1.4 As the application site exceeds 0.5 hectare an element of affordable housing is sought in compliance with Policy H3 of the Local Plan. This is to be secured by way of a S106 agreement.

<b>It is recommended the Panel authorises the Borough Planning Manager:</b>	
1.	<b>To grant planning permission on the satisfactory completion of an undertaking to secure the affordable housing in Section 7 of this report and with the conditions listed in Section 10 of this report.</b>
2.	<b>To refuse planning permission if an undertaking to secure the affordable housing in Section 7 of this report has not been satisfactorily completed by 1<sup>st</sup> April 2016 for the reason that the proposed development would not be accompanied by associated affordable housing.</b>

**2. REASON FOR PANEL DETERMINATION**

- At the request of Councillor Cllr. MJ Saunders in light of the scale and impact of this

application and the related community comments received to date by RBWM Planning.

### 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 Woodlands Farm is located on the eastern side of Spring Lane, close to its junction with Church Lane in Cookham Dean. The farm extends to approximately 25 hectares and was previously a dairy, then poultry farm. The application site itself is 0.79 hectares and is occupied by 31 stables let on a livery basis. In addition various redundant single storey farm buildings have been converted to offices and storage space with associated parking. The remaining land is mainly laid to grass to provide grazing for the liveried horses. Two larger buildings are located to the centre of the developed area of the site and provide all weather manege and hay store together with a residential flat above.
- 3.2 The site is located in the Green Belt and in an Area of Special Landscape Importance. It is positioned on higher ground than the surrounding open fields and countryside to the east and south. Access is provided off Spring Lane. The site abuts the curtilage of St. Johns House to the west, Woodlands Farm House and Woodlands Farm Cottages to the north.

### 4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
342/49	Reconstruction of farm house and conversion of barn to dairy and cowshed.	Approved 30.11.49
6547/65	Erection of cattle yard and Dutch barn.	Approved 28.07.65
428065	Conversion of two agricultural buildings to light industrial and storage.	Approved 19.08.94
99/33564	Renewal of 428065.	Approved 09.04.99
00/36112	Change of use of Building B to light industrial unit and storage.	Approved 15.02.01.
01/36542	Change of use of former stables to garage.	Approved 19.03.01.
03/40262	Construction of replacement hay and implement store with ancillary staff accommodation above and tractor store.	Approved 18.12.03.
04/01332	Variation of condition 1 of 99/33564 to allow change of use of Building A to general B1 and B8.	Approved 17.12.04.

- 4.1 The proposal seeks outline planning permission with all matters reserved for the erection of three detached dwellings, following the demolition the existing buildings and removal of hard standing.

### 5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework, Sections 9.

#### Royal Borough Local Plan

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

	Green Belt
Local Plan	GB1, GB2.

- 5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Sustainable Design and Construction

- Planning for an Ageing Population
- Cookham Village Design Statement: Relevant policies G4.4, Section 6 and G9.1 and G9.2.

More information on these documents can be found at:

[http://www.rbwm.gov.uk/web/pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm)

## Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Landscape Character Assessment - view at:  
[http://www.rbwm.gov.uk/web\\_pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm)
- RBWM Parking Strategy - view at:  
[http://www.rbwm.gov.uk/web\\_pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm)

## 6. EXPLANATION OF RECOMMENDATION

6.1 As this is an outline planning application, the key issue for consideration is whether the principle of the proposed development is acceptable. Issues relating to appearance, means of access, landscaping and layout would be considered as part of a reserved matters application.

6.2 Policy GB1 of the Local Plan sets out the types of development that are considered appropriate in the Green Belt. The proposal does not fall within any of these types but this Policy has to some extent been superseded by the lists of types of appropriate development set out in paragraphs 89 and 90 of the National Planning Policy Framework (NPPF), and this is material to the consideration of the application. Specifically, paragraph 89 of the NPPF explains that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, is not inappropriate development in the Green Belt.

6.3 Annex 2 of the NPPF explains that the definition of previously developed land excludes land that "is or has been occupied by agricultural buildings." However, this definition has created issues of interpretation at appeal because the vast majority of all land in the UK would have been agricultural at one point or another. If applied literally, this definition would have the effect of preventing almost all claims under that section of Paragraph 89 of the NPPF. Given the Government's drive to provide more housing such a literal approach could not have been the intention of the clause when drafted.

6.4 In assessing this application, officers looked at other appeal decisions and of particular interest is the decision in the case of *Ilsom Farm*, in which the Inspector considered the definition of previously developed land in some detail:

*"It appears to me that the definition is intended to address the circumstances where agricultural buildings stand on a site or have been demolished. The agricultural use of the appeal site was first replaced by the stonemasonry use in 1990 and there have been subsequent planning permissions, including for B1 use. The site has therefore been used continuously (with planning permission) for non-agricultural purposes for many years, notwithstanding that the former agricultural buildings have been reused. These factors lead me to conclude that the use of the site has genuinely 'moved on' from its agricultural origins and that it is reasonable to define the appeal site as PDL. Accordingly its effective reuse can be encouraged in accordance with Paragraph 17 of the Framework and this is a material consideration which attracts significant weight."*

6.5 This approach requires the local planning authority to assess the proximity of the agricultural use as a matter of fact, and it is clearly possible for a site to 'move on' beyond being considered to have had an agricultural use, for the purposes of the NPPF. The *Ilsom Farm* case went back to 1990 with the appeal decision being made in 2013.

- 6.6 In the consideration of this application officers have adopted a similar approach in assessing whether it is reasonable to define the site as previously developed land. The factors that were weighed up in making this assessment included:
- 1) Whether the agricultural buildings have been re-used for another purpose.
  - 2) Whether the agricultural use of the land has been replaced by a different use.
  - 3) Whether any different use was granted planning permission.
- 6.7 Having regard to the planning history set out in section 4 of this report, legal advice provided and further clarification from the applicant regarding the hay making part of the operation, officers are of the opinion the site has moved on from its agricultural origins and constitutes previously developed land.
- 6.8 Having established the site is PDL, an assessment of the impact of the proposed development on the openness of the Green Belt, together with the purposes of including the land within it, when compared to the existing development, has to be made.
- 6.9 The applicant's agent has provided the following volume calculations:

	Existing (to be demolished)	Proposed (3 dwellings combined) each arranged over two floors with basement - indicative	Difference
Volume	8701.09 m <sup>3</sup>	6118.10 m <sup>3</sup>	-2582.99 m <sup>3</sup> = 30% reduction
Floorspace	2494.12 m <sup>2</sup>	1696 m <sup>2</sup>	-798.12 m <sup>2</sup> = 32% reduction
Footprint	2358 m <sup>2</sup>	851.6 m <sup>2</sup>	-1506.4m <sup>2</sup> = 64% reduction

- 6.10 From the figures outlined above it can be seen that in terms of total volume of building, floorspace and footprint, the indicative development would be significantly less than that of the existing. However, an assessment of scale including the heights of the proposed development against the existing also needs to be undertaken in order establish whether the proposal would harm the openness of the area.
- 6.11 As an outline application has been submitted the applicant is not required to submit detailed elevations of the proposed dwellings. However, paragraph 11.2 of the submitted Planning Statement indicates that "the proposed dwellings are likely to be full two-storeys in height, with basement accommodation." The agent has also advised that illustrative elevations indicate a maximum height of 8.5m with a partial basement that could add another circa 2.8m to the south-eastern elevation.
- 6.12 The highest existing building on the site has a ridge height of 7.35m, with the majority of the other buildings being only single storey. If the proposed three dwellings each had a height as indicated (8.5m plus basement of 2.8m at the rear) the scale and bulk of the proposed development would far exceed the existing, irrespective of volume and footprint, and this would have a greater impact on the openness of the Green Belt, as well as potentially harming the character and appearance of the area. It is important to stress however that, while the proposal is for three detached dwellings, the agent's reference to two-storeys in height and basement are indicative. As such, in order to ensure the openness of the Green Belt is preserved, it is recommended that a planning condition be attached to any approval limiting the height of each dwelling to 7.35m when taken from any point of the natural (existing) ground level, (notwithstanding the levels indicated on the submitted plans).
- 6.13 With regard to preserving the purposes of the Green Belt, the main issue in this case is to safeguard the countryside from encroachment (the other purposes not being relevant here). The indicative layout shows the proposed development will remain within the existing building lines on the site. Provided this is suitably conditioned and domestic permitted development rights removed, it is considered that the proposal would safeguard the countryside from encroachment.

- 6.14 In terms of other criteria covered in Policy GB2 and DG1 of the Local Plan, the proposal will not lead to a material intensification in the level of activity on the site, as the vehicle movements associated with three family dwellings would be significantly less than for the existing livery business and commercial units. The dwellings would also be some distance away from the nearest residential properties and therefore unlikely to cause harm to the amenities of neighbours.
- 6.15 With regard to the loss of the stables and loss of the commercial units there are no local or national planning policies that specifically seek to protect these other than if they are local services and community facilities in villages such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. As this is a privately owned site none of these community 'exceptions' are applicable to the application.
- 6.16 In summary, subject to planning conditions that include restricting the height of the dwellings, retaining the levels of the site and removing domestic permitted development rights, the proposal is considered appropriate in the Green Belt, with the character and appearance of the countryside, which is within an Area of Special Landscape Importance, also protected.

### **Other Material Considerations**

- 6.17 The application is supported by an Ecological Assessment and Bat Survey Report (Aspect Ecology, September 2015) and this has been examined by the Council's ecologist. The ecologist has advised that if the Local Planning Authority is minded to approve the application, conditions relating to a sensitive lighting strategy, vegetation removal and protective measures for breeding birds, the provision of nest boxes and biodiversity enhancements, together with gaps at the base of the fencing to facilitate the movement of wildlife, should be imposed.
- 6.18 The site is located in an Area of Special Landscape Importance. Policy N1 of the Local Plan advises that proposals which would detract from the special qualities of that landscape will not be permitted. In particular the Council will resist proposals that would (i) adversely affect both long distance and local views within these areas; (ii) result in the loss of tree cover and hedgerows or adversely affect the ecological value of the area; and/or (iii) adversely affect the formal landscape features and their settings. As the only consideration for this application is whether the principle of the proposed development is acceptable, with the exception of the ecological impact the other issues for assessment will be the subject of a reserved matters application.

## **7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS**

- 7.1 The application site is 0.7 hectares and, as such, in line with Policy H3 of the Local Plan a proportion of the scheme should be for affordable housing. In this case, an off-site contribution of £191,889 is being sought.
- 7.2 The impact of the proposal on local infrastructure and services would be limited due to its location and scale. As such, it is not appropriate to seek any further S106 contributions under this application.

## **8. CONSULTATIONS CARRIED OUT**

### **Comments from interested parties**

4 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 5<sup>th</sup> November 2015.

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

Comment		Where in the report this is considered
1.	How could this be allowed? Does it mean anyone with a spare bit of land can put in outline planning permission? If this is allowed it would make a total mockery of the Village Plan.	6.2 – 6.16
2.	Horse ownership in the area is not on the decline. The equine community is as strong as ever. The few livery yards in the area have long waiting lists. Many people are devastated at the thought of losing this yard. If Woodlands Farm closes I may not be able to keep my horse as there is not enough stabling elsewhere.	6.15
3.	The bat survey should be investigated as residents report a sizeable bat population on the site. There are many birds and bats in the area with a huge house martin and swallow population that breed on site every year. The loss of their breeding site will affect their survival as a species.	6.17
4.	Lack of proper consultation. There appears to have been no real consultation with residents.	Section 8 neighbour notifications and site notice.
5.	Loss of local employment. If the application is approved these businesses will have to relocate or close down. These businesses contribute to the local economy.	6.15
7.	The Green Belt should be preserved and protected at all costs	6.2, 6.3
8.	The livery business at Woodlands Farm is extremely viable. There is a great demand for stables in the area. It would be a significant loss to Cookham	6.15
9.	The proposal will cause harm to wildlife habitats.	6.17
10.	Will lead to an increase in traffic congestion.	6.14
11.	Loss of a leisure facility that would be harmful to children's educational experiences of nature.	6.15
12.	Views of Cookham would be significantly harmed.	6.11, 6.18
13.	No bat report or ecological report has been submitted.	As these relate to protected species the information is not made public. 6.17
14.	The three-storey buildings will detract from the Green Belt and Area of Outstanding Natural Beauty.	6.11, 6.12.
15.	Will increase light pollution in the countryside.	6.17
16.	There is a shortage of good premises for local businesses and this will remove some. The existing businesses on the site could well move out of the area or close down altogether.	6.15
17.	This is inappropriate development in the Green Belt,	6.16
18.	Will result in loss of access to the site to enjoy views of the countryside from.	This is private property.
19.	Will harm a local catering business due to the loss of critical income if the businesses have to relocate.	6.15
20.	Letter from local child aged 7 – would like to be able to keep a horse at	6.15

	the stables when she grows up. (Representation includes a drawing by the writer of horses grazing on the hills and photographs of 'Snow' the pony and 'Fluffy' the foal.)	
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### Statutory consultees

Consultee	Comment	Where in the report this is considered
Cookham Parish Council	Objection The proposed development does not conform to Para 89 of the NPPF as the site should not be considered as 'previously developed land'.	6.2 – 6.7
	Concerns also exist regarding ecology and Highways (access/egress) issues.	6.17 6.14
	Inappropriate loss of industrial and leisure	6.15

### Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objections. Recommends informatives relating to dust and smoke controls, together with hours of construction be attached to any approval.	Noted.
The Cookham Society	Contrary to paragraph 89 of the NPPF and Policy GB1 of the Local Plan. If approved all farm buildings would be able to claim that the site represent acceptable development under paragraph 89 of the NPPF, which would be disastrous for the Green Belt.	6.1 – 6.7
	The assertion by the applicant that the livery is not thriving is questioned, and the paddocks are unlikely to be waterlogged as claimed. Refurbishment of the buildings has not been adequately considered. Do not agree with officer's interpretation of 'previously developed land'.	6.15

## 9. APPENDICES TO THIS REPORT

•	Appendix A - Site location plan
•	Appendix B – Existing site plan
•	Appendix C – Proposed site plan

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPPF.

In this case the issues have been successfully resolved.

## 10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 An application for the approval of the reserved matters shall be made to the Local Planning Authority within three years of the date of this permission  
Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 2 The development shall commence within two years from the date of approval of the last of the reserved matters.  
Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 No development shall commence until details of the existing ground levels (against OD Newlyn) measured at regular intervals across the site have been submitted to the Local Planning Authority. No changes shall be made to the existing levels of the site.  
Reason: In the interest of the visual amenities of the area. Relevant Policies Local Plan GB2, N1
- 4 No part of the development shall be higher than 7.35 metres above the original natural ground level of any part of the site where it is immediately adjacent to the proposed dwellings.  
Reason: To protect the openness of the Green Belt and in the interest of the visual amenities of the area. Relevant Policies Local Plan GB2, N1.
- 5 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.
- 6 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 an Area of Special Landscape Importance and whilst the development subject to this permission complies with the relevant policies further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, N1.
- 7 Irrespective of the provisions 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 fence, gate, wall or other means of enclosure shall be erected on the site without planning permission having first been obtained from the Local Planning Authority.  
Reason: To ensure the location, form, design and materials are appropriate for the character and appearance of the area. Relevant Policies - Local Plan DG1.
- 8 Within one month of the substantial completion of the development the buildings 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,
- 9 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 GB2.
- 10 No development shall take place until samples and/or a specification of all the finishing materials to be used in any hard surfacing on the application site have been submitted to and approved in



writing by the Local Planning Authority and thereafter undertaken in accordance with the approved scheme.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan GB2.

- 11 No development shall commence until details of any proposed external lighting including specification of the lights, LUX levels and operational times) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter shall be operational.

Reason: In order to protect the character of the Green Belt. Relevant Policy - Local Plan GB2.

- 12 No development shall take place until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document. The development shall be carried out and subsequently retained and maintained in accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

- 13 No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and to comply with Requirement 4 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

- 14 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for the parking of vehicles of site operatives and visitors, the loading and unloading of plant and materials and the storage of plant and materials used in constructing the development.

Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.

- 15 No part of the development shall be occupied until vehicle parking and turning space has been laid out and surfaced in accordance with a layout that has first been submitted to and approved in writing by the Local Planning Authority. 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 and turning 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.

- 16 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.

- 17 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

- 18 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.  
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 19 No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or without the prior written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species unless the Local Planning Authority give its prior written consent to any variation.  
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1, N6.
- 20 No development shall commence until details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have been submitted to and approved in writing by the Local Planning Authority. The design of any means of enclosure around the site and between plots should include a gap at the base to facilitate the movement of wildlife through the site into adjacent areas. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.  
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area and in the interests of biodiversity. Relevant Policies - Local Plan DG1, NPPF paragraph 109.
- 21 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.
- 22 No development shall commence until a sensitive lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details  
Reason: In order to protect bats by ensuring lighting from the development is directed away from ecologically sensitive areas. Relevant Policy - NPPF Paragraph 125.
- 23 No clearance of the site (including demolition) shall be undertaken during 1st March and 31st August inclusive (the bird nesting season). Should this not be possible, any vegetation and/or suitable features to be removed should first be checked by a suitably qualified ecologist in order to determine the location of nests prior to removal. Any active nests should be cordoned off and protected until the end of the nesting season or until the birds have fledged (as recommended in

the submitted Ecological Assessment and Bat Survey Report, (Aspect Ecology, September 2015)

Reason: In order to protect bird nesting habitats. Relevant policy - NPPF, Paragraph 109.

- 24 No development shall commence until full details of biodiversity enhancements have been submitted to and approved in writing by the council. Biodiversity enhancements shall include but not be limited to: details of swallow nest boxes, other nest box designs and bat boxes, schedule of native species planting and retained trees and provision of log piles. The biodiversity enhancements shall be retained thereafter in accordance with the approved details.

Reason: To accord with the paragraph 109 of the NPPF.

- 25 No development shall commence until an invasive non-native species method statement full is submitted to and approved in writing by the council. The method statement shall include measures for the containment, control and removal of these species. The measures shall be implemented as approved.

Reason: To accord with the paragraph 109 of the NPPF.

- 26 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.