

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

10th November 2022

Application No:	SMD/2022/0098	
Location	Adderley Mill, Adderley, Cheadle, ST10 2NJ	
Proposal	Demolition of existing building and the erection of a portal framed building for a warehouse and welfare facility, ancillary to the existing Industrial Unit (General Industrial/Storage and Distribution uses).	
Applicant	Truck and Marine Cranes Ltd	
Agent	Mr. David Byatt, Byatt Oliver Associates	
Parish/ward	Cheadle West	Date registered 14.06.2022
If you have a question about this report please contact: Chris Johnston, tel: 01538 395400 ex 4123 or email: Christopher.johnston@staffs Moorlands.gov.uk		

REFERRAL

The applicant Mr J Wain is Cllr Wain's son. Therefore in the interests of transparency it is considered necessary for this application to be put before members for consideration.

1. SUMMARY OF RECOMMENDATION

Approve, subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 This application relates Adderley Mill, an industrial site positioned on the western side of the highway. The site comprises a series of derelict brick built industrial buildings located to the southern half of the site, with a modern replacement commercial building positioned centrally towards to the south western edge of the site. An attached two storey dwellinghouse is located on eastern side of the site. The dwellinghouse runs perpendicular to the highway, with the eastern gable extending to the back edge of the highway.

2.2 The site is blanketed by a Green Belt designation.

3. DESCRIPTION OF THE PROPOSAL

3.1 This is a resubmitted planning application following the grant of planning permission for the demolition of the existing dwellinghouse

and the erection in its place of the proposed portal framed building in association with the existing industrial unit (SMD/2018/0704). The previous permission expired on 25th January 2022 and no works approved by the previous permission have commenced i.e. the previous permission has not been implemented and has now expired. This is the reason for this new resubmitted application.

3.2 There are no changes to the proposal which was previously approved. The application is accompanied by the same Coal Mining Risk Assessment Report previously submitted and a new Planning Statement.

3.3 The proposed building would be sited adjacent and parallel to the highway and is rectangular in plan with a gross internal floor area of 225 sq.m. Materials used in construction would comprise powder coated steel, profile cladding in green to match the existing industrial building on the site. Access to the proposed would be from within the site and no alteration is proposed to the existing access point.

3.4 In 2016, planning permission was granted for the demolition of the existing dwelling and construction of a new dwelling (ref. SMD/2016/0461) in a different part of the site, further to the north on the opposite side of the main yard. Condition 5 of that approval required the demolition of the existing dwelling and restoration of the land to be completed within 6 months of the first occupation of the new dwelling. The new dwelling has been completed but the original dwelling is still standing.

3.5 The application, the details attached to it, including the plans, and comments made by the consultees can be found on the Council's website at:-

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=159324>

4. RELEVANT PLANNING HISTORY

Application Reference	Description	Outcome
SMD/1987/1221	Warehouse and storage facilities. Industrial production of ceramic raw materials. Calcination of bone ash. Offices vehicle garage facilities	Approved
SMD/2005/0629	Replacement industrial building for B2 use (modification of	Refused

	commercial vehicles) and construction of turning area and car part	
SMD/2005/1455	Replacement industrial building for B2 use (modification of commercial vehicles), alterations to east site entrance with associated parking and turning areas	Approved
SMD/2009/0019	Replacement commercial building	Approved
SMD/2009/0699	Removal of conditions 3 an 18 from application 09/00066 (SMD/2009/0019) – hours of operation and use class restriction	Refused
SMD/2009/1133	Amendment to condition 3 and removal of condition 18 of planning approval 09/00066/FUL (SMD/2009/0019)	Approved
SMD/2016/0461	Demolition of the existing two storey dwelling and construction of new dwelling	Approved
DOC/2016/0111	Discharge of conditions 1-8 of SMD/2016/0461	Approved
SMD/2018/0704	Demolition of existing building and the erection of a portal framed building for a warehouse and welfare facility, ancillary to the existing Industrial Unit (B2 and B8 uses).	Approved in January 2019.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The following Staffordshire Moorlands Local Plan (adopted September 2020) policies are relevant to the application:-

- Policy SS1 Development Principles
- Policy SS2 Settlement Hierarchy
- Policy SS10 Other Rural Areas Strategy

- Policy SD4 Pollution and Water quality
- Policy SD5 Flood Risk
- Policy E1 New Employment Development
- Policy E3 Existing Employment Areas, Premises and Allocations
- Policy DC1 Design Considerations
- Policy DC3 Landscape and Settlement Setting
- Policy NE1 Biodiversity and Geological Resources
- Policy T1 Sustainable Transport

5.2 The National Planning Policy Framework is relevant in the consideration of the application, including sections;

- Paragraph 11 Presumption in favour of sustainable development
- Chapter 4 Decision making
- Chapter 6 Building a strong, competitive economy
- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt land
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment

Supplementary Planning Documents (SPDs)

- Design SPD (February 2018)

National Planning Policy Guidance (NPPG)

6. CONSULTATIONS CARRIED OUT

Site notice published	Expiry date for comments: 07/09/2022
Press notice	N/A
Neighbour Notification	Expiry date for comments: 07/09/2022

6.1 One letter was received neither supporting or objecting to the application but recommending that a noise insulation condition is applied to protect the residents of four houses approved to be built to the south of the site and for a drainage condition to be applied to protect a flood zone to the west of the property.

6.2 Severn Trent Water Ltd

No objection subject to a details of drainage condition being applied.

6.3 Cheadle Town Council

No objection.

6.4 **Staffordshire County Council Highways**

No objections on highway grounds subject to a condition requiring provision of a visibility splay of 2.4m x 36m to the south.

6.5 **Staffs Wildlife Trust**

Holding objection -further information required

Required prior to determination:

1. Preliminary Roost Assessment for bats and check for bird nesting evidence

Secure via condition should approval be granted:

2. Landscaping scheme to achieve biodiversity net gain

Policy NE1 in the Staffordshire Moorlands Local Plan Adopted September 2020, expects that 'all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative'

It is not clear whether the proposal would achieve a net gain, as some green areas would appear to be lost for access. The new building and landscaping will need to demonstrate a net gain for biodiversity, and potentially the Defra Small Sites metric could be used to show this.

Some options to consider at this site would be to replace and continue the existing hedge with a native species-rich hedgerow to screen the building; enhancing existing grassland to wildflower meadow, and adding climbers to walls/ fences. Otherwise, enhancing land in the same ownership by planting trees or other habitat could be possible.

6.6 **Environmental Health Officer**

Comments awaited. The comments from Environmental Health in response to the previous application were as follows:

"No objections and recommend conditions covering control of construction/demolition hours; reporting of any unexpected contamination; control of artificial lighting; noise attenuation of plant and machinery; no burning of waste on site; no use of power tools outside the building; and restriction on hours of use of the premises."

6.7 **The Coal Authority**

No objection subject to conditions requiring a scheme of intrusive site investigations, submission of a report of findings arising from the site investigations and a scheme of remedial works.

7. POLICY AND MATERIAL CONSIDERATIONS

Policy Context

- 7.1 The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material consideration. The Council's Development Plan comprises the Staffordshire Moorlands Local Plan, adopted September 2020.
- 7.2 Policy SS1 identifies that development should contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands. Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' in accordance with the National Planning Policy Framework (NPPF). Paragraph 14 of the NPPF outlines that the presumption in favour of sustainable development 'should be seen as a golden thread running through both plan making and decision taking'. Planning applications which accord with policies within the Core Strategy should be approved without delay. Policy E1 New Employment Development states that the sustainable redevelopment, intensification or improvement of existing employment sites for new business and industrial developments will be supported provided it would not have an unacceptable impact on the amenities, character or appearance of the area and is in compliance with other policies in the Local Plan.
- 7.3 Paragraph 137 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 149 of the NPPF confirms that the construction of new buildings in the Green Belt should be regarded as inappropriate but also lists the types of new buildings which are exceptionally not deemed to be inappropriate. Paragraph 147 comments that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 7.4 Policy SS10 relates to 'Other Rural Areas Area Strategy' and requires strict control over inappropriate development in the Green Belt. It also states that the rural areas will provide for development which

meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This policy goes on to state that the Council will meet essential local needs by, amongst other things, restricting new build development in the countryside, extension or replacement of an existing rural building.

7.5 Policy DC1 states that new development should be of a high quality design and add value to the local area. Proposals should be designed to respect the site and surroundings and promote a positive sense of place. This policy also states that development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping; and furthermore, provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.

7.6 In accordance with policy DC3 the Council will protect and, where possible, enhance local landscape by resisting development which would harm or be detrimental to the character of the local and wider landscape.

Main Issues

7.7 The main issues for consideration in the determination of this application are:

- Whether the proposal constitutes inappropriate development in the Green Belt; having regard to the NPPF and development plan policies;
- The effect on the openness of the Green Belt and the purposes of including land within it;
- The effect on the visual amenity of the Green Belt;
- The impact on the residential amenity of nearby residents and the surrounding area;
- The impact on biodiversity and
- The impact on highway safety.
- Whether or not there are any significant changes in planning policy or changes to the site and surrounding environment which would now make the previously approved scheme unacceptable.

Introduction on the Assessment of the Case

7.8 Planning permission was granted for the proposal in January 2019 but expired in January 2022. This new application is a merely a resubmission with no changes in order to “renew” the permission. The previous application was determined under the former Core Strategy which was replaced in September 2020 by the adopted Local Plan. However, there have been no significant changes to the policies which

are applied to this particular proposal. Furthermore, there have been no significant changes to the particular chapters of the NPPF which would apply to the proposal. There have also been no changes to the site or the surrounding area since the previous permission was granted (in January 2019) other than the approval of a residential development on the adjoining site to the south, which will be considered below.

Green Belt

7.9 This application relates to a plot positioned on the western side of the highway, Adderley, Cheadle. The site is blanketed by the Green Belt and forms part of a loose cluster of development. The immediate locality is predominantly rural in character with dwellings of varying age, design and type pepper potted along the Adderley Road. The application site comprises a series of industrial buildings, the existing cottage the subject of this application and a new dwellinghouse situated in the northern part of the site. Chapter 13 of the National Planning Policy Framework (NPPF) is applicable. Policy SS10 requires strict control over inappropriate development in the Green Belt and requires that any development allowed should not harm the rural character of the area or any sites designated for their nature conservation, or historical interest by virtue of the scale, nature and level of activity involved.

7.10 Paragraph 149 of the National Planning Policy Framework states that the construction of new buildings should be regarded as inappropriate development in the Green Belt. Paragraph 147 states that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. There are exceptions to this and these are set out in the Framework. One such exception is the;

- *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.*

7.11 The purposes of including land within the Green Belt may be summarised as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.12 The site currently comprises the existing dwelling and areas of hardstanding and can therefore be considered to constitute redevelopment of previously developed land. There is no definition of limited infilling within national or local policy. It is noted that the

proposed building would be sited immediately adjacent to two sides of the existing mill building with the highway to the eastern boundary and the commercial yard to the north, beyond which is the applicant's new dwelling. In these circumstances it can be concluded that the proposed building would be infilling the gap between two sides of the mill with the yard and new dwelling to the north.

7.13 The key test is whether the proposal would have a greater impact on the openness of the Green Belt than the existing development. There is no definition of openness in the Framework but, in the Green Belt context, it is generally held to refer to freedom from, or the absence of, development. In this instance the existing two storey cottage would be replaced by a building with a larger footprint although the overall ridge heights of the existing and proposed structures are similar. Accordingly it is not considered that the new building would have a materially greater impact on openness than the existing cottage.

7.14 Notwithstanding this, however, Members may recall that committee previously granted planning permission for a replacement dwelling for the cottage, which has now been constructed on the opposite side of the commercial yard to the north. That consent was subject to a condition that the existing cottage was demolished. Although that work has not yet been carried out, for the purposes of this assessment, given the requirement for demolition which remains in place it is considered that the removal of the cottage cannot be taken into account when considering the net impact of the development on openness.

7.15 Clearly, the proposal is of substantial scale and massing which will have some presence in the street scape and will mean that the area currently occupied by the cottage will not become "free from development" as was previously envisaged when consent was granted for the replacement. However, as noted above, the site of the proposed building is largely enclosed by existing buildings and the built form of the road and in the context of the existing mill buildings, against which the proposal will largely be viewed, together with other structures on the site, it is considered that the overall impact on Green Belt openness would not be significant. Given that the new development will be contained within the current site boundaries there will be no further encroachment into the countryside, nor would the development impact on any other Green Belt purpose.

7.16 In summary, the proposed scheme presented would not result in greater harm to openness and the proposal would therefore not be inappropriate in the Green Belt. Furthermore, the proposal would have no impact on the purposes of including land within the Green Belt. Taking the above into account and the fact that the planning policies relating to the proposal have not significantly changed since the previous permission, or affect the proposal and that there have been no

changes to the site or surrounding area, it is considered that the principle of this development remains acceptable.

Design

7.17 Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPD. Section 12 of the NPPF advises that new development should function well, add to the overall quality of the area and be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

7.18 The application site is located in an isolated location. However it has already been established that the scale and proportions of the proposed development are considered to be acceptable and unlikely to cause significant harm to the wider character or appearance of the locality.

7.19 The proposed building is considered to be of an acceptable appearance being of a utilitarian design which is appropriate in this industrial setting. Furthermore, external building materials would, in principle, reflect those of the industrial building towards the western site boundary. As specific details have not been submitted in this regard it is considered reasonable and necessary to apply a condition to require exact materials to be agreed prior to the commencement of development.

Amenity

7.20 Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

7.21 Aside from the recently constructed dwelling on the site, the nearest existing neighbouring residential property is South View, which is approx. 50m to the north of the proposed building. With this separation distance in mind and the nature of commercial activities already taking place on the site, there is unlikely to be any significant impact on the amenities of the neighbouring properties. The comments of the Council's Environmental Health Section are awaited but in response to the previous application, the Section recommended a number of conditions to safeguard the amenities of the neighbours. These include a restriction on the operating times of the premises and noise attenuation of any plant and machinery associated with the development.

7.22 Planning permission has recently been granted for residential development on the adjoining site to the south. Whilst comments from

Environmental Health are awaiting, this issue was addressed as part of the consideration of that application (SMD/2021/0231). The residential development proposal was subject to careful assessment by the Council's Environmental Health (noise) specialist. The previous consent for the development to which this application relates was extant at the time of the submission of the residential application and the conditions attached to it were material in the EHO's assessment. Subject to incorporating certain specific conditions the EHO was able to support the residential development proposal commenting as follows:

The applicant has detailed the design modifications they have made to address noise concerns. These include in the plot 4 dwelling, no 2nd floor window facing directly to the [adjacent neighbouring] workshop, the construction of a 2 storey garage/home offices to block noise transmission across the boundary to units 2 and 3 and the relocation of the garden area for unit 4. They have supplemented this with their understanding that noise controlling conditions are in place at the industrial unit. The specific conditions which have been highlighted are SMD/2018/0704 condition 10 (Outside workings restricted) and SMD/2009/1133 condition 4 (timings and industrial unit doors shut during noisy workings). If these conditions are adhered to then noise emissions from the site can be considered to be reasonably controlled. The Planning Enforcement team have confirmed condition 4 from SMD/2009/1133 remains in place. Our concerns about placing undue restrictions on the industrial unit are removed by the existence of this condition as they already exist. The applicant has also provided agreement to undertake compliance measurements prior to first occupation, these compliance measures should show required levels set out in the noise assessment are met, where the requirements of the report are not met then improved mitigation must be installed, a condition is advised.

7.23 In the light of the EHO's conclusions, coupled with the noise protection measures to be installed as part of that consent and subject to the same conditions which were attached to the previous consent for the industrial building on the application site being reiterated, it is concluded that there would be no amenity conflict between the development currently under consideration and the newly approved residential development to the south.

7.24 The Coal Authority has raised no objection following the submission of the same Coal Mining Risk Assessment that was previously submitted and approved. This is subject to a condition requiring a scheme of intrusive site investigations, submission of a report of findings arising from the site investigations and a scheme of remedial works.

7.25 Subject to the conditions recommended by the Environmental Health Section and The Coal Authority and taking account of the above factors, it is not considered likely that the proposal would result in harm to nearby residential amenity or the wider environment. Accordingly, it is considered that the proposal remains to accord with the requirements of Local Plan policies DC1 and SD4 and the NPPF.

Biodiversity

7.26 Before the submission of the previous application in 2018, a Preliminary Bat Roost Assessment was undertaken and submitted during the course of the previous application recommending that a minimum of two further activity surveys be undertaken during the bat survey season (May to September). This is because the existing building to be demolished has a number of potential ingress/egress points and suitable roosting features and is therefore deemed as having 'moderate' potential for bats to roost and 'low' potential for birds to nest.

7.27 The recommendations of the 2018 Roost Assessment were acknowledged by the Council's Ecology Officer at the time of the previous application. Despite this, it is important to note that Condition 5 of the 2016 planning permission for the replacement dwelling, which has since been constructed, requires the existing cottage on the current application site to be demolished within 6 months of the first occupation of the new dwelling. It was considered during the determination of the 2019 application, that it would be unreasonable in these circumstances to impose a requirement upon the applicant to undertake further survey work in relation to a building which they must demolish and remove from the site in order to comply with the terms of the 2016 replacement dwelling consent. However, the applicant is bound by the requirements of the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981. Bats and their roosts are legally protected. In the event that bats are encountered during demolition works, all operations would need to be immediately ceased and advice obtained from an ecologically qualified bat specialist. An informative note was added to the previous permission to this effect.

7.28 Similarly, Staffs Wildlife Trust has issued a holding objection based on there being no bat activity surveys. SWT stated that the building is still standing and therefore the application should be looked at afresh (i.e. that surveys should still be undertaken) but noted in a separate email that online streetview images (dated April 2021) showed that some recent works to the building had been undertaken and had wondered if the reason works had ceased was due to the discovery of bats. Also, if works had ceased a while ago there could still be potential for recent use by bats. The agent was questioned about the recent works and stated that it was the intention of the applicant to use the same contractor to both carry out the demolition

and construct the new building (which appears a logical arrangement) and that works had indeed commenced to strip out the building but the demolition of the building was interrupted by the pandemic i.e. works did not cease due to evidence of bats being discovered.

7.29 It is still therefore considered that a requirement for further bat surveys from the applicant would be unreasonable, particularly it appears that an attempt was made to demolish it before the start of the pandemic in March 2020 which had then stalled it. As previously stated, protection for possible bats would be afforded via the separate legislation mentioned above and in the informatives.

7.30 SWT has mentioned there is potential to provide some biodiversity enhancement of the site in accordance with Policy NE1 which states a Net Biodiversity Gain should be delivered for all developments where possible. This policy is in the Local Plan which was adopted in September 2020, some 20 months after the previous permission was granted. It is considered reasonable to impose a new condition requiring some landscaping to the front of the proposed building where there is space and where there is also potential for the extension of a native hedgerow which would achieve an ecological enhancement.

Highways

7.29 In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. Policy T1 refers to development and sustainable transport. The policy promotes development located where the highway network can satisfactorily accommodate traffic generated by the development. The NPPF requires local authorities in determining applications to take account of whether safe and suitable access to the site can be achieved for all users.

7.30 The consultation response from Staffordshire County Council Highways has not yet been received. In response to the previous application, it commented that the demolition of the existing building and construction of the proposal will improve visibility over the existing. With the construction of the proposed building as shown on the submitted drawing, a visibility splay to the south of 2.4m x 36m is achievable and can be conditioned. There is adequate parking within the wider site to cater for the needs of the development. I consider that subject to the awaited comments of SCC Highways and the fact that the site access, the nature of the road, the surrounding area, areas that can be used for parking and the level of visibility at the access have not changed since January 2019, the proposal remains acceptable in terms of impacts on highway safety and complies with Policy DC1, T1 of the Local Plan and Section 9 of the NPPF.

Other

7.31 An agent representing the owner of the site to the south where approval has been passed for housing requests a condition is imposed requiring noise insulation and a drainage scheme. A drainage condition has been imposed. As noted above the comments of Environmental Health has not yet been received but the section did recommend Noise abatement conditions for the proposed building for the previous application to protect the amenities of the area.

8 CONCLUSIONS AND PLANNING BALANCE

8.1 This is a resubmission of the planning application for the new industrial unit following the expiry of the previous permission. There are no changes to the previous scheme. There has been no significant changes to the planning policies which the proposal must be determined against, either in the Development Plan for the District, despite the replacement of the Core Strategy with the Local Plan in September 2020, or the NPPF and no physical changes to the site or to the surrounding environment since the grant of the previous permission. A planning consent has been granted for the development of the site to the south but this development took into account the previous consent on the current application site and it was concluded that there would be no conflict between the two developments, including with regard to noise. The proposal remains acceptable in principle and remains to not have a detrimental impact on the openness of the Green Belt, the character and appearance of the area, residential amenity, highway safety or the environment in general, subject to the outstanding comments of, Environmental Health. The proposal complies with the adopted Local Plan and the government planning guidance contained in the National Planning Policy Framework. Therefore the proposal is again recommended for approval.

9 RECOMMENDATIONS

Subject to the comments of Environmental Health, APPROVE with the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.**
- 2. The development hereby approved shall be carried out in accordance with drawings numbered 5345-002 Site Layout Plan, 5345-003 Floor Plans and Elevations, and 5345-004 Site Location Plan.**

Reason:- For the avoidance of doubt.

- 3. Prior to the use of any facing or roofing materials details of types and colours of the external cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason:- To ensure that the external appearance of the development is satisfactory.

- 4. Within 3 months of the commencement of development on site, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed prior to first occupation of the approved development or in accordance with a timetable agreed in writing by the Local Planning Authority.**

Reason:- In the interests of visual amenity and the character and appearance of the Green Belt.

- 5. Notwithstanding Condition No. 2, prior to the installation of any external cladding to the building, a scheme for amended fenestration to the roadside (north-east) facing elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.**

Reason:- To ensure that the external appearance of the development is satisfactory.

- 6. The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use.**

Reason:-

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

- 7. A scheme of soft landscaping including native hedge planting shall be undertaken before the development is first brought into use in accordance with full details of soft landscape proposals submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:**

- Planting plans**

- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
- Implementation timetables

Reason:-

To ensure an ecological enhancement of the site and appropriate landscape design and in the interests of the visual amenities of the area.

8. The implemented planting scheme to be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

Reason:-

To ensure the appropriate landscape design and in the interests of the visual amenities of the area and the ecological value of the site.

9. The development hereby permitted shall not be brought into use until the visibility splay of 2.4mx36m to the south has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

Reason:-

In the interests of highway safety.

10. Any conditions recommended by Environmental Health.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Regulatory Services has delegated authority to do so in consultation with the Chairman of the [Planning Applications Committee], provided that the changes do not exceed the substantive nature of the Committee's decision.

Site Plan



