

REPORT SUMMARY

15 March 2018

REFERENCE NO - 17/505670/FULL			
APPLICATION PROPOSAL – Change of use of vacant oasthouse and stables to 2 residential dwellings; demolition of all outbuildings and clearance of site to erect 3 no. two storey houses and 2 no. semi-detached single storey cottages.			
ADDRESS - Bletchingley Oast And Bletchingley Farm Industrial Estate Pristling Lane Staplehurst Tonbridge Kent TN12 0HH			
RECOMMENDATION – Grant Planning Permission subject to planning conditions			
SUMMARY OF REASONS FOR RECOMMENDATION – The development, subject to planning conditions is considered to comply with all relevant policies of the Development Plan (Maidstone Borough Local Plan 2017) and there are no overriding material considerations to indicate a refusal of planning permission.			
REASON FOR REFERRAL TO COMMITTEE – Staplehurst Parish Council wants the application determined by the planning committee if the case officer is minded to recommend approval.			
WARD Staplehurst	PARISH/TOWN COUNCIL Staplehurst	APPLICANT Wealden Land Ltd AGENT Wealden Homes	
DECISION DUE DATE 03/01/18	PUBLICITY EXPIRY DATE 15/12/17	OFFICER SITE VISIT DATE 13/12/2017	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
MA89/2025	Change of use of redundant farm buildings to business and leisure use	Refused	15.02.1990
MA/91/0219	Change of use of redundant farm buildings to business and leisure use	Permitted	17.11.1995
MA/99/0979	Demolishing of farm buildings and workshop and conversion of oast and barn to one dwelling, conversion of barns to 3x1 bed holiday cottages and erection of 4x2 storey houses	Refused	23.07.1999
MA/89/0244	Change of use of redundant farm building to business use as clarified by letter and plan dated 9/5/89	Refused	27.07.1989
MA/00/0497	Demolishing of redundant farm buildings and workshops, conversion of the existing oast to 1No. dwelling house, conversion of the existing barn to stabling and garaging and erection of 3 dwelling houses with garaging and access onto Pristling Lane.	Refused	02.06.2000

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The Bletchingley Farm Industrial Estate contains a 19th century oasthouse, a former barn and stable block, various disused and dilapidated agricultural buildings and some modern prefabricated asbestos-cement units used as vehicle repair works.
- 1.02 The farm forms part of a small enclave of buildings set approximately 1.5 miles from the village of Staplehurst. The oasthouse and stable block are positioned relatively tightly together towards the north-eastern part of the site approximately 30 metres from the road.

- 1.03 Within the group of buildings are the prefabricated asbestos-cements units set close to the southern part of the site. To the north west of the site close to the entrance is a badly dilapidated open fronted pole barn. The site forms part of the open countryside outside of any urban or village development boundary shown on the Proposals Map to the Maidstone Borough Local Plan (2017). There is a vast expanse of concrete hardstanding throughout the site.
- 1.02 The farmyard has been separated from the main farmhouse- Bletchingley Farm, which is a grade II listed building located approximately 30 metre to the east of the application site. Directly north of the site across Pristling Lane are the residential units at Chapmans Farm Oast and Chapman Farmhouse which is also a grade II listed building. A pair of semi-detached cottages stands a little way from the main cluster of buildings on the application site to the south east. The application site containing a small complex of former agricultural buildings which is set amongst agricultural fields to the west south and north-west.
- 1.03 The site's Special Landscape designation no longer exists with the adoption of the new local plan (2017). Currently, six local businesses including an MOT garage, a radiator specialist and a business specialising in the restoration of classic cars and buses operate from the site. There is a large category B grade Oak to the east of the site entrance and ground levels at the site are generally flat. The public right of way KH269 runs outside the northern boundary of the site and should not be affected by this application.

2.0 PROPOSAL

- 2.01 The proposal involves demolition of most of the large former farm buildings at the site. The main body of the oast and adjacent stable block are to be retained with the other buildings replaced by three two storey detached houses and two semi-detached single storey cottages. The vacant oasthouse and stable block are to be converted into two residential dwellings.
- 2.02 The proposed conversion of the oasthouse includes installation of new windows and doors and weatherboarding. The proposed works include cleaning of the bricks and tiles on the building and replacing any damaged ones. The oast cowl would be fixed and repainted. The converted oasthouse would have a lounge, dining room, family room, kitchen, hall and unity room on the ground floor. There would be four bedrooms on the first floor with a family bathroom and ensuite bathroom for the master bedroom. The external surfacing materials are indicated to match the appearance of the original oasthouse. The oasthouse would benefit from a two bay car barn proposed to its eastern elevation.
- 2.03 The conversion of the single-storey stable block involves the removal of the large corrugated sheeted barn at the back. The converted stable block would have an L-shaped floor plan arrangement comprising three bedrooms, kitchen, dining lounge, a family bathroom and ensuite bathroom for the master bedroom. The stable block would have a car parking space to the east of the building.
- 2.04 The new build dwellings proposed would be of traditional design, and in summary;
- Plot 3 is a detached two storey four bedroom dwelling with a hipped slate roof. The ground floor has a family room, lounge, kitchen, dining room, hall, utility area and a downstairs toilet. There would be four bedrooms on the first floor with a family bathroom. An ensuite bathroom is proposed for the master bedroom and bedroom

2. This dwelling would have a ridge height of approximately 9 metres, with eaves at 5 metres. It would benefit from a two bay car barn proposed close to its northern flank.

- Plot 4 is a detached two storey four bedroom dwelling with pitched slate roof. The ground floor has a lounge, kitchen diner, utility area and a downstairs toilet. There would be four bedrooms on the first floor with a family bathroom. The floor plan indicates provision of an ensuite bathroom for the master bedroom. The building on this plot would have a ridge height just above 8 metres, with eaves at 5 metres. It would benefit from a two bay car barn proposed to its eastern flank.
- Plots 5 and 6 are two semi-detached dwellings with hipped end roofs and first floor accommodation within the roof space. They would have a double gabled fronted projection at both ends, with two pitched roofed dormers. The three bed units would have a lounge, kitchen dinner, an ensuite master bedroom on the ground floor, with two bedrooms and family bathroom within the roof space. The buildings would have a ridge height of 7.7 metres with eaves at 3 metres. The property on plot 5 would benefit from a two bay car barn located close to its southern elevation. The dwelling on plot 6 would share the large four bay car barn to be sited on the northern flank with the property on plot 7.
- Plot 7 is a detached two storey dwelling with a pitched hipped end roof. The ground floor has a living room, kitchen diner with utility area and a downstairs toilet. There would be four bedrooms on the first floor with a family bathroom, ensuite bathroom proposed for the master bedroom. The building would have a ridge height just above 8 metres with eaves at 5 metres. It would benefit from the large four bay car barn to be sited to its rear south.

2.5 The proposal also includes removal of the existing unsightly open storage of double decker buses and coaches at the site.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF): Paragraph 49, 50, 53, 55, 56, 57, 61 and 128, 129, 131, 132, 134, 137 and 138.
Development Plan: SP17, SP18, SP23, DM3, DM1, DM5, DM8, DM11, DM12, DM23 and DM30 of the adopted Maidstone Borough Local Plan
Policy PW2 of the Staplehurst Neighbourhood Plan

4.0 LOCAL REPRESENTATIONS

4.01 **Local Residents:** 5 representations received from local residents raising the following (summarised) issues:

- Loss of local businesses and jobs
- Adverse impact on highway safety – traffic report does not reflect true nature of existing levels of vehicular traffic
- Inappropriate density for a countryside location
- Proposal is contrary to Staplehurst Neighbourhood Plan

4.02 **Local Residents Support:** 1 representation received from a local resident raising the following (summarised) issues:

- Enhancement to the visual appearance of proposal site

- Proposal would bring environmental enhancement to the site
- Reduction in noise and odours
- Contribute to vehicular traffic reduction and corresponding improvement in highway safety

5.0 CONSULTATIONS

- 5.01 **KCC Highway and Transport:** No objection subject to the submission of a construction management plan before commencement of work at the site.
- 5.02 **Heritage and Conservation:** No objection subject to the retention of existing timber windows on oasthouse and stable block.
- 5.03 **Landscape Officer:** No objection subject to retention of B grade oak tree to the east of the site entrance.
- 5.04 **Staplehurst Parish Council:** Object to the proposal on grounds that development would be contrary to policy PW2 of the Staplehurst Neighbourhood Plan. The Parish Council further states that the loss of small businesses currently operating at the site would not be consistent with objective 12 of the Staplehurst Neighbourhood Plan. The distance from village facilities and narrow lanes makes the site unsustainable.
- 5.05 **KCC Public Rights of Way:** Public rights of way KH269 runs outside the northern boundary of the site and should not affect this application.
- 5.06 **UK Power Networks:** No objections subject.
- 5.07 **Environmental Health:** No objections subject to conditions covering Land Contamination
- 5.08 **Health and Safety Executive:** No objection
- 5.09 **Natural England:** Has no comment to make on this application
- 5.10 **Southern Water:** No objection

6.0 APPRAISAL

Main Issues

The application seeks planning permission for the demolishing of the former dilapidated farm buildings at the site to be replaced by three two-storey detached houses and two semi-detached single storey cottages, together with the conversion of the vacant oasthouse, stable block to two residential dwellings. The main issues for consideration are:

- Principle of Development
- Visual Impact
- Residential Amenity
- Heritage Impact
- Parking/Access and Highway Safety implication
- Landscaping
- Ecological Impacts

Principle of Development 6.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that all planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan comprises The Maidstone Borough Local Plan (2017).

- 6.02 Government guidance in the National Planning Policy Framework (NPPF) states (para. 49) that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF states (para. 55) that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 6.01 The Local Planning Authority is satisfied that it is able to demonstrate a 5 year housing land supply and as such the policies in the adopted Local Plan should be afforded full weight. The adopted Maidstone Local Plan (2017) identifies the site as falling in the open countryside outside any settlement boundary. The site is therefore subject to policy SP17 of the adopted Maidstone Borough Local Plan (2017) which states that 'development proposals in the countryside will not be permitted unless they accord with other policies in this plan and they will not result in harm to the character and appearance of the area'.
- 6.02 The application site is classed as previously developed land (brownfield site) and therefore policy DM5 of the adopted Maidstone Borough Local Plan is relevant. Policy DM5 allows for the residential development on brownfield land in exceptional circumstances in the countryside, where the outlined criterion is satisfied and the development would result in significant environmental improvement, and the site is, or can reasonably be made, accessible by sustainable modes to Maidstone urban area, a rural service centre or larger village.
- 6.03 The land surrounding the buildings currently includes a vast expanse of hardstanding and unsightly structures and it is considered that significant environmental enhancement can be achieved within this scheme through the improvements and proposed enhancement to the visual appearance of the site that includes a well designed soft landscaping scheme and a condition is recommended to ensure that this includes additional native tree planting.
- 6.04 Policy SS1 of the adopted local plan addresses the need for development to be delivered at the most sustainable towns and villages where employment, key services and facilities together with a range of transport choices are available. Whilst located outside the settlement boundary, the site is within 1.5 miles of the village of Staplehurst, in the group of the second most sustainable locations in the hierarchy as set out in policy SS1 of the adopted local plan. Staplehurst has a number of facilities including direct bus service to Maidstone Town Centre, a train station, primary school, a parade of shops, petrol filling station, library and a public house. The closest bust stop is 1.2 miles from the site on A229 Cranbrook Road, close to the Pinnock Lane Junction. Therefore, whilst outside the village boundary, it is considered to be a reasonably sustainable location and would meet the objectives of the local plan and NPPF in this respect.
- 6.05 The land surrounding the buildings currently includes a vast expanse of hardstanding and unsightly structures and it is considered that significant environmental enhancement can be achieved within this scheme through the improvements and proposed enhancement to the visual appearance of the site that includes a well

designed soft landscaping scheme and a condition is recommended to ensure that this includes additional native tree planting.

6.06 Policy DM12 requires that new housing development should be at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. The proposal involves the conversion of an existing oast house and stable block together with the introduction of new Kentish Style dwellings. The new build housing which will replace the existing undistinguished poor quality commercial buildings are of acceptable density in the context of neighbouring developments and would not give rise to any substantial harm to the character and layout of the area.

6.07 In summary and having regard to the development plan policies and government guidance set out above, the principle of this proposed development within this commercial farmstead is considered acceptable. On balance, the development is in a reasonably sustainable location and as set out in more detail below the proposal would preserve the historic significance of the nearby grade II listed buildings.

Visual Impact

6.08 The application involves the conversion the oasthouse and brick stable block that are positioned relatively tightly together and towards the north-eastern part of the site. The proposal includes the replacement of the undistinguished and poor quality existing commercial buildings with modestly sized Kentish style dwellings and garages of traditional simple design. The buildings would have an informal layout and the density is considered acceptable in relation to neighbouring residential development. The development would not appear cramped or visually harmful in this countryside setting. The design would maintain the existing open frontage of the site and the development would be complemented by additional native planting which would help maintain the setting of the farmstead, whilst providing open views of the stable block and oasthouse.

6.09 The new buildings are set back from Pristling Lane and this would help maintain the views in the direction of Bretchingley Farmhouse when approaching the farmstead from the west along Pristling Lane. Whilst there would be short and medium range views of the development from publicly accessible areas within the vicinity of the site, these views are currently of the undistinguished poor quality commercial buildings and the double decker buses and coaches stored at the site. The replacement Kentish style dwellings have been appropriately designed and would not appear significantly more dominant or visually harmful than the existing buildings. The proposed new buildings would enhance the visual appearance of the site and the general locality.

6.10 The proposed relaxed clustering of the new buildings reflects the rural character of the area. The proposal would be in keeping with the pattern of development in the vicinity of the site, particularly given the appropriate scale and design of the buildings. The development would not obscure views of the surrounding countryside any more than the existing farm buildings at the site or detract from the ability to experience the wider countryside.

6.11 External facing materials are indicated to include traditional clay roof tiles and midnight black timber weatherboarding which would ensure that the development assimilates well within its surroundings.

6.12 In summary, the development is a relatively small scheme replacing undistinguished poor quality commercial buildings on previously developed land. The proposed

landscaping scheme would help to soften any impact on the surrounding countryside. In this context the development is considered acceptable in relation to its visual impact.

Residential Amenity

- 6.13 The development would provide acceptable internal floor space compliant with national space standards for future occupants. Similarly, the outdoor amenity areas indicated on the plans submitted are of adequate proportions and would provide acceptable amenity space for future occupants of the dwellings.
- 6.14 In considering separation distances, orientation, positioning and angles of fenestration, the proposal is acceptable in relation to the amenities of the future occupants of the proposed buildings and the occupants of neighbouring residential dwellings in terms of outlook, privacy, light or general disturbance. Replacing the unsightly commercial buildings at the site would contribute to a reduction in noise and odours which would benefit the amenities of occupants of neighbouring residential properties.

Heritage Impact

- 6.15 Government guidance in paragraph 132 of the NPPF requires Local Planning Authorities to give great weight to conserving designated heritage assets when considering the impact of proposed development on their significance. In this case, the site is located in the setting of a number of grade II listed buildings and the existing oats building at the site is a non-designated heritage asset. Therefore, the Local Planning Authority needs to be satisfied that the development would either preserve or enhance the setting of these heritage assets.
- 6.16 The application is accompanied by a heritage statement which clearly sets out the heritage value of the farm building and the impact of the development on the setting of nearby heritage assets. Paragraph 132 and 134 of the NPPF (2012) provides useful guidance on the issue of assessing the potential harm to heritage assets. It requires (para 134) that where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum use.
- 6.17 Any harm which the proposed development might entail is outweighed by the benefits of bringing this unsightly commercial site into viable use as it would prevent further decay of the non-designated heritage assets at the site whilst enhancing the setting of the nearby listed buildings. This view is supported by the Council's conservation officer who has confirmed that the application would not harm the setting of the nearby grade II listed buildings. The proposal would make a positive contribution to local character and distinctiveness in accordance with the NPPF (paragraph 131) which again weighs in favour of the approval of the application. In order to preserve the historic architectural significance of the oasthouse and stable block, the conservation officer recommends that a condition requiring the retention of the existing timber windows is appended to the grant of planning permission.

Parking, Access and Highway Safety

- 6.18 The submitted plans indicate the provision of two car parking spaces for each dwelling; this is compliant with the requirements set out in policy DM23 of the adopted Maidstone Borough Local Plan. KCC Highways confirms that adequate cycle parking can be accommodated within car barns provided in the scheme.

- 6.19 It is proposed to use the existing access from Pristling Lane which is to the north of the site. This access has good sightlines in both directions. Paragraph 32 of the National Planning Policy Framework states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The application is accompanied by a transport statement which states that the proposed development would reduce car trips on Pristling Lane by 50 percent.
- 6.20 Having assessed the information in the transport statement against the national trip generation database, TRICS, the KCC Highways considers this information accurate. Considering that the proposal would reduce vehicular traffic on Pristling Lane with a corresponding improvement in highway safety as indicated in the Transport Statement the impact cannot be considered severe and the application cannot be justifiably refused on highway safety grounds. In this context, the proposal is considered acceptable in relation to parking, access and highway safety and this view is supported by the Highways Authority.

Landscaping

The application is accompanied by a landscape scheme which indicates the loss of a number of low quality (category C) trees. Whilst the Landscape Officer raises no objection to the loss of the low quality trees due their current condition/grading, the likely loss of the category B grade Oak to the east of the site entrance is unjustified. A condition is recommended to ensure the retention of this tree in the landscape scheme. Other landscape conditions request the submission of details in compliance with the Maidstone Landscape Guidelines to include additional native hedge planting within the 'mitigation strip' to help mitigate the loss of mature trees and enhance biodiversity.

Biodiversity implications

- 6.21 The guidance in the NPPF encourages opportunities to incorporate biodiversity enhancements in and around new developments.
- 6.22 A bat survey report has been submitted as part of this application which indicates that the barn is used as a roost by a single or small number of pipistrelle bats. This level of use is considered to be of low conservation significance in accordance with Bat Mitigation Guidelines.
- 6.23 The bat survey report recommends the installation of four woodcrete bat boxes onto trees and buildings. Two of the boxes are to be installed on trees prior to the commencement of work at the site. The remaining two are to be installed onto the side of the buildings away from the road. The report states that the optimum time for work to be carried out is September/October and such work if possible should avoid the winter month (November to March). It is necessary to append a condition to the grant of permission requesting that this mitigation is incorporated in the development. Further biodiversity enhancement measures involving incorporation of gaps under the boundary fences for animals is recommended and would be secured by condition.

Other Matters

- 6.24 Comments have been received from local residents and Staplehurst Parish Council including an online petition with 750 signatories objecting to the proposal on grounds that the development would result in the loss of the 6 businesses currently operating at the site.
- 6.25 Whilst objective 12 of the Staplehurst Neighbourhood Plan seeks to promote a strong local economy with good access to jobs and employment opportunities, the

application site is not designated employment site in the adopted local plan (2017) or the Staplehurst Neighbourhood Plan and there are no policies that prevent the loss of businesses in this location. In the circumstances a planning objection on the grounds indicated by the Parish Council cannot be sustained.

- 6.26 Staplehurst Parish Council has stated objectives set out in policy PW2 of the Neighbourhood Plan as grounds for objecting to this proposal. Whilst policy PW2 focuses on restricting new development in the open countryside, in the same way as policy SP17 of the Local Plan) the application site is previously developed land and therefore considered under policy DM5 of the Local Plan and a planning objection based on policy PW2 of the Neighbourhood Plan cannot be justified.
- 6.27 The other issues raised by Staplehurst Parish Council and local residents have been addressed in the main body of this report.

7.0 CONCLUSION

- 7.01 The proposed development which includes the conversion of the oasthouse and stable block is acceptable and in accordance with the relevant provisions of the development plan (Maidstone Borough Local Plan (2017)). The proposal is in a sustainable location, and the visual impact is acceptable in relation to the protection of the countryside.
- 7.02 The proposal would not harm the setting of nearby listed buildings and the removal of the undistinguished poor quality commercial buildings and open air bus storage would result in significant visual enhancement to the site. I have also considered matters relating residential amenity, highway safety, landscape and ecological impact and the proposal was found to be acceptable in these areas. In the circumstances a conditional approval is recommended.

8.0 RECOMMENDATION

GRANT planning permission subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development shall not commence past slab level until written details and samples of the materials to be used in the construction of the external surfaces of the new build dwellings and hard surfaces have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials and maintained thereafter unless otherwise agreed in writing by the local planning authority;

Reason: To ensure a satisfactory appearance to the development.

- (3) Prior to any part of the development hereby approved reaching damp proof course, details of a decentralised and renewable or low-carbon sources of energy and how they will be incorporated into the development shall be submitted for prior approval in writing by the Local Planning Authority. The approved details will be in place before

first occupation of any part the development hereby approved and maintained as such at all times thereafter.

Reason: To secure an energy efficient and sustainable form of development to accord with the provision of the NPPF.

- (4) Prior to occupation of the proposed new dwelling a minimum of one publicly accessible electric vehicle charging point per dwelling shall be installed and ready for use and in accordance with details that have previously been submitted to and approved in writing by the local planning authority that includes a programme for installation, maintenance and management with the points retained thereafter and maintained in accordance with the approved details.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

- (5) Conversion works shall not commence until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

- a) New external joinery for the oasthouse and stable block in the form of large scale drawings.

The development shall be carried out in accordance with the approved details;

Reason: To ensure no acknowledged heritage element of the building is lost and to safeguard the appearance and the character of the buildings.

- (6) Prior to any part of the development hereby approved reaching damp proof course, details of all fencing, walling and other boundary treatments which shall include gaps under the fences for wildlife have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the buildings and maintained thereafter;

Reason: To facilitate biodiversity enhancements within the scheme; ensure a satisfactory appearance to the development and safeguard the enjoyment of their properties by future occupiers.

- (7) The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, in accordance with soft Landscape Plan: with reference number WH-BF-003, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their long term management. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines; it shall indicate measures to enhance biodiversity on the site, the retention of the large category B grade Oak to the east of the site entrance and include the method of remediation for existing areas of hard surfacing which are proposed to be returned to cultivation.

Reason: To ensure adequate protection of trees and a satisfactory external appearance to the development and in the interests of biodiversity.

- (8) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the

buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure a satisfactory external appearance to the development.

- (9) No development including site clearance and demolition shall take place until an Arboricultural Method Statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the local planning authority. The AMS should detail implementation of any aspect of the development that has the potential to result in the loss of, or damage to trees, including their roots and, for example, take account of site access, demolition and construction activities, foundations, service runs and level changes. It should also detail any tree works necessary to implement the approved scheme and include a tree protection plan. The development shall proceed in accordance with the approved measures. Reason: To enable the Landscape Officer assess the impact of the development on trees to be retained and in the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

- (10) The development shall not commence until there has been submitted to and approved in writing by the local planning authority a written schedule of repairs for the retained buildings. The development shall thereafter be implemented in accordance with these details that should be completed prior to first occupation and any changes to this would require the express consent of the local planning authority; Reason: To enable the Local Planning Authority assess the impact of the works on the non-designated heritage assets and ensure their suitable repair and retention.

- (11) The development shall not commence until there has been submitted to and approved in writing by the local planning authority a written schedule of repairs for the retained buildings. The development shall thereafter be implemented in accordance with these details that should be completed prior to first occupation and any changes to this would require the express consent of the local planning authority;

Reason: To enable the Local Planning Authority assess the impact of the works on the non-designated heritage assets and ensure their suitable repair and retention.

- (12) The approved details of the parking/turning areas shall be completed before the commencement of the use of the buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

- (13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), any development that falls within Schedule 2, Part 1, Class A, or any erection of outbuildings, boundary treatments or laying of hardstanding shall be carried out without the permission of the Local Planning Authority;

Reason: To safeguard the character and appearance of the development and the enjoyment of their properties by prospective occupiers.

- (14) No development shall take place until details of a sustainable drainage scheme for the disposal of surface water and waste water have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into this development and to ensure ongoing efficacy of the drainage provisions.

- (15) Prior to any part of the development hereby approved reaching damp proof course, details of the materials to be used in the construction of the external surfaces of the driveway, parking and turning areas hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out and retained thereafter in accordance with the approved details.

Reason: In the interest of countryside amenities and to safeguard the character of the non-designated heritage assets.

- (16) No development shall take place until details of on site parking and turning for all construction traffic have been submitted to and approved in writing by the local planning authority. The details shall be implemented before construction commences and retained until the completion of the construction.

Reason: To ensure adequate on site parking and turning provision is made for construction traffic in the interest of highway safety and the free flow of traffic.

- (17) The recommendations and enhancement measures set out in the submitted KB Ecology Bat Survey and Mitigation Strategy with (reference 2016/12/05) dated 5th July 2017 shall be implemented in full in accordance with the outlined mitigation strategy to the satisfaction of the local planning authority.

Reason: To ensure adequate provision is made for wildlife in accordance the provisions of the NPPF.

- (18) Any external lighting installed at the site shall be in accordance with a lighting design strategy that has previously been submitted to and approved in writing by the LPA. The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive for bats and in which lighting must be designed to minimise disturbance, and;
 - b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.
 - c) Include measures to reduce light pollution and spillage.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason: In the interest of biodiversity protection and visual amenity.

(19) The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- All previous uses;
- Potential contaminants associated with those uses;
- A conceptual model of the site indicating sources, pathways and receptors;
- Potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment on (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: In the interests of protecting the health of future occupants from any below ground pollutants.

(20) A Closure Report shall be submitted upon completion of the works. The closure report shall include full verification details as set out in (3). This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: To safeguard health of future occupants of buildings.

(21) The development hereby permitted shall be carried out in accordance with the following approved plans: WH-BF-002, WH-BF-003, WH-BF-008, WH-BF-015, WH-BF-018 WH-BF-20, WH-BF-023, WH-BF-025, WH-BF-026, WH-BF-027, WH-BF-028, WH-BF-029, received on 30th October 2013;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

Case Officer: Francis Amekor

NB: For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.