

Date of Meeting	17 October 2018
Application Number	18/04589/FUL
Site Address	8 Atworth Business Park, Bath Road, Atworth, SN12 8SB
Proposal	Extension to existing building (Use Class B8), extension to service road, landscaping and associated works.
Applicant	Oliveford Ltd.
Town/Parish Council	ATWORTH
Electoral Division	MELKSHAM WITHOUT NORTH – Cllr. Alford
Grid Ref	386808 165772
Type of application	Full Planning
Case Officer	Kate Sullivan

Reason for the application being considered by Committee

Cllr Alford requested that should officers be minded to support this application, it should be brought before the elected members of the planning committee to consider the following matters:

- the visual impact of the development upon the surrounding area, and
- the relationship with adjoining properties.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application should be approved.

2. Report Summary

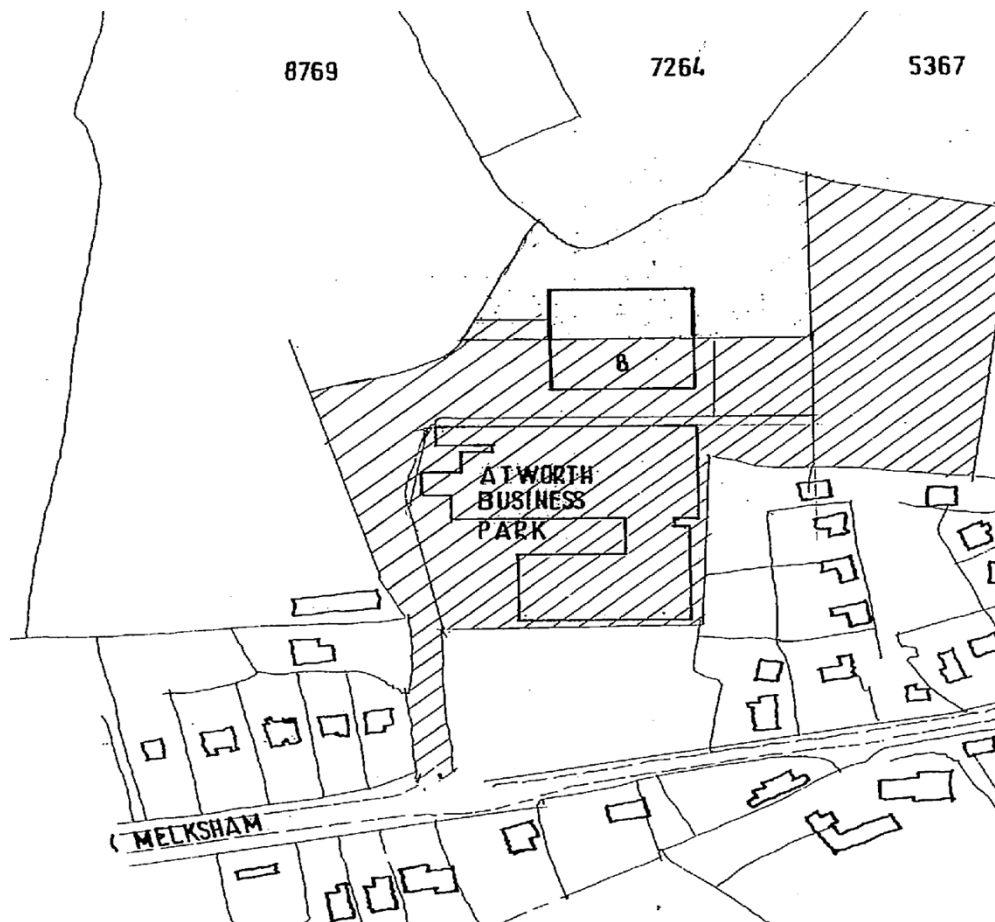
The main issues discussed in this report are the principle of development, design issues, the impact on the immediate area, impact on amenity, highway and access considerations and the section 106 agreement.

3. Site Description

The application site - developed out of the former Dowty Engineering site which had operated since the 1930's - became the Atworth Business Park in the late 1990s. Units 8 and 9 - a pair of semi-detached buildings - was granted permission in 1993 (Reference W/93/00116/OUT) with reserved matters approved in 1997 (reference W/97/01026/REM). The buildings are constructed of a brick base with coloured profile sheeting above and a grey steel profile-sheeting roof.

The current unit has a gross internal area of 1250 square metres including a mezzanine level.

Unit 9 - currently occupied by Leaffield Marine Ltd - gained planning permission in 2017 (reference 16/09685/FUL) for an extension into the former Dowty Playing fields to the rear of the site. This unit is immediately adjacent to the application site.



4. Planning History

- | | |
|----------------|--|
| W/93/00116/OUT | General industrial building on land to rear, and office block to existing unit, demolition of sports pavilion – Granted permission |
| W/97/01026/REM | Erection of industrial building and associated site works - Approved |
| W/98/01498/FUL | Erection of entrance wing to existing unit and revisions to approved car parking/turning areas |
| 17/05785/FUL | Extension to B8 commercial building, service road extension, landscaping and associated drainage works – Refused on ecology grounds only for the following reason: |

There is the potential for the site and/or surrounding land to support protected wildlife species – notably great crested newts and bats.

Although the application is accompanied by an ecological report, this is deficient in terms of the scope of survey and assessment, and the recommendations put forward (including mitigation measures), to

minimise the potential for adverse impacts upon ecology as a result of the proposed works. Furthermore, there are a number of significant omissions in the report, it is not in line with industry best practice standards, and contains out of date references. Therefore, the Council has not been provided with adequate evidence and assurances that ecology has been suitably assessed through an appropriate level of survey for the purposes of formulating a robust and sufficient approach to mitigation. This is contrary to Core Policy 50 ('Biodiversity and Geodiversity') of the Wiltshire Core Strategy 2015.

The current application is, in essence, a re-submission of the proposal refused under 17/05785/FUL, but is accompanied by more evidence on ecological matters to address the reason for refusal of the earlier application.

5 The Proposal

This current application is a re-submission of the refused 2017 application which has been accompanied with a full Ecology survey which is discussed below.

At the time the application was submitted, the current occupier of unit 8 was - Oliveford Ltd - "a printed word/ book company which deals in internet and mail order distribution". The business is a B8 use and there are no on-site public sales. That company is now moving out, but the owner of the unit wishes to proceed with this application as they have had significant interest from potential new tenants for the larger unit as proposed in the application.

The proposal would extend the building to mirror the approved extension at the adjacent Leaffield Marine Ltd site, and also extend the service road, add car parking, provide a turning head, storm drainage and site landscaping.

The extension would elongate the existing building, maintaining the present eaves and ridge levels, and be constructed of matching materials. The new west end of the roof would be hipped to match that of Leaffield Marine Ltd building.

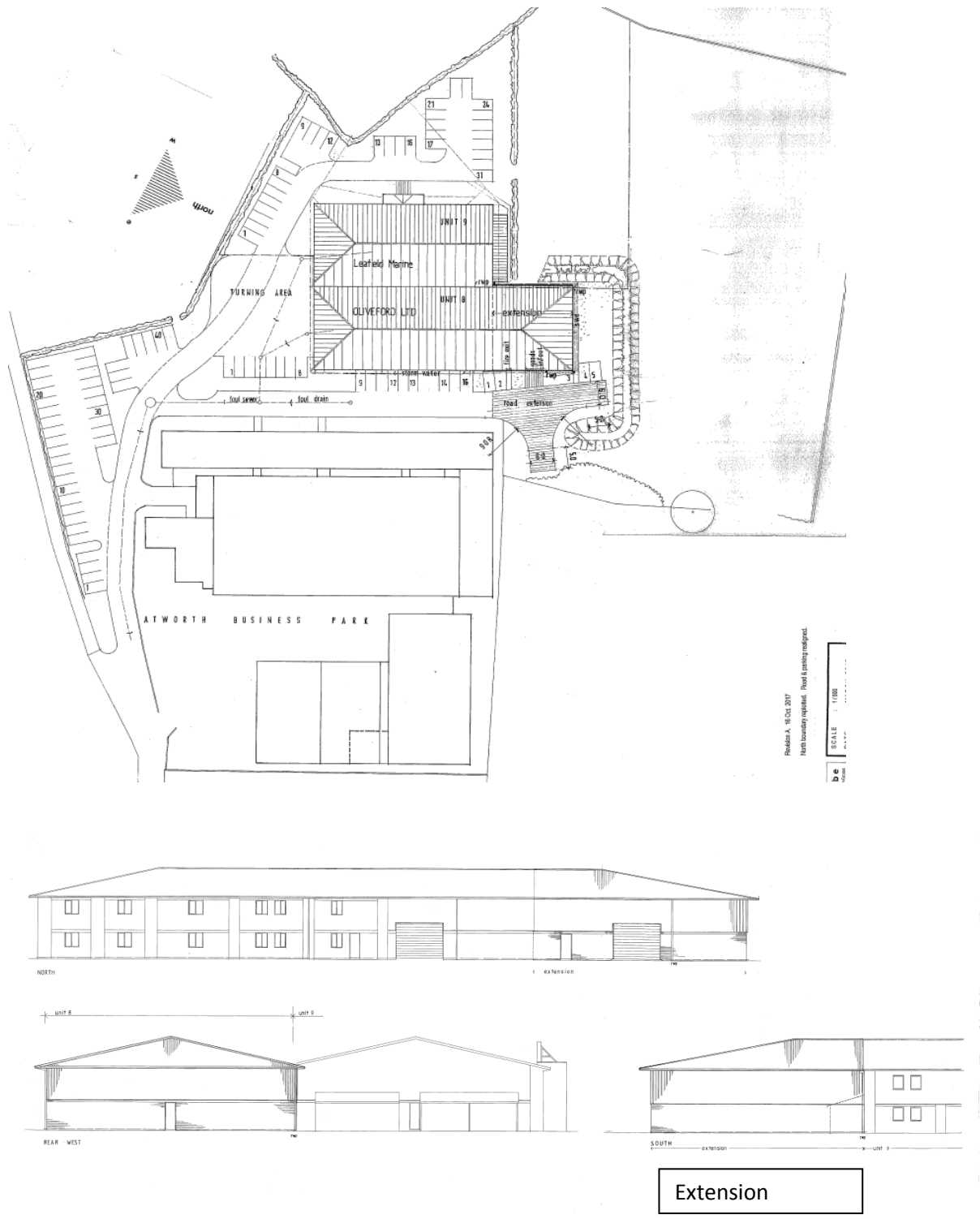
The space created would be used for additional storage, and would fall within the same B8 use.



Nearest dwelling

Unit to be extended

Access to the site is from Bath Road via an existing mini roundabout, and the access road passes the Youth Club which is located to the east side. Public footpaths, ATWO14, 16 and 18 run along the access road or around the edge of the field close to the boundary of the site; however, the extension would not interfere with the public footpaths.



Plan of Proposed Extension

6 Planning Policy

Wiltshire Core Strategy, 2015: CP1 Settlement Strategy; CP2 Delivery Strategy; CP15 Melksham Community Area (Atworth); CP34 Additional Employment Land; CP35 Existing

Employment Sites; CP50 Biodiversity and Geodiversity; CP52 Green Infrastructure; CP57 Ensuring High Quality Design and Place Shaping; CP60 Sustainable Transport; CP61 Transport and Development; CP64 Demand Management; and CP67 Flood Risk

West Wiltshire District Plan 1st Alteration, 2004

Saved Policy U1a Foul Water Disposal; Saved policy U2 Surface Water Disposal

National Planning Policy Framework, 2018

Planning Practice Guidance

Wiltshire Car Parking Strategy

Atworth Parish Plan 2010 (updated 2015)

7 Summary of Consultation Responses

Atworth Parish Council: Support the application subject to conditions to ensure the development adequately and effectively protecting all homes from the visual impact and the noise by the alignment of the bund, and full compliance with the ecological report.

Wessex Water: No objections.

Wiltshire Council Drainage: No objections.

Wiltshire Council Ecology: No objections subject to conditions.

Wiltshire Council Highways: Given the existing permitted use of the site, the proposed extension and associated works will not have an adverse effect on the highway. No highway objection to the proposed development.

Wiltshire Council Public Protection: In terms of noise; the only specific concern relates to vehicles accessing the new delivery point impacting the nearby domestic residences and would look to restrict vehicle movement to our standard hours; 8am to 6pm Mon – Friday, 8am – 1pm Saturdays and no vehicle movements on Sundays or Bank Holidays.

Would also look to limit any construction activities to the same times, to include deliveries to the site.

Wiltshire Council Economic Development: New industrial space is needed in the north of the county. At a recent business breakfast meeting held by Business Insider focusing on Swindon and Wiltshire one of the topics brought up as a constraint on business expansion was the lack of industrial units available to rent. I am also aware of a number of companies that are looking for space in the Melksham/Chippenham area. A recent search I conducted showed only two units available at the moment, both of which according to the agent have attracted a lot of interest.

8 Publicity

Twenty people have written letters of objection regarding this case (in some cases more than one letter when additional information has come to light), which have raised the following concerns:

Principle

- Unit 8 Oliveford have applied to extend the building to accommodate their business expansion. The workforce has been issued with redundancy notices and is to close its operation on this site in September 2018. It is a speculative application on behalf of the property owner and not the tenants which is contrary to CP34.
- Against the village plan (60% against large scale development in Atworth)
- The designation of land on which units 8 and 9 are located is the former Dowty Playing field – Green Land and has never been brownfield land. It is outside the limits of development for Atworth.
- The extension is capable of being operated independently of the existing unit -only a personal door connecting the existing building and the proposed space, not an extension but an additional unit - the ground floor should be fully integrated
- Consulting Companies House shows the business performance is poor - Oliveford is in decline; not a successful business, accounts showing a net decline by £400,000 in 5 years.
- Council has not requested further information to support CP34
- DWP data shows job seeker rate as a low 0.54% (national rate at 6.8%) and therefore no need for additional employment land.
- The application is speculative to the needs of the business park, not to benefit the local community.
- CP34 supports where evidence of economic and social need is shown; no evidence has been submitted. Unemployment in Atworth is 90% lower than the national average.
- This application represents a stealthy approach to what will end up being residential homes
- Atworth designated as a large village with only little employment

Impact on Area

- Negative environmental impacts will be caused by extensive building works;
- Urbanising impact on rural area;
- High water table in the village which raises concerns that the proposed development will lead to increase flooding; no details as to how the building will mitigate for the water have been provided;
- Development will destroy the last remaining local green space which is of historical value as a playing field/ recreation facility which is to remain in perpetuity.

Impact on Ecology

- Great Crested Newts sighted contrary to CP50;
- Area designated as a SAC for Horseshoe bats;
- Land to be developed is important foraging land;
- Impact on the protected wildlife are not outweighed by the economic benefit which has not been demonstrated

Design

- Resulting scale of business park is out of character with the village

Neighbouring amenity

- Turning area appears to be set up to serve the extension as a separate unit in an area that will have maximum impact on the residential amenity.
- Impact on nearby properties could be reduced by ensuring the bund shields the nearby properties
- Bund will not adequately mitigate the impact of the proposed development and will lead to unacceptable erosion of the residential amenity, generating noise, vibration, dust, fumes, traffic and heavy goods vehicle movements.

- The plans fail to show dimensions to the nearest residential property. Trespass is a serious consideration.

Highways and Access

- Access to the site is poor and is located adjacent to the youth club. There are more appropriate business parks that the site could be relocated to if they require larger premises;
- A neighbour has submitted tables and photos of the use of the car park over a number of weeks (enter dates) a maximum of 8 cars have been logged at the times of the visit during this period.
- No justification given for the increase in parking, currently 19 spaces to be increased to 24 spaces when only 30% currently utilised.
- More jobs will lead to more people travelling to Atworth, which will result in more noise, pollution and congestion contrary to CP55 which seeks to improve air quality by reducing traffic, and CP61 and CP64 which seeks to promote the use of public transport and reduce car travel.

Other

- Field only maintained twice in 8.5 years on the request of neighbour, not every year as stated;
- Bund never planted despite being a requirement of the original consent (93/0116);
- 2 gaps in bund for maintenance not required
- No accurate dimensions of the bund are given
- Questions raised over the late submission of the Ecology Report
- If development goes ahead will this mean no further sprawl in perpetuity as stated time and again by Wiltshire Council
- Inconsistencies with submitted information; states nearest residential dwelling 60 m away in one doc and 40 in another – calls into question the accuracy of the surveying of the site
- Plans were not displayed to view on the website when stated (unable to view) until 1 June, application was valid from the 11 May
- Site notice appeared after 14.15 on the 8 June or the 9th June – late notice
- The Parish Council's decision is questionable as not all members knew of the site
- Poor application drawings, leave a doorway for future expansion in years to come;
- Doric Group, the parent company of Braeman Holdings who own the site paid for the ecology survey not Oliveford.
- The owners attempted to cut the field earlier in the year until stopped; bund was damaged.
- The application seeks to have this application passed on the grounds of the adjacent site – which is spurious
- Previous letters of objection should be taken into account as only the ecology works are different
- Extension is described as modest; actually 400 sq metres is the largest development in the village for many years
- Previous letters of objection should be taken into account as only the ecology works are different
- The plans show the unit to trespass on unit 9
- 3 dimensions of sustainable development NPPF paragraph 7 2012 version.

Following the revised Design and Access Statement being submitted a further 14 day consultation was undertaken which resulted in a further 8 letters being submitted. They all objected to the proposal and raised the following concerns:

- Impact on privacy towards 29A Bath Road on the basis that the survey drawings are inaccurate, paragraph 5.3 states that the development will be 45 metres from the dwelling, this would actually be 25 metres. The lack of bund would not protect the dwelling from noise and the thicket would have to be removed to enable development and facilitate the Hibernacula required to protect the Great Crested Newts.
- Failure to meet the tests of CP34; there is a selection of units available in the area (9 properties between 1000 and 1500 ft² in the Box, Atworth, Neston, Corsham and Melksham Area).
- The Wiltshire Council Employment Land Review highlights an excess in supply over demand in the Corsham area;
- Speculative development outside the village policy limits
- Fails the sustainability test and not sustainable
- The applicant is listed as Oliveford, this is no longer the case and the application should therefore be withdrawn
- Important habitat left to re-wild, should not be harmed.
- The application is a material change in description and should be a new planning application.
- Carter Jones letter states need for a new unit adjacent to an existing unit, or 2 separate units; also a Bath based estate agent which should not be commenting on economic and social issues in Atworth.
- Clearly intending to build two units not one.
- No detail of the Hibernacula submitted
- No detail regarding lighting and the presence of bats submitted
- Actual site boundary appears to have changed which is a material amendment.

9 Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

9.1 Principle of development

The site is located in 'countryside' outside of the limits of development of Atworth, which is identified as a Large Village in the Wiltshire Core Strategy. Strictly speaking, as the site is located in the countryside the proposal does not comply with Core Policy 1 of the Wiltshire Core Strategy. However, separate Core Policy 34 states the following:

“ Proposals for employment development (use classes B1, B2 or B8) ...

Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

- Are adjacent to these settlements and seek to retain or expand businesses that currently located within or adjacent to the settlements; or*
- Support sustainable farming and food production ...*
- Are for new and existing rural based businesses within or adjacent to Large and Small Villages; or*
- Are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the Council:*

Will be supported where they:

- Meet sustainable objectives as set out in the policies of this Core Strategy; and*
- Are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity; and*

- vii. Are supported by evidence that they are required to benefit the local economic and social needs; and*
- viii. Would not undermine the delivery of strategic employment allocations; and*
- ix. Are supported by adequate infrastructure.”*

The proposal is for an extension to an existing business unit within an established employment site located on the edge of a settlement defined as a Large Village in the WCS. Although the existing business occupying the unit is moving out, the owner wishes to extend the building to cater for the needs of business interested in moving in – the strategic need for suitable premises of this size is confirmed in the comments from the council’s Economic Development Team. The site is adjacent to a large village and therefore in principle is acceptable under Core Policy 34 subject to it complying with point’s v – ix above. Considering each in turn

v. The site is in a sustainable location, being an extension to an existing unit on the edge of a large village;

vi. The extension, at 18 metres in length, is proportionate in scale to the existing building (ca42 metres in length); maintains the same eaves and ridge levels as the existing building, and would mirror the development already granted permission adjacent to the site, and so would be in scale with its location. The building is physically separated from nearby residential properties, and would have a bund in between, which would ensure that there is no unacceptable impact on the amenity of nearby dwellings; and no other surrounding properties would ensure no adverse impact on residential amenity.

vii. The revised Planning Statement indicates that there is a need for the increase in floor space which is supported by Wiltshire Council’s Economic Development Team who supports the need for additional employment land.

viii. The proposed extension is of a comparatively small scale and would not impact the delivery of strategic employment allocations.

ix The application site is supported by adequate infrastructure – roads, car parking, foul sewer system and gas/water/electric.

Concerns have been raised that high employment levels in Atworth are a reason to refuse the application; however, there is a need for employment in Wiltshire and to ensure a supply of jobs for people without having to commute out of the area/county to the larger employment settlements such as Bath and Swindon. It follows that proposals such as this, which provide additional employment opportunities, should be supported for this reason in any event.

A number of representations suggest that the proposals are not about the expansion of the existing business but rather to achieve access to the land to the rear and/or expand the residential area of Atworth. Expansion of Atworth in this way is not part of this proposal. Any proposals for housing or other development of the land to the rear would require further planning applications which would themselves be subject to compliance with specified policies. Therefore, as a matter of principle, permission could not be refused on the basis of possible future proposals/intentions for the site or the wider area.

Letters of objection have raised concern that the proposed unit, which would benefit from another entrance, would be used to house another business independently of the applicant. Whilst this is not what the application is for, such a proposal would not necessarily be resisted as policy CP34 allows for new or existing rural based businesses to operate on the edge of a large village.

In principle, therefore, and subject to a detailed discussion below on the specific detailed policy constraints, the extension to the existing building is considered acceptable in terms of the CP34 criteria.

9.2 Design issues

In design terms the proposed small extension would 'sit' alongside the already permitted extension (of the semi-detached building), and match it in terms of design and materials. The elongation of the existing building and its detailed design are appropriate for an employment building in this setting.

The proposal would, therefore, comply with CP57 of the Wiltshire Core Strategy.

9.3 Impact upon the immediate area

There are a number of footpaths in the immediate area, from which this development would be visible. The bund, which is proposed to be planted with native plants, would partly screen the development from these wider views.

The proposed extension would not have a harmful impact on the immediate area in view of the appearance of the existing buildings. The extension would not harm important or significant views around the village of Atworth.

Comments have been made that the application represents an "urbanisation" of the rural environment around the village. The proposal is a small extension to an established industrial estate. There would be some encroachment beyond the limits of development of the village but this would be small scale and the majority of the infrastructure is already in place to serve the development.

9.4 Impact on amenity

The existing use on the site is within Class B8 (storage/distribution) and the proposal seeks to increase this – so, further B8 use. Smaller scale B8 uses are - subject to appropriate controls on matters such as hours of operation etc - typically compatible with residential uses. In terms of proximity to the nearest residential property, the proposed extension would be located around 30 metres from the gable end of the nearest residential property at no. 29a Bath Road. The turning area would be located closer, as it lies between the extension and the garden.

Whilst the extension would bring the building closer, the separation of c. 30m ensures that there is not an overbearing impact. There is a new 'goods-in' entrance on the elevation of the extension closest to the neighbour, but a condition to limit times for deliveries and collections would ensure amenity is safeguarded. There is also (as detailed within the Landscape and Visual Impact Assessment, Figure 3) an existing thicket of planting to be retained along the boundary with the neighbouring garden and the proposed hammerhead turning and along the boundary beyond the bund. Whilst a portion of the thicket is to be removed to accommodate the turning head, a substantial amount would remain which would help to screen the properties garden from the development. A full woodland planting schedule is also included detailing the adjacent bund planting which would enhance the outlook of the proposal from the neighbouring properties.

The Wiltshire Council Public Protection Officer has raised concerns about potential security lighting (which has also been highlighted in the letters of objection, both in terms of the ecology of the area and neighbour amenity). The plans do not indicate any new external lighting will be included in the scheme and a planning condition could control this.

The Wiltshire Council Public Protection Officer has requested a condition to manage construction noise, which given the context of the site and nearby location of housing would be reasonable to protect the amenity of those living in close proximity to the unit.

In conclusion it is considered that along with the proposed conditions regarding times of deliveries and construction works, the restriction of security additional security lighting, the plans detailing the landscaping proposed etc. the impact of the development on the neighbouring amenity would be acceptable.

9.5 Impact on Ecology

This application is supported with a full ecology report submitted by Stark Ecology Ltd. Initially the Great Crested Newt Survey, Stark Ecology, April 2018 was submitted and then in June 2018 the Extended Phase 1 Ecological Survey' Stark Ecology was received. Following the submission of this document sufficient time has been given for a re-consultation on this document.

Wiltshire Council's Ecologist has reviewed the submitted information and considers that the survey and assessment are now of suitable scope and standard to be considered as part of this application. Furthermore, no objection is raised to the proposal subject to a number of conditions.

The ecologist has made the following comments:

Bats

The surveys have found no use by roosting bats and observed Common Pipistrelle, Soprano Pipistrelle and Brown Long-eared bat foraging over the field including where the footprint of the new extension is proposed. Retention of the remaining field area with no new artificial lighting on the building or parking areas are proposed with new landscaping including native woodland planting. Bat boxes are proposed as an enhancement on the new extension.

The site falls within the consultation zone for Greater Horseshoe bats associated with the Bath & Bradford on Avon Bats SAC and sufficient information will therefore be required to demonstrate whether there is no significant effect to this site. Pre-existing records of Greater Horseshoe bat within 2km were identified. The surveys did not identify the species although the report states that their presence cannot be ruled out. Approximately 0.1ha of grassland and scrub will be lost to the proposals with enhancement to the remaining retained habitats and restriction on lighting. No significant impact is therefore considered likely.

Great Crested Newts

Detailed surveys of a range of ponds within 500m of the application site have identified a low to medium population of Great Crested Newts present in at least 4 ponds. This has been confirmed through visual recording by the surveyor and through eDNA analysis. The Extended Phase Habitat Survey report proposed detailed mitigation to include a licence to be obtained before works commence and an exclusion trapping exercise to be carried out by a licensed ecologist. Retained habitat will be enhanced through the landscape planting scheme and provision of new amphibian and reptile habitat piles or 'hibernacula'. This is a suitable mitigation strategy that should be secured by condition.

The Ecologist continues by outlining the 3 derogation tests:

3 derogation tests

The proposals within this application could potentially affect European protected species (Great Crested Newts). In light of ODPM Circular 06/2005 (para 116) and the Conservation of Habitats and Species Regulations 2017, the 3 “derogation” tests, as set out in Regulation 55 must be considered in reaching a recommendation.

The 3 tests are:

- 1. The activity ... must be for imperative reasons of overriding public interest or for public health and safety (IROPI)*
- 2. There must be no satisfactory alternative*
- 3. Favourable conservation status of the species must be maintained.*

In this case, the LPA has sufficient information to be able to consider the 3rd test and it is considered that favourable conservation status of Great Crested Newts can be maintained, subject to securing the mitigation measures within the Discussion and Conclusions section of the Extended Phase 1 Ecological Survey’ Stark Ecology, June 2018 through suitably worded condition, should the application be approved. The LPA (case officer) will also need to consider the 1st and 2nd test before determining the application.

Other Protected Species

Nesting Starlings were identified on the area of the building affected by the proposals and therefore suitable timing of works and replacement nest provision are proposed. Further precautionary measures during works to protect Badgers and reptiles are also proposed and considered suitable.

Suitable information relating to measures to be put in place during works to protect nesting birds and Badgers have been provided. Replacement nesting opportunities to include provision for Barn Swallows has been recommended.

In sum, the only protected species potentially affected by the development is the Great Crested Newt. The proposal does not destroy any breeding grounds, but would result in the loss of part of a potential foraging area. The Council has been informed through the survey and advised by its ecologist that the conservation status of the newt proposal will not be affected by the development. The construction of a building for employment purposes to meet the needs of the area is an accepted reason of public interest, and there is no other position where this extension can go. In these circumstances, the Council can reasonably expect Natural England to grant any licence required and that the proposed development is acceptable in terms of its ecological impact.

9.6 Impact on Highways

The proposals have not resulted in any objection from Wiltshire Council Highways Team. The application is only seeking to extend the existing unit and as such the increase in traffic would be minimal.

The proposal would also increase in the number of parking spaces provided for the increase in size of the unit; currently the site has 19 spaces and the proposal would increase this by 5 spaces to a total of 24 spaces. This would ensure that sufficient space is provided for users of this extension and the overall provision meets the Council’s parking standards.

9.7 Section 106 Agreement

The application site is subject to a Section 106 (S106) agreement made in 1994 restricting the use of the land to the rear of the estate (including the land proposed to be used for the erection of the extension), to sports and recreation purposes. The land was historically used

until 1992 as a private sports ground, ancillary to the use of the then adjacent works. The Section 106 agreement made no provision for public use of the site for recreational purposes. The then District Council subsequently sought to designate the land as recreation space in the West Wiltshire District Plan in 2004 but the Local Plan Inspector recommended modifying the plan by removal of the proposed designation as it served no useful purpose and there was a suitable public recreation facility close by. This was accepted by the District Council. Subsequently, the District Council produced a Leisure and Recreation Development Plan Document in 2009 that sets out existing sports and recreation facilities that should be protected. This site was neither identified nor included in that plan. There are no planning policies in the development plan that protects the site for recreation purposes.

In view of this, and because the land has now not been used for sports or recreation purposes for c. 25 years, the S106 no longer serves a useful purpose here.

10. Conclusion (The Planning Balance)

The proposal is in accordance with the Development Plan policy for the area and would provide a modest extension to a business unit of a similar size and scale to one already approved adjacent to it (Unit 9). The proposal would not have any unacceptable impacts on amenity, the environment or ecology that would justify refusal of planning permission. Accordingly, planning permission is recommended.

RECOMMENDATION: Approval, 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: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

3. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

4. The delivery and despatch of goods to and from the site shall be limited to the hours of 8am and 6pm on Mondays to Fridays, 8am and 1pm on Saturdays, and at no time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

5. The mitigation measures detailed in the approved Ecological Assessment (pages 30-33 of the Stark Ecology Report dated June 2018) shall be carried out in full prior to the first bringing into use/ occupation of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

6. The development hereby permitted shall be carried out in accordance with the approved plans.

General arrangement drg. no. 1228-01 received 11 May 2018

Porous paving drg. no. 1228-02 received 11 May 2018

Porous paving design drg. no. 1228-03 received 11 May 2018

Turning head swept path analysis drg. no. 1228-04 received 11 May 2018

Highway assessment drg. no. 1228-05 sheet 1 of 3 received 11 May 2018

Highway assessment drg. no. 1228-06 sheet 22 of 3 received 11 May 2018

Permeable area calculations drg. no. 1228-08 received 11 May 2018

Proposed elevations drg. no. VL.2017/10/07 received 11 May 2018

Proposed ground floor plan drg. no. VL.2017/10/06 received 11 May 2018

Proposed block plan drg. no. VL.2017/10/05 11 May 2018

Revised embankment drawing VL.2017/10/05. XB received 10 September 2018

Existing elevations drg. no. VL.2017/10/04 received 11 May 2018

Existing first floor plan drg. no. VL.2017/10/03 received 11 May 2018

Existing ground floor plan drg no. VL.2017/10/02 received 11 May 2018

Existing site plan and block plan drg. no. VL2017/10/01 received 11 May 2018

Drainage Strategy Rev A received 11 May 2018

REASON: For the avoidance of doubt and in the interests of proper planning.

7. No development shall commence above ground floor slab level until a scheme for the landscaping of the site, including the provision of a bund following the principles set out in the details submitted with the planning application, has been submitted to and approved in writing by the local planning authority. No part of the extension hereby permitted shall be occupied until the landscaped bund has been constructed in full accordance with the approved plans. The landscaped bund shall thereafter remain in perpetuity.

REASON: In the interest of neighbouring amenity and to protect the appearance of the area.

8. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the extension or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting

shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

9. Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

REASON: In the interest of neighbouring amenity

10. No part of the extension hereby permitted shall be occupied until the access, turning and parking arrangements have been carried out in accordance with the approved details. The said areas shall thereafter be retained for these purposes.

REASON: In the interest of Highway Safety.