

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	11 <sup>th</sup> May 2011		
Application Number	11/00312/OUT		
Site Address	9 Gaston Lane, Sherston, Malmesbury, Wiltshire, SN16 0LY		
Proposal	New dwelling & garage		
Applicant	The Executors of the Estate of Mrs Edna Black c/o Mrs Gina Butler		
Town/Parish Council	Sherston Parish Council		
Electoral Division	Sherston	Unitary Member	Councillor John Thomson
Grid Ref	385729 185981		
Type of application	OUTLINE		
Case Officer	Lydia Lewis	01249 706 643	Lydia.lewis@wiltshire.gov.uk

## Reason for the application being considered by Committee

Councillor Thomson has submitted a request for the planning application to be considered by the committee to assess the effect on adjoining properties.

### 1. Purpose of Report

To consider the above application and to recommend that planning permission be DELEGATED to the Area Development Manager to APPROVE subject to the completion of a legal agreement securing public open space and affordable housing contributions and subject to conditions.

### 2. Report Summary

The main issues in the consideration of this application are the acceptability of:

- The principle of development;
- The design and appearance and impact on the character and appearance of the AONB;
- The impact of the development on the amenity of neighbouring occupiers;
- Impact of the development on trees;
- Parking and highway safety; and
- Provision of public open space and affordable housing.

The application has generated objection from Sherston Parish Council and 12 letters of objection from 5 different properties.

### 3. Site Description

The application relates to a plot of land currently forming the curtilage of No.9 Gaston Lane. No.9 is a detached property set within a roughly triangular shaped plot extending to 0.1 hectares and situated within the Framework Settlement Boundary and an Area of Outstanding Natural Beauty (AONB). To the north are a pair of extended semi-detached cottages, nos. 22 and 24 Gaston Lane.

Open countryside lies to the east with land used for equestrian purposes to the south beyond a public right of way which runs along the southern boundary.

No.9 Gaston Lane benefits from a single detached garage to the west with space in front to park approximately 1 vehicle. This provision would be retained.

#### **4. Relevant Planning History – none relevant.**

#### **5. Proposal**

The applicant seeks outline consent for the erection of a new 4+ bedroom detached dwelling and single detached garage. Consent is sought for access, layout and scale with appearance and landscaping reserved for future consideration / approval. The proposed dwelling would be two storey in height with maximum dimensions of 9.5 metres wide, 7 metres deep and 7.5 metre ridge height with a single storey extension to the north east side measure 4 metres wide by 3.1 metres deep.

The single garage would be 6 metres long and 3 metres wide with maximum dimensions of 2.5 metres to eaves with an overall height of 4 metres.

#### **6. Planning Policy**

##### North Wiltshire Local Plan

C3 – Development Control Policy

NE4 – Areas of Outstanding Natural Beauty

NE14 – Trees and the Control of New Development

T3 – Parking

H3 – Residential Development within Framework Boundaries

H6 – Affordable Housing in Rural Areas

CF3 – Provision of Open Space

##### National Policy

Planning Policy Statement 3: Housing

#### **7. Consultations**

Sherston Parish Council – The application and revised plans were discussed by the full Council, and with contributions from 4 members of the public present. It should be noted that the layout plan presented with the application does not show the extensions to properties 22 and 24 and the external impact of this proposed development is minimised therefore.

It was agreed that the application should be refused for the reasons outlined below:

**Access** – The path to the south is a public footpath which is accessed through the narrow end part of Gaston Lane. The proposed access to the property is off this narrow lane. Turning and entering the site will be very difficult for a single car, but any property can be expected to have at least two cars. This does not seem to be a 'satisfactory means of access' (policy C3). The end part of the lane, probably right up to the north west end of the present No.9, will have to become a full 'no parking' zone, which will increase the pressure of the main part of Gaston Lane.

There will be a serious safety risk as walkers, neighbours and cars will be forced into very close proximity. The probability of cars reversing from the new property cannot be overlooked.

**Design** – The proposed house seems far too large for the size of the plot. Unless there are no windows at first floor level or above on all but the south east face of the dwelling, neighbours

privacy will be seriously affected. It is doubtful if this condition can be met with anything other than a bungalow.

Development in garden land – This development is contrary to the latest Planning Policies of the Government.

In addition, this development will do nothing to add to the AONB. It will detract from it.

Public Rights of Way team – No comment.

Environmental Health – No adverse comments.

County Highways – Are prepared to accept the layout indicated and consider that suitable parking, turning and access is indicated. It is not considered that the proposal would generate a significant level of traffic that would create a significant highway issue in Gaston Lane that would withstand a planning appeal. No highway objection is raised subject to standard conditions WD12 (access, turning area and parking space provided before occupation), WD1 (consolidated access), WD17 (visibility specified), WE15 (use of garage) and WG2 (surface water drainage).

Wessex Water – The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. The developer has proposed to dispose of surface water to soakaway. It is advised that the Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal. The proposed development is within a Source Protection Zone and any surface water discharge will need to be in line with the Environment Agency's guidelines. It is recommended that the development should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure. The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within (or very near to) the site.

Environment Agency – comments to follow.

## **8. Publicity**

12 letters of objection have been received in response to the application publicity from 5 properties. The concerns raised are summarised as follows:

- C1 – The proposed development is of low performance as it does not maintain or improve the quality of the natural environment, as the removal of most of the established trees and shrubs in the proposed site and the removal of the natural stone wall will have a large impact on the wild life and the visual aspect;
- C3 – Loss of privacy;
- Loss of natural light;
- C3 – Safe access and parking. The access is very narrow which will require vehicles to manoeuvre to enter and leave the site which will be detrimental to highway and pedestrian safety particularly given its proximity to the garden gate and main access to No.22 Gaston Lane. Would increase parking congestion in the upper park of Gaston Lane;
- Noise and disturbance from manoeuvring on narrow lane in close proximity to neighbouring properties;
- Due to the position of the Yew tree, visibility of vehicles leaving the site will be impaired;
- A fire hydrant is located within the immediate vicinity of access to the site;
- NE4 – Area of Outstanding Natural Beauty. The site will lead to a reduction of green open space which will not conserve or enhance the natural beauty of the landscape or conserve the natural habitat for the existing wild life;
- H3 – Residential Development within Framework Boundaries – The Council is committed to the re-use of urban land not green field land and for all developments to make a

contribution to the quality of life, which it does not. Gardens are now taken out of Brownfield category;

- The orientation of the site is incorrect as it faces north-south;
- The drawing submitted by Wessex Water is incorrect as they show the main foul manhole in the wrong place. There is also a question mark on sufficient falls from the site to the nearest mains connection point. The existing below ground drainage system is of pitch fibre construction and is accordingly considered to be sub-standard. The nearest existing foul water drainage run has not been adopted by the relevant authority. A septic tank or digester will be difficult to fit within the boundary of the site and lorry access, required to periodically empty any tank will be impossible due to access and the existing physical obstructions present;
- Access to surface water drainage, should soakaways not be feasible, will be similarly restricted;
- The small Wessex Water pumping facility would appear inadequate for the increasing demands that are being placed upon it.
- The application refers to 3 existing car parking spaces, it is not understood where these are or where an additional 3 would be accommodated;
- The gables to the rear of the property and the garage appear to extend beyond the established line of development;
- Construction traffic will cause considerable disruption and damage to existing carriageways and services / infrastructure;
- The plans do not show the extension at Nos.22 and 24 Gaston Lane;
- The plans are inaccurate as they state that views from the first floor habitable rooms are all to be south / south east yet three windows are shown on the north elevation, two of which will no doubt be habitable rooms;
- Reducing the wall to a height of 1 metre around the area of the site access will further reduce privacy;
- At less than 500 mm width (the 'scale bar' on the drawing is not to scale and so this can only be an estimate), this is insufficient space for the planting of the 'small trees' referred to in the Design and Access Statement intended to provide screening to No.9;
- The front porch of the property and the 'small trees' referred to in the Design and Access statement have been omitted from the plans. Both will lead to a significant reduction in the space for cars to manoeuvre on the site;
- The narrow width of the lane which is approximately 3.6 to 3.7 metres wide will present difficulties for emptying of any septic tanks and the filling of any oil tank;
- The proximity of the proposed dwelling to nearby houses will make the area very enclosed; and
- The bird life is exceptional.

## **9. Planning Considerations**

### Principle of Development

Policy H3 of the Local Plan states that proposals for residential development, including residential institutions and applications to renew permissions for residential development, within the Framework Boundaries will be permitted provided that a number of criteria are met including: priority is given to the re-use of previously developed land and buildings; and the most efficient use of the land is achieved compatible with the site's location, its accessibility and its surroundings. Planning Policy Statement 3: Housing (PPS3) was amended in June 2010 through a Ministerial Statement to exclude private residential gardens from the definition of previously developed land in Annex B.

The application site would therefore be classified as greenfield land and the priority for development should be previously developed land, in particular vacant and derelict sites and buildings. The Ministerial Statement does not create a policy presumption against development in private residential gardens, but it does, alter the weight to be given to factors to be considered, in particular, development needs to be judged against the prevailing character of an area.

The basic policy set out in PPS3 is unchanged and paragraph 36 states that the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. This should be achieved by making effective use of land, existing infrastructure and available public and private investment.

The site is situated within the Settlement Framework Boundary, in a sustainable location and would make efficient use of land.

### Design and Appearance and impact on AONB

Policy C3 of the Local Plan states that new development will be permitted subject to a number of criteria including, inter alia: respect for the local character and distinctiveness of the area with regard to the design, size, scale, density, massing, materials, siting and layout of the proposal.

Policy NE4 of the Local Plan considers that in Areas of Outstanding Natural Beauty, priority will be given to the conservation and enhancement of the natural beauty of the landscape.

Properties within the surrounding area are a mixture of architectural styles and designs, Nos.22 and 24 Gaston Lane to the north are three storey at the highest point, Lea House and the host property No.9 Gaston Lane to the west are two storey and Glencairn to the north west and Rowans, Kingston and West Haven to the south west are modern bungalows. The scale of the proposed dwelling at two storey with a maximum ridge height of 7.5 metres would be appropriate within this context. A condition is recommended ensuring that the height of the property be limited to 7.5 metres.

The building line along the south east of Gaston Lane facing the public right of way is not uniform although the proposed dwelling would broadly respect the siting of adjacent properties and would be set back approximately 7 metres from this boundary. It is noted that the garage would project further forward but given that this would be limited to single storey it is not considered that this would be harmful to the character or appearance of the surrounding area.

The illustrative details submitted relate to the north elevation only and indicate that the dwelling would be constructed of natural lime render to the main walls with dressed stone details to window surrounds and cills. The single storey element would be oak boarding mounted on a brick plinth. The roof covering would be clay tiles. These materials would be acceptable in this location.

External appearance is reserved for future consideration / approval. There is no reason to believe that satisfactory elevations cannot be devised that would not be detrimental to the character of the area. A condition is recommended requiring the submission of sample materials.

The proposed development would be situated within the Settlement Framework Boundary within a predominantly residential area. It is not therefore considered that the proposed development would have a harmful or detrimental impact on the natural beauty of the Area of Outstanding Natural Beauty.

The scale, massing and layout of the proposed dwelling would be acceptable and in accordance with policies C3 and NE4 of the Local Plan.

### Amenity

Policy C3 of the Local Plan states that new development will be permitted subject to a number of criteria including amongst other things: avoid creating developments with unacceptable low levels of privacy and amenities and avoid the unacceptable loss of privacy and amenities to adjacent dwellings or other uses to the detriment of existing occupiers development.

The submitted illustrative elevational drawing indicates that any bedrooms or living spaces (habitable rooms) at first floor, would only look towards the south, or south east to avoid

overlooking of neighbouring properties. The property would be situated approximately 1.5 metres from the boundary with the host dwelling No.9 Gaston Lane and approximately 10 metres from the garden of No.22 Gaston Lane. A condition is recommended to ensure that no first floor habitable room windows are placed in either the north-west or south west elevations to ensure the privacy of these properties is protected. In the event that the reserved matters application provides details of bathrooms or en-suites in the elevations, conditions could be imposed at that time in respect of obscure glazing.

At its closest point, the proposed development would be situated approximately 8.5 metres from No.22 Gaston Lane at single storey level and 10 metres at two storey level and would be orientated to the south west. No.22 has two dining room windows and a kitchen / dining room window at ground floor in the south elevation facing the application site and a second floor, secondary bedroom window, the primary window being situated in the west elevation. It is noted that No.22 has a single storey rear (east) extension accommodating the kitchen / dining room that is not shown on the submitted plans. The proposed garage would be situated approximately 4.5 metres from the boundary with No.22.

Given the orientation of the application site in relation to No.22 with the proposed development set to the south, the proposed development would result in any overshadowing that would warrant a refusal on these grounds. This is due to the orientation of the property, the single storey element closest to this property, together with the distance from No.22.

With regard to the proposed garage, an existing stone wall forms the boundary at this point with a height of approximately 1.6 metres, furthermore, the proposed garage would be single storey with maximum dimensions of 2.5 metres to eaves level and 4 metres to the ridge with a pitched roof that slopes away from No.22.

The applicant's agent has submitted a plan showing the sun path projections. This indicates that the majority of overshadowing resulting from the proposed development would fall within the application site with the exception of some overshadowing of the retained garden of the host dwelling in the morning.

The proposal would result in the subdivision of an existing plot. The host property No.9 Gaston Lane would retain a garden with a depth and width of approximately 29 x 12 metres respectively and therefore retains sufficient amenity space.

In consideration of the above the proposed development would not be materially detrimental to the amenities of neighbouring occupiers in terms of overlooking or overshadowing.

### Trees

Policy NE14 of the Local Plan states that permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes / ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of the development.

An existing Yew tree is situated along the sites northern boundary to the east of No.9 and the west of the proposed access. This tree is in good condition and is situated in a prominent position, visible from the wider public realm. The plans indicate that this tree would be retained and the roots would be protected by a 'no-dig' driveway construction. The proposed dwelling would be situated approximately 10.5 metres from the base of the tree and no habitable room windows are proposed in the north-west elevation reducing any pressure to fell the tree.

The proposed development has been considered by the Council's tree officer who considers the scheme to be acceptable subject to the imposition of a condition requiring a pre-commencement meeting on site to discuss details of the proposed work and working procedures prior to any demolition, site clearance and any development with a report detailing the results and any necessary remedial works.

## Parking and Highway Safety

Policy C3 of the Local Plan requires new development to have a satisfactory means of access, turning, car parking and secure cycle storage and not result in a detrimental impact upon highway or pedestrian safety.

In December 2010, new minimum car parking standards were introduced. As part of these standards, the Council has taken the view that garages are no longer allocated parking provision, except where there are overriding design considerations. Three car parking spaces are required for a four bedroom property.

County Highways have confirmed that a parking space contained within the garage can be accepted if the minimum internal dimension measures 3 x 6 metres allowing for potential storage, whilst also providing parking.

The proposed garage measures 3 x 6 metres and a further 2 car parking spaces are proposed. The proposal therefore complies with minimum standards. County Highways have confirmed that they would accept reversing and turning on Gaston Lane as the plan demonstrates that there is a minimum of 6 metres behind parked vehicles in order to reverse and turn. Notwithstanding this, plans have been submitted showing the swept path for both car parking spaces, demonstrating that there is adequate manoeuvring space within the site ensuring that vehicles could exit the site in a forward gear. The access would have a width of 7.5 metres and a 3 metre section of the existing wall either side of the proposed access would be reduced in height to 1 metre to provide sufficient visibility.

The scheme has been amended following negotiation and County Highways are now satisfied with the layout and consider that suitable parking, turning and access is indicated. They have further stated that it is not considered that the proposal would generate a significant level of traffic that would create a significant highway issue in Gaston Lane that would withstand a planning appeal.

Concern has been raised from residents in relation to pedestrian safety given that a gate is situated at the eastern end of Gaston Lane providing access to a public footpath and given the proximity of the proposed access to the garden gate and main pedestrian access to No.22. As discussed above, an acceptable visibility splay would be provided and sufficient space is provided within the site to enable cars to enter Gaston Lane in a forward gear. In light of the above, a refusal on the grounds of pedestrian safety could not be substantiated.

County Highways have recommended a condition requiring the first three metres of the access to be consolidated and surfaced. Given the proximity of the Yew Tree to the proposed access this could be detrimental to the tree. It is considered that a satisfactory surface treatment can be provided which would satisfy the requirements of both highways and the tree officer. Landscaping is reserved for future consideration / approval and it is recommended that this be addressed through the landscaping scheme.

The proposed development would not be detrimental to highway safety in accordance with the aims and objectives of policy C3 of the Local Plan.

## Provision of public open space and affordable housing

Policy CF3 of the Local Plan requires new housing development to make provisions for open space. Where it is not possible to make that provision directly, the Council will accept financial payments to remedy deficiencies in the quantity or quality of that space. The reasoning accompanying the policy emphasises that all residential developments, regardless of scale, have the potential to contribute to an increased need for open space.

For a 4+ bedroom property the level of public open space contribution required would be £7,407.42. This would be directed towards facilities at either Sherston Recreation Ground (Local Park) or Sherston Community Centre (Open Space and Play Area).

Policy H6 of the Local Plan relates to affordable housing in rural areas and states that the Council will seek to negotiate an element of affordable housing to meet local needs on all housing developments, within the Framework boundaries of the villages on the basis that about 50% of the dwellings permitted will be subsidised housing with an additional proportion of low cost housing, subject to local need and site characteristics.

The Council's housing team have confirmed that where a single market dwelling is proposed an off-site financial contribution of £26,000 is required. There is an identified housing need within 22 people seeking an affordable home in Sherston.

The applicants have confirmed that they are willing to enter into a Section 106 agreement under the terms outlined above and subject to this, the proposal would be acceptable in this respect.

## **10. Conclusion**

The scale and layout of proposal is considered to be acceptable in the context of the surrounding area and the proposal is not considered to result in an unacceptable impact upon the residential amenity of surrounding properties. Sufficient car parking and manoeuvring space is provided within the site and the proposed development would not be detrimental to highway safety. The Council's Highway Officer has raised no objection to the proposal.

## **11. Recommendation**

DELEGATE to Area Development Manager for APPROVAL subject to the applicant entering into a legal agreement under S.106 of the Town and Country Planning Act 1990 in respect of the provision of a financial contribution towards public open space and affordable housing, as required by policies CF3 and H6 of the adopted North Wiltshire Local Plan 2011 for the following reason:

The proposed development is considered appropriate in terms of its scale, layout and means of access in the context of the surrounding area. In addition, the proposal is not considered to result in an unacceptable impact upon residential amenity of surrounding occupiers. In this way the proposed development is considered to comply with the provisions of policies C3, NE4, NE14, H3, H6 and CF3 of the adopted North Wiltshire Local Plan 2011 and guidance contained within PPS3 Housing.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
  - (a) The external appearance of the development; and
  - (b) The landscaping of the site.



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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 3 An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4 No building on any part of the development hereby permitted shall exceed 7.5 metres in height and the garage shall not exceed 2.5 metres in height to eaves level and 4 metres to ridge level.

REASON: In the interests of amenity having regard to the characteristics of the site and surrounding development.

POLICY - C3 of the North Wiltshire Local Plan 2011.

- 5 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

POLICY - C3 of the North Wiltshire Local Plan 2011.

- 6 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans, 'Proposed Parking and Access' 1015.02B. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

POLICY - C3 of the North Wiltshire Local Plan 2011.

- 7 No development shall commence on site until visibility splays have been provided in accordance with the approved plan 'Proposed Parking and Access' 1015.02B with the wall reduced in height to 1 metre for 3 metres either side of the access as demonstrated. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1 metre above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

POLICY - C3 of the North Wiltshire Local Plan 2011.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country

Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

POLICY - C3 of the North Wiltshire Local Plan 2011.

- 9 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

POLICY - C3 of the North Wiltshire Local Plan 2011.

- 10 No development shall commence on site until details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

POLICY- C3

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no habitable room windows, doors or other form of openings shall be inserted in the north west or south west elevations at first floor level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICIES - C3 and NE14 of the North Wiltshire Local Plan 2011.

- 12 A pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Authority to discuss details of the proposed work and working procedures prior to any demolition, site clearance and any development. Subsequently and until the completion of all site works, site visits should be carried out on a monthly basis by the developer's arboricultural consultant. A report detailing the results and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant following that approval.

REASON: In order that the Local Planning Authority may be satisfied that the trees

to be retained on site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with best practice and policy NE14 of the North Wiltshire Local Plan 2011.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY – C3

- 14 The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

1015.01C (site layout only)  
10152B - Proposed parking and access  
Site location plan

REASON: To ensure that the development is implemented as approved.

