

Date of Meeting	14 January 2015
Application Number	14/02929/FUL
Site Address	Ravenscroft Nursing Home, 44 Hilperton Road, Trowbridge BA14 7JQ
Proposal	Proposed extension and demolition of the existing bungalow within the curtilage
Applicant	Larch Nursing Home Ltd
Town/Parish Council	TROWBRIDGE
Ward	TROWBRIDGE PAXCROFT
Grid Ref	386564 158379
Type of application	Full Planning
Case Officer	Matthew Perks

Reason for the application being considered by Committee

1. Purpose of Report

This application is brought to Committee at the request of Councillor Oldrieve, in the event that permission is recommended, for consideration of the scale of development, the visual impact upon the surrounding area, relationship to adjoining properties, and environmental/highway impact.

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

2. Report Summary

This is an application for demolition of the existing bungalow within the curtilage of Ravenscroft Nursing Home and the extension of the main building to provide for a total of 60-bedrooms with communal and ancillary spaces. This would be an increase of 19 bedrooms from the existing 41.

The application was initially for a total of 73 bedrooms but this was reduced following Consultee and neighbour responses, and negotiation. There were re-consultations on the revised plans.

Trowbridge Town Council Comment on initial plans: Objection, for the reasons cited in section 7 below. No Council comment was received on the revised plans at the time of writing the report. Any comments received will be reported at the meeting.

Neighbourhood Responses:

Initial plans: Ten neighbours responded, all objecting. Revised plans: Ten objections were received to the revised proposals.

3. Site Description

The application site is the Ravenscroft Nursing Home and grounds located to the south of Hilperton Road in Trowbridge. The existing building is an unlisted Victorian-era villa which has been converted and extended to provide additional rooms and ancillary space. The use as a care home is long-established with planning records showing applications related to it extending back to the 1980's.

The building occupies a footprint of just over 600m² with a primary frontage facing on to Hilperton Road, and a parking area between the building and the road boundary. There are extensive grounds to the rear, which are partially occupied by the bungalow that would be demolished and the existing modern 3.5 storey extension to the main building. The site area is approximately 3000m² and land elevations drop from the northwest to southeast by approximately 2m. The land on which the extension would be located is not prominently visible from Hilperton Road, due to a combination of the lower land levels and the presence of the existing building across the majority of the Hilperton Road frontage at a distance of approximately 25 from the boundary (with the car parking area occupying the area in the intervening space) and hedge and tree screening to the boundaries.

The building houses bedrooms for 41 residents over 4 levels. The existing bungalow provides staff accommodation and sits adjacent to the eastern boundary of the site. There is also a modern three-and-a-half storey extension to the east side of the original building.

The site lies within the Trowbridge Hilperton Road Conservation Area with the south-eastern boundary of the site coinciding with that of the CA in this vicinity. To the west beyond the road into Ravenscroft Gardens there is the Grade II Listed Terrace known as 41 – 43 Hilperton Road. The "H3" 15 dwelling urban brownfield allocation for development (West Wiltshire District Plan, 2004) abuts the east of the site. This allocation is however not "saved" to the Core Strategy and will fall within Trowbridge Settlement limits (CP1 and CP2 of the Core Strategy) going forward for the purposes of any new application.

4. Planning History

84/00818/FUL – Additional staff accommodation. Permission: July 1984;

86/01637/FUL – Extension. Permission: January 1987;

89/02044/FUL – Conversion of roof space to residents' accommodation. Permission: February 1990;

90/01229/FUL – Development of 3.5 storey new side wing. Permission: October 1990

94/00314/FUL – Extension and conversion of existing bungalow to nursing accommodation. Permission: August 1994

5. The Proposal

The proposal is for an extension to the rear of the existing 41 bedroom nursing home to provide for an additional 19 bedrooms and enhanced day-spaces on each floor. The existing accommodation is currently provided over four levels (including 3 basement rooms). Also proposed is the provision of 23 parking spaces (including 2 disabled bays) for care home staff and visitors.

The proposal incorporates design elements of the host building, including fenestration details such as the arched windows, stone lintels & cills and the quoins characteristic of the original building. A glazed stairwell is proposed to the southwest elevation to connect the existing and proposed buildings.

6. Planning Policy

At the time of writing this report it is anticipated that the Wiltshire Core Strategy (WCS) will have been made available for consideration for adoption by the Council. Adoption will not take place until January 20th at the earliest, which would be after the Committee date for this application. Once adopted the WCS will be afforded 'Full Weight' in planning terms, but in the light of its imminent adoption, and the Inspector's endorsement of its policies in his report, very significant weight must be accorded to the policies at this time.

In terms of the old West Wiltshire District Plan, 1st Alteration 2004 Policy CF1 is supportive of the further development of land for community facilities, and will be replaced by Core Policy 49, which has a focus on the protection of community facilities. This Policy is to be read, *inter alia*, in conjunction with Core Policies 1 and 2 which are aimed at the sustainable provision and retention of services and facilities within Settlement limits. Trowbridge is a "Principle Settlement" within the settlement hierarchy. Conservation Area Policies in the WWDP will, in turn, be replaced by Core Policy 58. Other WWDP Policies would be C17: Conservation areas; C31a: Design; C38: Nuisance; C19: Conservation Area Alterations; T10: Car Parking and U2: Surface Water Disposal. In the Core Strategy CP 50: (Biodiversity and Geodiversity) is also relevant.

In addition, the National Planning Policy Framework applies.

7. Consultations

Trowbridge Town Council - objected to the initial plans for reasons of overdevelopment in a conservation area that would have significant adverse impact on neighbour amenity. Additional parking was also not provided.

Wiltshire Council Highways - There was a parking shortfall on the original plans and the applicant was invited to submit revisions. The Officer advised that the initial plans needed to be supported by additional parking in terms of the Wiltshire Car Parking Strategy. Parking standards for Nursing Homes were calculated and the officer advised that the *maximum increase* in parking provision should be 10 spaces, but she concluded that site has an accessibility rating of "moderate" in terms of the Strategy and, therefore, the additional number of parking spaces required to support the extension could be discounted. The revised plans for 60 bedrooms were submitted together with amendments to the parking layout. Looking at the provision required for the overall site the Officer advised that the maximum provision of 26 (16+10) could acceptably be reduced by the "accessibility discount" to 23 spaces. The officer is therefore satisfied with the final proposals.

Wiltshire Council Ecologist - The Ecologist initially identified additional requirements that would be needed in respect of bats and potential Great Crested Newt presence. This was followed by extensive discussion between the ecologist and the applicant, finally leading to revised plans to provide for mitigation measures in respect of bats which were confirmed to be resident. No Great Crested Newt traces were found. The Council's Ecologist is now satisfied with the proposals subject to a condition in relation to the protection/mitigation measures for bats.

Wiltshire Council Tree Officer - The Officer noted the tree survey and protection plans submitted with the application as well as the presence of the two trees subject to

Preservation Orders close to the south eastern boundary of the site. Whilst noting the tree protection plan information the officer recommended that a condition requiring an Arboricultural Method Statement to be submitted to detail tree protection prior to site clearance/commencement of development, be imposed.

Wiltshire Council Conservation Officer - The Conservation Officer raised concerns with the initial proposals insofar as the size and scale of the extension was concerned, given that it would be viewable from within the Conservation Area from Ravenscroft Gardens. The applicant was approached with a view to amending the proposals. Revised proposals to reduce the footprint and provide for the “stepping down” of the rooflines were submitted. The Conservation Officer has confirmed that the revisions address his concerns.

Wiltshire Council Environmental Health - No objections. Condition recommended in relation to noise limits and an informative suggested on working hours.

Wiltshire Council Drainage Officer – No objections. Condition recommended in relation to drainage of site.

8. Publicity

- Issue of damage to the garden wall and access road, as well as obstruction of access to Hilperton road during construction;
- Unacceptable impact on parking and traffic in the cul-de-sac and hazards to pedestrians;
- Proposed extension is too large, too high, and too close to the long established private houses in Ravenscroft Gardens;
- Loss of privacy in Ravenscroft Gardens;
- Loss of trees and recreation land;
- Contrary to WWDP Policies C17, C19 & C22 in relation to harm to the Conservation Area and existing building;
- Loss of important trees and impact on trees of new building;
- Preservation of open land and countryside no longer seems to be being upheld given recent planning history in the area;
- There are better options of brownfield sites in Trowbridge where a purpose-built building could be constructed;
- This is a business within a residential area - increase in size will be detrimental to the local residents in terms of noise, increased numbers or size of vehicles;
- Would set a precedent for other properties in the area to ask for large extensions to turn into flats;
- Dimensions of parking spaces not indicated, larger cars these days may mean they are not adequate;
- Widening of entrance will require permission of owners of land on either side, or have developers will have to have ownership;
- There is an issue with surface drainage in Ravenscroft Gardens which will be exacerbated by increase in Nursing Home capacity;
- Large visually dominating extension even in revised plans, overdevelopment of site;
- If a vehicle or vehicles were to park adjacent to the home entrance, delivery vehicles would have great difficulty in manoeuvring – potential harm to the grass that the residents in Ravenscroft Gardens maintain;
- Increased parking on verges;
- Remaining integrity of host building will be destroyed, pity it is not listed;
- Harm to amenity at No's. 1 & 2 Ravenscroft Gardens, loss of privacy;
- Increased hazard at access onto busy Hilperton Road;

- Inadequate manoeuvring space for refuse vehicles onto site;
- Lack of provision for emergency vehicles – fire hazard;
- Ravenscroft Gardens was restricted to 9 dwellings when development was applied for, due to access issues;
- Paxcroft Mead/East of Trowbridge development has led to a massive increase in traffic on A361. Increased size of building will increase traffic and hazards;
- Dispute validity of measurements on loss of light/privacy in analysis for revised plans;
- If permission is granted conditions should be imposed requiring the corridor windows on all levels of the three storey south facing elevation to be obscure glazed; the partial evergreen screen be increased along the entire boundary with planting; the laundry and any plant rooms or noise generating apparatus be positioned at the furthest point possible from our property; that construction staff, materials and associated equipment are only accessed through the side entrance of Ravenscroft Nursing Home and not over the side wall and lawned areas; no widening of the entrance drive without proper investigation into ownership;
- Example photograph submitted of negative effect of large delivery vehicles parking in Ravenscroft when delivering – situation would worsen;
- Although “stepping down” of building in revised plans is an improvement, the footprint remains the same and building with consequent loss of trees.

9. Planning Considerations

Following the consultation and advertising process on the initial plans for the 73 Bedroom (in total) development, the applicants submitted a full set of revised proposals for 60 bedrooms, aimed at addressing issues of concern that were identified in the first round of consultation and advertising. In summary these were:

- potential harm to neighbouring amenity arising from overlooking and overbearing in relation to the neighbouring property to the south No. 1 Ravenscroft Gardens;
- the massing of the new development in relation to the host building as well as the Conservation Area;
- ecology, in particular in relation to bats which were believed to be present in the host building; and
- the traffic impact of the proposed development.

The application drawings are supported by a Design and Access Statement; a Heritage Statement, a transport statement, an arboricultural report, (including a tree survey plan and a plan for tree protection during development) and an ecological survey.

9.1 Impact on neighbouring amenity and the surroundings including the Conservation Area

The number of bedrooms has now reduced to 60 and this has enabled a redesign that has reduced the massing and height of the southern half of the proposed extensions. The revised proposals, on the advice of the Conservation Officer, provide for reducing the ridge line by stepping down from the north to southern end of the building, following the changing site levels. (The site levels vary with the existing main building sitting in an elevated position above ground levels which reduce towards the southern end of the site). The proposed extension would be at a lower level on the site, with ground floor level approximately 2m below that of the main building.

In addition, given neighbour observations regarding the potential for an overbearing presence and overshadowing on the property to the south of the site (No. 1 Ravenscroft Gardens), the proposed building height reduces, in three elements, from triple to

conventional double storey height. The end elevation to the double storey element would be some 14m from the nearest point on the north facing elevation to the neighbouring dwelling. Notwithstanding the land level differentials, the proposed ridge would be below the 25 deg "rule of thumb" vertical elevation from the mid-point of the neighbouring north-facing windows. Further, given the orientations relative to due north of the site and the neighbouring property, there would be no overshadowing restricting direct sunlight. Sun path analyses for mid-summer and mid-winter have been submitted with the revised proposals, and demonstrate this conclusively.

With regard to loss of privacy, the revised plans have been adapted to remove originally-proposed south facing openings to the southern extremity of the building, replacing these with blind openings designed to accord with the style of fenestration of the rest of the buildings. Only two obscure-glazed windows serving en-suite bathrooms are proposed to this section of the building at a distance of some 7.5m from the boundary, which is also characterised by extensive screening by trees and a hedge. The south facing triple storey element would be set back some 17m from the neighbouring boundary, again with substantial vegetation in the intervening space. There would be windows to this elevation with visibility towards the neighbouring dwelling at distances varying between over 29m, and 33m from the house itself. These windows would serve a corridor and not the habitable room spaces and are orientated towards the rear garden of No.1, and at the proposed separation distance with the trees to the boundary it is not considered reasonable to impose a condition in relation to obscure glazing to the corridor windows.

Given the separation distances outlined above, together with the relative orientations of the properties, it is considered that there are no issues of either loss of privacy or overshadowing that would militate against approval.

With regard to Conservation Area considerations the extension would be constructed to the rear of the original building, which itself has an extension. The Hilperton Road facing elevations to the host remain largely unaffected by the proposal. The design and layout of the extension is specific to the needs to provide care home facilities, including the enclosed courtyard area. Externally, matching materials are proposed and design elements such as the arched windows, stone lintels/cills, stone quoins, and a mixture of roof profiles (mansard and hipped roofs) are carried through. The proposals furthermore include the retention of the majority of the trees and other boundary vegetation that provided screening to the boundaries. The Conservation Officer is satisfied that the revised design satisfactorily addresses initial concerns in relation to the size and massing of the extension. Albeit therefore that the building would occupy the private garden space to the rear of the Care Home, visually to external views from the north, south and west there would be substantial softening by the boundary vegetation.

9.2 Ecology

As noted above, Council's Ecologist confirms that the revised scheme "*... avoids causing impacts to bat roosts in the loft of the existing building (possibly lesser horseshoe and brown long-eared bats) and only roosts of crevice dwelling species located under tiles and behind fascias may be affected. It is likely that the latter can be mitigated through provision of new roosting features such as bat tubes which have been indicated in suitable places on the revised proposed elevation drawings...I consider that an application for a European Protected Species Licence would now be able to meet the tests required by the Habitats Regulations.*" It is considered that, in the light of the detailed investigation that has been carried out and the revised detail that has been provided, the ecological issues identified have been wholly addressed.

9.3 Highways

Neighbour comments in particular have raised concern with parking and access. Issues raised include inadequate on-site parking, hazards with access onto Hilperton Road and large delivery vehicles. In considering the revised plans the Highway Officer provided a detailed assessment of the proposals in accordance with the Wiltshire Parking Strategy, which led to revisions to the plans to provide additional parking to meet standards (See “Consultations” section above). The Highway Officer is satisfied with the proposals on that basis. Ravenscroft Gardens is an adopted but unclassified road. The existing car park is currently not formalised in terms of a marked layout. The proposed parking to provide for the revised total of 60 bedrooms is for a reconfiguration and re-surfacing of a shared parking area (staff and visitors) to provide 23 spaces (21 standards and 2 disabled spaces). A turning facility is also proposed to enable vehicles to enter and leave the site in a forward gear. In addition 6 cycle stands are proposed. The condition recommended by the highway officer regarding the physical provision of the parking area should be imposed in the event that permission is granted.

A neighbour comment relating to the widening of the access over the land adjacent to the site is that the area concerned is not under the ownership of the applicants. Research into the original permission W83/00428/FUL) shows that there was a Section 58 agreement entered into in terms of which the highway authority was enabled to issue instructions for the construction of the means of access over the Ravenscroft Garden land. However it does appear that the remaining land would have remained in the ownership of the developers and their successors in Title. It is understood that this land is currently maintained by the local residents. The small width of land required for the widening is not within the application red-line area and the application form is therefore correctly completed in terms of ownership. Ownership is not a planning consideration, and the formation of an access off of a highway that is not classified does not require planning permission under the General Permitted Development Order. It is considered that the scheme could still be reasonably implemented and the parking provided if it is established that the land is not all highway land (the widening was not a requirement of the highway officer in her comments) and the consent of the owner is required to make use of a narrow strip of what would then be amenity land immediately adjacent to the well-established access.

9.4 Other matters including conditions

Paragraph 206 of the National Planning Policy Framework states that Planning conditions should only be imposed where they are:

- necessary;
- relevant to planning and
- to the development to be permitted;
- enforceable;
- precise; and
- reasonable in all other respects.

Neighbour concerns were raised with regard to the potential for construction works to create disturbance and the request, in the event that permission is granted, is that a condition imposing working hours is imposed. Environmental Health officers have suggested only an informative in this regard.

In planning terms, due to the existence of other legislation and procedures to control nuisance, including noise arising from construction activity, the use of planning conditions to control the construction process cannot always be justified. A consideration is also weighing the restriction of working hours against extending the construction process over a longer period. Prior to imposing such conditions, each case needs to be assessed to determine whether this would be appropriate based on the type and scale of development and the nature and sensitivity of the locality.

In this instance, whilst the nature of the development is C2 residential care which is appropriate in the context of surrounding C3 residential use, access off of the relatively busy Hilperton Road for construction traffic would be into the cul-de-sac with the potential for nuisance outside of normal working hours (albeit temporarily during the construction phase) arising from the movement/operation of equipment and delivery of materials. It is considered reasonable therefore to impose a condition restricting working hours. An additional condition requiring a Construction Method Statement addressing matters such as storage of materials, parking for construction vehicles and temporary hoardings is also considered reasonable in this setting. Use rights should also be restricted to Care Home facilities given that alternative C2 Uses (e.g. a college or a training centre) might bring additional planning considerations into play.

A surface drainage condition would also be appropriate in the light of the comments of the Drainage and to ensure that adequate drainage is provided. Foul water drainage would be a building regulations matter and the developer would need to satisfy Wessex Water with regard to foul drainage connections.

10. Conclusion

The proposal would provide a care home that would add to the mix of community facilities serving the Trowbridge Community Area. A scheme has been negotiated to the satisfaction of consultees in relation to the Conservation Area, Highways, Tree preservation and Ecology implications. Permission is recommended 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 No development shall commence on site until details and samples of the materials to be used 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.

- 3 No development shall commence on site until details of all windows (including head, cill and window reveal details) 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, the character of the host building and the

character and appearance of the area.

- 4 No part of the development hereby permitted shall be occupied until the parking spaces have been constructed and marked out in accordance with the details shown on the approved plans, and the cycle racks provided. The parking and turning areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety and amenity.

- 5 Before works commence, a report shall be submitted to and approved in writing by the local planning authority approval detailing the results of sufficient bat surveys to confirm the location, status, species and access points of all bat roosts in buildings affected by the development hereby approved. The report shall illustrate the locations of roosts and access points on the approved architect drawings and assess the impacts of the proposed scheme on each roost and access point. The report shall provide recommendations for mitigation of any loss of ecological function of roosts or access points and any other safeguards that need to be put in place such as methods of working and revised survey and will recommend whether or not a European Protected Species licence will be required for works to proceed. The works shall be undertaken in accordance with the recommendations of the approved report.

REASON: In order to ensure the protection of Bat Species.

- 6 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- a) location and current canopy spread of all existing trees and hedgerows on the land;
- b) full details of any to be retained, together with measures for their protection in the course of development;
- c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- d) finished levels and contours;
- e) means of enclosure;
- f) car park layouts;
- g) other vehicle and pedestrian access and circulation areas;
- h) all hard and soft surfacing materials;
- i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

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

- 7 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 building 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.

- 8 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to the trees to be retained in accordance with the approved plans has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement shall provide the following:

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2005 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2005
- A schedule of tree works conforming to BS3998.
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the

supervisory visits; and

- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on the 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 current best practice and section 197 of the Town & Country Planning Act 1990.

- 9 The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works.

- 10 All building services plant shall be so sited and designed in order to achieve a Rating level of -5dB below the lowest measured background noise level, determined at the nearest noise sensitive receptor. Measurements and assessment shall be carried out in accordance with BS4142:1997.

REASON: In the interests of amenity of the surrounding area.

- 11 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development
- the erection and maintenance of any security hoarding;
- measures to control the emission of dust and dirt during construction; and
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In order to avoid harm to surrounding amenity in terms of noise, storage areas and restricted access arising during the development.

- 12 Hours of work for all demolition, site clearance and construction shall be within the following times:

Monday to Friday 0730 to 1800; Saturday 0800 to 1300 and at no time on Sundays or Bank Holidays.

REASON: In the interests of those residents in the cul-de-sac area and nearby the site the hours of working should be controlled.

13 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.

14 The development and accommodation hereby permitted shall be used for residential care and ancillary facilities within the definition of Class C2, Residential Institutions, and for no other purpose (including any other purpose in Class C2); of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: In order to define the terms of this permission and because other C2 uses may not be appropriate in this context.

15 The development hereby permitted shall be carried out in accordance with the following approved plans:

L5800 (05) 70 Existing Site Plan with Topo survey received on 18.09.2014

L5800 (05) 74A Proposed Lower Ground Floor Plan received on 18.09.2014

L5800 (05) 75A Proposed Ground Floor Plan received on 18.09.2014

L5800 (05) 76A Proposed First Floor Plan received on 18.09.2014

L5800 (05) 77A Proposed Roof Plan received on 18.12.2014

L5800 (05) 78C Proposed Elevations 1 received on 18.12.2014

L5800 (05) 79C Proposed Elevations 2 received on 18.12.2014

L5800 (05) 80 Proposed Courtyard Elevations received on 18.09.2014

L5800 (05) 83B Proposed Site Layout Plan with 25/45 degree analysis received on 18.09.2014

L5800 05 3D 001-004, Sun Path Analysis received on 18.09.2014

L5800 (05) 95 South West Progressive Elevations received on 18.09.2014

L5800 (05) 96 South East Progressive Elevations received on 18.09.2014

L5800 (05) 97 North East Progressive Elevations received on 18.09.2014

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

16 Informatives:

The details provided in the submitted Arboricultural Report and Tree Protection and

Tree Survey plans are accepted as base information for incorporation into the plans/reports to be provided in respect of the landscaping and arboricultural method statement conditions.

The applicant is advised that this permission relates to development within the red-line application site area. There is a question of land ownership over the narrow strip of land adjacent to the access which it is proposed to utilise for access widening.

