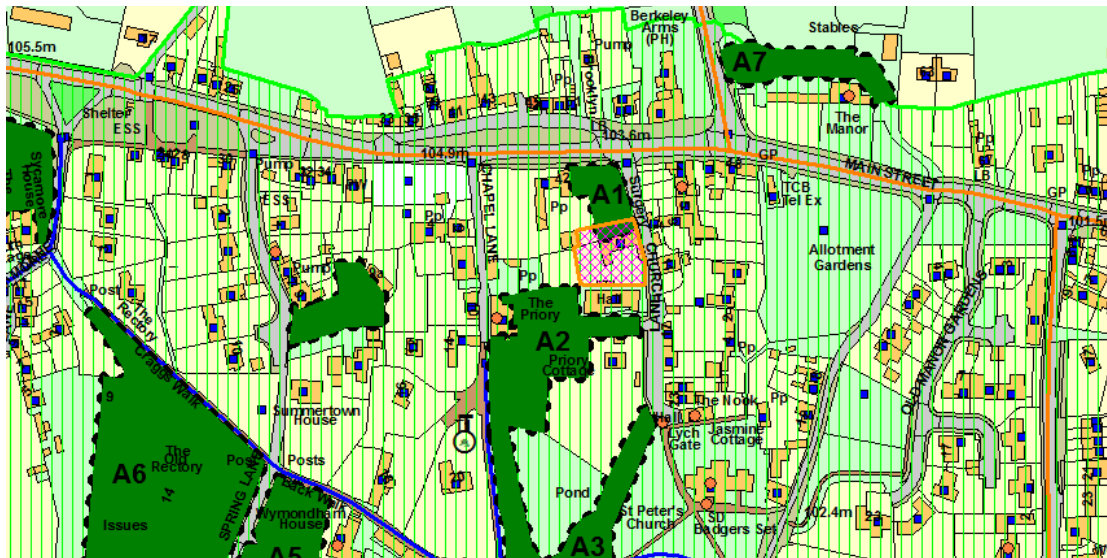


Reference: 18/00208/FUL
Date Submitted: 21.02.2018
Applicant: Caister Castle Trust
Location: Old School House, 2A Church Lane, Wymondham LE14 2AB
Proposal: Change of Use to form 3no. dwellings including the demolition of the old canteen area [Re-submission of 17/01107/FUL]



Introduction: -

The proposal seeks full planning permission for the change of use of an existing building, formally a school building into three new dwellings. It is a single storey stone and brick construction in the centre of Wymondham. The site lies to the north of the village hall for the village. The site is also in the Conservation Area.

The original application was a committee item for consideration on **1st February 2018** and was refused for the sole reason *“The proposed development by virtue of the overdeveloped nature of the proposal fails to provide a sufficient amount of private parking for the number of dwellings proposed and this therefore would be likely encourage the parking of vehicles on the public highway which already experiences a high level of on-street parking, and would be a source of severe danger and inconvenience to other users of the highway. This is contrary to Policy H7 of the Wymondham and Edmondthorpe Neighbourhood Plan adopted in (November 2017)”*

The new application now includes an additional parking space to the south of the proposed 5 originally put forward as part of the scheme.

It is considered that the main issues arising from this proposal are:

- **Compliance or otherwise with the Development Plan and the NPPF**
- **Compliance or otherwise with the Wymondham Neighbourhood Plan**

- **Impact upon the character of the area**
- **Impact upon highway safety**
- **Impact on amenity of nearby residential occupiers.**
- **Impact on the village hall**

The application is required to be presented to the Committee due to the level of public interest. The local Ward Councillor has also requested that the application be determined by the Committee.

Relevant History:-

13/00574/FUL Change of use to form three dwellings including demolition of old canteen area. Permitted

17/01107/FUL Change of Use to form 3no. dwellings including the demolition of the old canteen area. Refused

Planning Policies: -

Wymondham Neighbourhood Plan

Policy SD 1

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development contained in national and District-wide plans and policies

Policy SD 3

LIMITS TO DEVELOPMENT

Development proposals within Wymondham will be supported on sites within the Limits to Development as identified in Figure 2 where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations.

Policy H5

HOUSING PROVISION WINDFALL SITES

Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Borough-wide planning policies and where such development:

- Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Wymondham and Edmondthorpe where the site is closely surrounded by buildings;
- Will not involve the outward extension of the built-up area of Wymondham and Edmondthorpe as defined in Policy SD3 of the Neighbourhood Plan;
- Does not reduce garden space or open space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling

Policy H7

BUILDING DESIGN PRINCIPLES

All new development proposals of one or more houses, replacement dwellings and extensions will need to satisfy the following building design principles:

- New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Areas, and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
- New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment and of the Conservation Areas;
- Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more, in line with Highways Authority requirements;
- All new housing should reflect the character and historic context of existing developments within

the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;

- Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form; Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;
- Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible;
- Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall of rural design. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
- Development of schemes of 10 dwellings or over should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; all residential developments should ensure appropriate provision for the storage of waste and recyclable materials; and
- Development should be of a similar density to properties in the immediate surrounding area

Policy CF1

THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES

Development leading to the loss of an existing community facility or which detrimentally impacts on an existing community facility in such a way that it loses amenity value (including the primary school, village hall in Wymondham and social club in Edmondthorpe, allotments and Berkeley Arms Pub) will not be supported unless it can be demonstrated that:

- There is no longer any need or demand for the existing community facility; or
- The existing community facility is no longer economically viable; or
- The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Melton Local Plan (saved policies):

Policy OS1 – allows for development within the town and village envelopes providing that (amongst other things):-

- The form, character and appearance of the settlement is not adversely affected;
- The form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality;
- The development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing developments in the vicinity.

Policy H6 – This policy states that planning permission for residential development within village envelopes will be confined to small groups of dwellings, single plots or the change of use of existing buildings.

Policy C15 – This policy states that planning permission will not be granted for development which would have an adverse effect on the habitat of wildlife species protected by law unless no other site is suitable for the development and the development is designed to protect the species or arrangements are made for the transfer of the species to an alternative site of equal value.

Policy BE1 - allows for new buildings subject to criteria including buildings designed to harmonise with surroundings, no adverse impact on amenities of neighbouring properties, adequate space around and between buildings, adequate open space provided and satisfactory access and parking provision.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- o specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail.

It also establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- recognising the intrinsic character and beauty of the countryside
- promote mixed use developments, and encourage multi benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- Take account of the different roles and characters of different areas, promoting the vitality of urban areas, recognising the intrinsic character and beauty of the countryside and support thriving rural communities.

On Specific issues it advises:

Promoting sustainable transport

- Safe and suitable access to the site can be achieved for all people
- Development should be located and designed (where practical) to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
- Consider the needs of people with disabilities by all modes of transport.

Delivering a Wide choice of High Quality Homes

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- LPA's should identify land for 5 years housing supply plus 5% (20% if there is a history of under delivery). In the absence of a 5 year supply housing policies should be considered to be out of date.
- Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Consultations:-

Consultation Reply	Assessment of Head of Strategic Planning and Regulatory Services
<p>Wymondham Parish Council The new submission solely relies on increasing by one place the number of parking places and thereby ignores the many other issues that your Committee members also considered relevant and</p>	<p>This was a reason for refusal and the applicant has changed the proposal to include an additional parking space.</p>

<p>important.</p> <p>For example, both the Parish Council and your Committee members questioned the over-intensification of development of the site, a key element in the Wymondham and Edmondthorpe Neighbourhood Plan (NP) Principle H7 Building Design Principles. The Parish Council cannot conceive how three properties on such a small site represents</p> <p>“development ... of a similar density to properties in the immediate surrounding area”</p> <p>Your Committee members strongly supported the Parish Council view of the importance of the adjacent Village Hall as a key component in the social fabric of Village life (NP Policy CF1).</p> <p>This resubmission makes no reference to how it might address the problems that might result from noise.; for example, by building a high and solid wall between the site and the adjacent Village Hall.</p> <p>The references in the submission that the developers might take action if required gives little reassurance. Further action that involved the control of activities in the Village Hall itself i.e. the innocent party in this a situation, would be unjust, too late and against NP CF1.</p> <p>Your Committee members agreed with the Parish Council view that this development was bound to exacerbate the already considerable problems of access in Church Lane to the Village Hall, St Peter’s Church and Cemetery. NP Policy T1 Transport Requirements for New Developments requires</p> <p>“existing rights of way are maintained and acceptable modification are provided and that sufficient manoeuvring space is provided”</p> <p>Already too many visitors to the facilities in Church Lane find that the only way to exit is by reversing back into Main Street where speeding is a problem that is currently being addressed by the Parish Council.</p>	<p>A full assessment of the site and the space standards of the rooms within the house are in accordance with governmental standards on this very topic. The building has been converted to afford enough space for the rooms. Several issues were discussed by the Committee but permission was refused on only one ground (Parking provision) which is quoted in full on page 1 above.</p> <p>It is not considered that this is required however a noise survey is requested as part of a condition.</p> <p>This has been discussed above in the representations section but it is the view in planning terms that:-</p> <ul style="list-style-type: none"> - The potential new residents of the houses proposed will be aware of the other uses around them including this. - Any subsequent action on the grounds of noise would need to show that a significant level of nuisance was being caused - The village hall is still compelled to produce noise of a level no more than what would constitute as a statutory nuisance. <p>Highway issues have been closely considered but on balance they have been seen to not show a severe impact.</p>
<p>LCC Highways – following amendments</p> <p><i>Summary</i></p> <p>The Local Highway Authority (LHA) advice is that, in its view, the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to the Conditions as outlined in this report.</p> <p>The submitted planning application form details that an altered vehicle access is proposed to serve the development and the details shown on the Proposed Plans Drawing (Drawing No. 4208/AG/16/003 Rev. B) are generally acceptable. However, the Proposed Plans</p>	<p>The Highway Authority have scrutinised the proposals twice and with amendments, represents a scheme that does present a severe danger to highway safety. Conditions have been imposed to ensure that suitable parking arrangements can be provided.</p> <p>The additional space is deemed on balance to be acceptable.</p>

<p>Drawing does not show appropriate details of the demarcation of the highway boundary and site drainage to prevent surface water from draining into the public highway. If the gradient of the access does not fall away from the highway, a drainage system using an approved drainage channel system could be used on the private side of the highway boundary, as detailed on Leicestershire County Council Standard Drawing HEAVY DUTY INDUSTRIAL ACCESS (Drawing No. SD/11/12). Notwithstanding the above, the LHA advises that acceptable surface water drainage at the access can be secured by a planning condition requiring the submission of details.</p> <p>Alternatively, the LHA would be prepared to consider further information (a revised drawing) to be submitted as part of this application detailing the appropriate surface water drainage such that the details can be confirmed at this stage and conditioned accordingly. The achievable visibility and access width of six metres detailed on the Proposed Plans Drawing are acceptable.</p> <p><i>Internal Layout</i></p> <p>The position of car parking space six detailed on the Proposed Plans Drawing is such that if it were in use, there would be a difficulty in manoeuvring into and out of space five. However, given that these spaces would be likely to be used by the occupants of the same dwelling and that two spaces in tandem would normally be satisfactory for a dwelling, the details are acceptable.</p> <p><i>Personal Injury Collisions</i></p> <p>There have not been any Personal Injury Collisions on the road network in the vicinity of the site during the last five years plus the current year to date and thus subject to the revisions to the access outlined above, the proposals would not lead to road safety concerns.</p>	
<p>MBC Environmental Health – Position as of 23.01.2018 for the original scheme.</p> <p><i>Noise</i></p> <p>There appears to be misunderstanding of public health legalisation concerning noise nuisance. Whilst it is entirely appropriate for the development construction to reflect the local acoustic environment, it is not intended that mitigation should be used to counter excessive noise from a local venue. Wymondham is a rural, residential village and Church Lane is overwhelming residential. Thus the expectation for residential amenity at the development site is no different to that of any other proximate residential unit.</p>	<p>This has been captured in part in the response to the representations made by the Parish Council.</p> <p>The Village Hall is constrained at present owing to its proximity to existing residences and would be subject to abatement measures if noise complaints were made and were substantiated. Therefore it is not considered that the proposal would introduce any significantly greater constraint, nor can it be demonstrated that it would impede the activities of the Village Hall.</p>

<p>Under statutory nuisance legislation the Village Hall would be expected to use 'best practical means' both materially and operationally to minimise noise. Furthermore, the Village Hall premises licence (2013) requires that:</p> <p>'Music and speech from regulated entertainment is not to be audible at the boundary of nearby residential properties after 23:00'.</p> <p>Notwithstanding the above, there may be occasions where limited noise breakout does occur and this should be reflected in the acoustic provisions of the development. Under the circumstances, a noise assessment and objective limits such as those in the 13/00547/FUL decision notice are unnecessary and overly onerous. Those universal objective limits are unlikely to be exceeded in Wymondham and any noise assessment would only serve to identify that fact. In the applicant's letter to the LPA dated 4 January 2018 the applicant has demonstrated their willingness to submit a mitigation scheme.</p> <p>The scheme should incorporate double glazing and trickle ventilators on the exposed facades. This will allow for short term internal ventilation with windows closed. Secondary glazing and alternative ventilation may need to be used if the building has listed status. The scheme need not be in form of a formal report, a statement of fact regarding the fabric of the building and proposed mitigation measures will be satisfactory.</p> <p>CONTAMINATED LAND I have conducted a site walkover of the exterior grounds. The site is largely hardstanding but there are several raised areas of soft soils. These soils constitute 'made ground' but are likely to have derived from on-site spoils. No examination of the interior was possible. Site history was requested from the agent in order to establish possible former contaminative use; however this information has not been forthcoming. The risk of significant harm to end-uses from contaminated land is considered to be low but more information is needed. Conditions are recommended and are on the report below.</p>	<p>Noted and conditions will apply to any subsequent permission.</p>
<p>LCC Ecology <i>Following changes to the originally submitted information</i> The mitigation details contained in the updated report are satisfactory and we would have no objections to this development, provided that a condition is added to any permission granted requiring the mitigation plan to be followed. This should be something along the lines of: - All works must only proceed in</p>	<p>Noted and conditions/notes will form part of any consent.</p>

accordance with the bat mitigation plan contained in Table 1 of the Protected Species Report (Brindle & Green, August 2017, Rev 1 Jan 2018).

We would also recommend that a Note is added to any permission stating:

- The applicant must be aware that their ecologist has indicated that a Protected Species Licence is required for this development. It is the applicants' responsibility to liaise with their ecologist to ensure that this is in place prior to the commencement of works.

Representations:-

A site notice and advertisement in the Melton Times was posted to advertise the application and six neighbours consulted by letter. As a result, seven representations of objection have been received for the application and one letter of support.

Representation	Assessment of Head of Strategic Planning and Regulatory Services
<p>Topic <i>Impacts to Village Hall</i></p> <ul style="list-style-type: none"> • General concern • Very close proximity of this proposal to the village hall. • at risk if future residents complained about any noise from events held in the hall • If the complaint is upheld, the future of activities in the Village Hall would be put in jeopardy <p><i>Parking/Highways Impact</i></p> <ul style="list-style-type: none"> • Church Lane is a narrow cul-de-sac culminating in the main entrance to the Church and Church Yard. • Up to 8 vehicles belonging to residents with no private parking facilities which have to park on the lane. When there are events in the Village Hall and the Church there are cars parked on the full length of the lane, leaving single carriageway access only. • Delivery vehicles and Refuse Lorries have to reverse up or down in one direction as there not enough room for them to turn round in the lane itself. • There is a pathway on the same side as the site which goes halfway down the lane, cars already park with 2 wheels on this as the 	<p>The impacts to the village hall are noted and are specifically addressed here.</p> <p>The proposal is located adjacent to the village hall but the windows in the proposal are deemed not to cause an undue privacy impact to both the village hall and potential occupiers of the houses.</p> <p>Any prospective occupant of these houses will be familiar with the surroundings and subsequently aware of the noise the village hall may make. The village hall itself even without the presence of residential properties are bound by separate noise constraints governed by Environmental Health legislation.</p> <p>The lane is narrow but cars can still enter and leave the site freely.</p> <p>Sufficient parking numbers have been provided in line with Leicestershire County Council Guidance. It has also been increased in line with the neighbourhood plan policies in this regard.</p> <p>Delivery and refuse lorries are able to still continue to use the road for collection of waste for the other residential properties down the road. It is considered that the additional properties created as part of this development will not make the situation worse to be considered severe in line with the NPPF.</p> <p>As above the road may be slightly narrower than some of the roads in the village but the comparatively limited amount of car movements that would be created by this development are seen not be enough to</p>

<p>width of the lane would make it impossible for other vehicles to get by them, this means that pedestrians have to walk down the middle of the lane</p> <ul style="list-style-type: none"> The impact of yet more traffic attempting to get access on or off the lane would cause a bigger problem for those of us already in residence than we have at present. 3 properties are too many for the position of the site and the access in and out of it. <p><i>Neighbourhood Plan</i></p> <ul style="list-style-type: none"> Goes against the policies of the recently approved Neighbourhood Plan. H7 bullet point 7 - "proposals should minimise the impact on general amenity.."; Policy H7 final bullet "Development should be of a similar density to properties in the immediate surrounding area"; Policy T1 proposals should demonstrate "impact on traffic flows on the local highway, INCLUDING ROADS WITHIN AND LEADING TO WYMONDHAM VILLAGE CENTRE, will not be severe"; Policy CF1 "development.....which detrimentally impacts on an existing community facility in such a way that it loses amenity value (including...the village hall in Wymondham...) will not be supported". 	<p>refuse the proposal.</p> <p>The scheme has demonstrated that there are no overlooking concerns/loss of privacy to be considered impacting upon amenity of those nearby. Window-window and wall distance has been observed to be acceptable. The development is considered to offer 'something different' in terms of property choice where smaller units would encourage the use of them by small families/couples which has been reflected in housing studies.</p> <p>The highway and impacts on the village hall have been addressed in previous points.</p>
<p><i>Letter of Support</i></p> <ul style="list-style-type: none"> New developments in the village will bring in new families. This can only bring positivity, more houses that are currently rarely available for young families and in turn growing the younger population of the village and allowing the local school to flourish with new potential children. 	<p>Noted and this forms part of the approval recommendation reasons.</p>

Other Material Considerations Not Raised In Representations:-

Other Considerations	Assessment of Head of Strategic Planning and Regulatory Services
<p>The (new) Melton Local Plan – Pre submission version.</p> <p>The local plan has now completed examination and the LPA await the outcome of the decision of the inspector.</p>	<p>The local plan having now completed examination with slight modifications required is now considered to attract significant weight</p> <p>The proposal is in broad accordance with the emerging local plan which it is considered adds to the issues that add weight in support of the proposal.</p>

Conclusion:-

A significant benefit is that this development is the conversion of a building no longer in use. This is supported in planning policy and meets sustainable development criteria in the re-use of buildings and not introducing new

materials which require a lot of power to produce. This development will enable remediation of this site and provide housing within the Melton Borough which is required to meet housing requirements.

Concerns have been raised by nearby occupiers in relation to the proposed development, including impact on the village hall, highway safety and the density of dwellings on site. It is considered that the proposed development will not impact significantly on the functions of the village hall as proposed residents would be aware of the surroundings and complaints would need to be justified considering environmental health guidelines.

Furthermore, the village hall itself has various other controls over noise that will need to be considered by those within this building and is already constrained by its proximity to several residences. In any case, the applicant is willing to provide further mitigation if required. Such comments have been confirmed by the MBC environmental health team. LCC Highways have carefully considered the application and raised no objection to the proposed development on highway safety grounds.

The original application was refused for the sole reason for a lack of parking where the applicant has now provided this space in line with the neighbourhood plan policy.

In conclusion it is considered that, on the balance of the issues, there are benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply. The proposal is also viewed to conform to the neighbourhood plan policies. There are no material considerations that are considered to justify a departure from the Policies of the Neighbourhood Plan, which now commands 'development plan status'.

Recommendation: - PERMIT, subject to the following conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.
2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Plans Drawing No. 4208/AG/16/003 revision B have been implemented in full.
3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Plans Drawing No. 4208/AG/16/003. Thereafter the onsite parking provision shall be so maintained in perpetuity.
4. All works must only proceed in accordance with the bat mitigation plan contained in Table 1 of the Protected Species Report (Brindle & Green, August 2017, Rev 1 Jan 2018).
5. Prior to the commencement of development hereby permitted, a schedule of materials will be submitted for approval by the LPA. The development should be in full accordance with these details.
6. No development shall take place until a phase 1 / desktop study investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site and to identify and control any unacceptable risks to human health or the environment taking into account the sites actual or intended use, whether or not the contamination originates on the site. The phase 1 / desk top study shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The investigation and risk assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and must be undertaken by competent persons and a written report of the findings must be produced and submitted to the Local Planning Authority.
7. Whilst the risk of significant harm to end users and the environment is considered to be low, the removal of existing site materials could lead to the disturbance of previously unidentified

contamination. To address this issue a 'watching brief' will be maintained during the site clearance works. The watching brief will implement a series of actions as follows:

- General removal of topsoil and subsoils should be undertaken in a manner that limits exposure of soil to surface water runoff and allows visual and olfactory observation of all materials by a competent, designated clerk of work or equivalent.
 - The event that visual or olfactory evidence indicates a potential concern, then all excavation works will cease to ensure that potentially unknown sources of contamination from the ground or groundwater are not mobilised further.
 - The clerk of works will contact the appointed consultant to determine what steps can be taken to isolate the material pending further investigation. This may include, but not limited to, excavation and storage of small volumes of soils in a designated quarantine area. The LPA will be informed and an appropriate course of action will be agreed. The scope of any proposed remedial works will be agreed with the LPA prior to work commencing.
8. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a Remediation Method Statement has been submitted by the developer and approved by the LPA detailing how this unsuspected contamination shall be dealt with.
9. Prior to occupation of the change of use hereby permitted, a noise mitigation scheme shall be submitted and approved by the LPA. The development should be in full accordance with these details.
10. Approved Plans Condition

Reasons:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Paragraph 32 of the National Planning Policy Framework 2012.
3. To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Paragraphs 32 and 35 of the National Planning Policy Framework 2012.
4. In the interest of protecting ecological assets in line with Local Plan Policy C15 and NPPF paragraph 109.
5. To ensure a satisfactory design can be achieved in line with Local Plan Policy BE1 and NPPF paragraphs 58 and 59.
6. To ensure the development site is removed of contamination which could be potentially harmful to the potential occupiers of the development in line with 109, 120 and 121 of the NPPF.
7. To ensure the development site is removed of contamination which could be potentially harmful to the potential occupiers of the development in line with 109, 120 and 121 of the NPPF.

8. To ensure the development site is removed of contamination which could be potentially harmful to the potential occupiers of the development in line with 109, 120 and 121 of the NPPF.
9. In the interest of safeguarding the amenity of the potential occupiers in line paragraph 123 of the NPPF.
10. For the avoidance of doubt.

Officer to Contact: Mr Glen Baker-Adams

Date: 13.04.2018