

REFERENCE NO: 23/502100/FULL			
APPLICATION PROPOSAL: Part conversion of existing barn and erection of single storey side extension to create a visitor's centre (resubmission of 21/501538/FULL).			
ADDRESS: Kings Oak Farm, Crumps Lane, Ulcombe, Kent ME17 1EU			
RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION The development is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant.			
REASON FOR REFERRAL TO COMMITTEE: Ulcombe Parish Council call in for the reasons set out in the report below.			
WARD: Headcorn	PARISH COUNCIL: Ulcombe	APPLICANT: Mr & Mrs Norman Coles AGENT: Architectural Designs	
CASE OFFICER: Joanna Russell	VALIDATION 10.5.23	DATE:	DECISION DUE: 25.8.23
ADVERTISED AS DEPARTURE: No			

Relevant planning history

- 21/501538/FULL - Extension of barn to create visitor's centre. Refused for the following reasons:

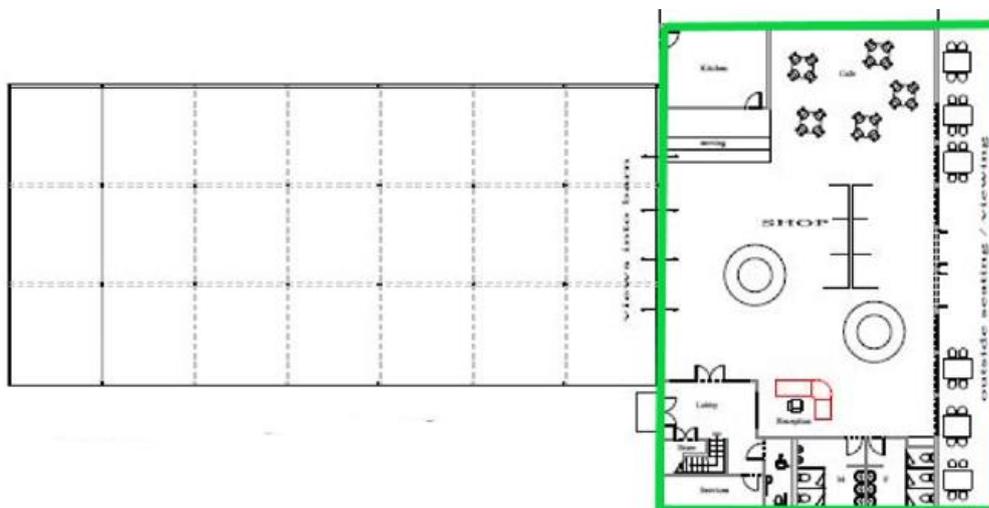
"The proposed development, by virtue of its scale and siting would consolidate sporadic development in the area, resulting in unacceptable harm to the intrinsic character and appearance of the countryside hereabouts and failing to conserve and enhance the distinctive landscape character of the Low Weald Landscape of Local Value. There is no overriding reason to allow such a harmful development in this location that is of high overall landscape sensitivity and sensitive to change, and it is therefore contrary to policies SS1, SP17, SP21, DM1, DM30 and DM37 of the Maidstone Local Plan (2017); the Maidstone Landscape Character Assessment (2012 amended 2013); the Maidstone Landscape Capacity Study: Sensitivity Assessment (2015); and the National Planning Policy Framework (2019)".
- 22/502608/FULL - Permanent retention of agricultural dwelling (previously given temporary permission under 19/505341/FULL). Approved.
- 19/505341 - Erection of a temporary agricultural dwelling - Approved.
- 18/505808 - Creation of 2 ponds - Approved.
- 18/505386 - Erection of temporary agricultural dwelling - Approved.
- 18/501616 - Stationing of 5 static mobile home holiday lets - Refused.
- 18/501611 - Prior Notification for agricultural barn - Prior approval not required (With agricultural use there is no restriction on the use of the barn to accommodate animals)

- MA/13/1421 – Prior Notification for agricultural building – Prior approval granted. (With agricultural use there is no restriction on the use of the barn to accommodate animals)

21/501538/FULL refused elevation (green – extension, no use of existing)



21/501538/FULL refused ground floor (green – extension, no use of existing)

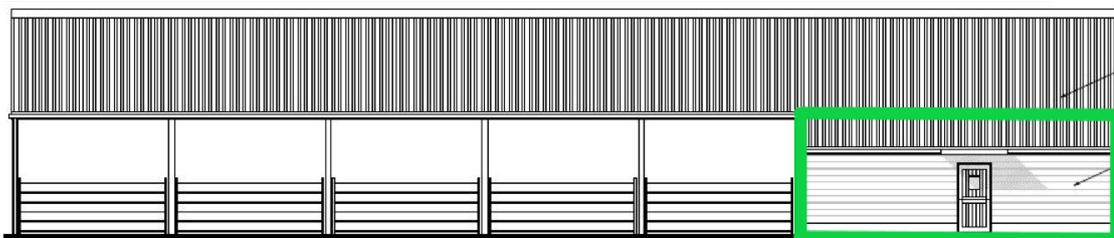


MAIN REPORT

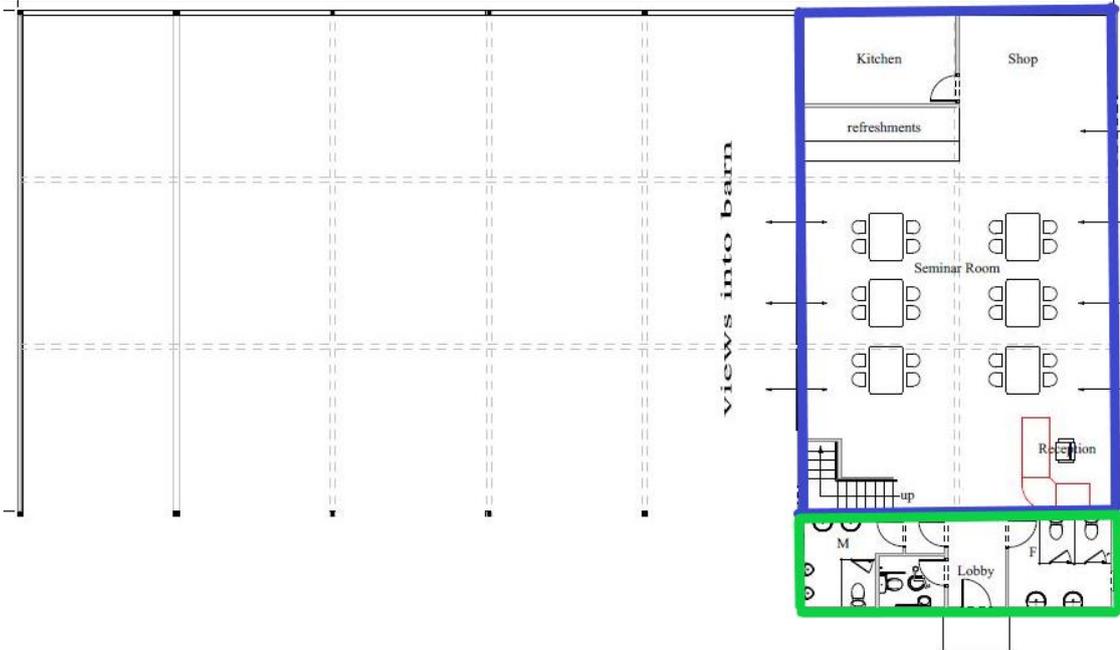
1.0 SITE DESCRIPTION

- 1.01 For the purposes of the Local Plan, the proposal site is within the countryside and in the Local Plan designated Low Weald Landscape of Local Value. There are public rights of way within the vicinity of the site, including footpath KH332A to the west of the site; and footpath KH328 to the east of the site.
- 1.02 The proposal site, known as Kings Oak Farm, is located on the southern side of Crumps Lane some 1.3km to the west of the junction with Headcorn Road. Ulcombe (primary school) is 1.2 miles (3 minutes by car) by road to the north of the application site. The farm is occupied by two agricultural buildings that were built under the prior notification process; and there is a temporary agricultural dwelling (with consent until December 2022) to the west of these buildings. A permanent dwelling was approved under application 22/502608/FULL.
- 1.03 The application sets out that the 21ha site on Crumps Lane is home to a variety of rare breed cattle and sheep, including White Parks, the very rare and endangered Vaynols, Irish Moyles and a large fold of some 100 Highland Cattle as well as the more commercial Sussex. The applicant's farming enterprise specialises in the breeding of rare breeds as well as conservation grazing throughout the south east of England with the specialist rare breeds. Kings Oak camp site is to the west.

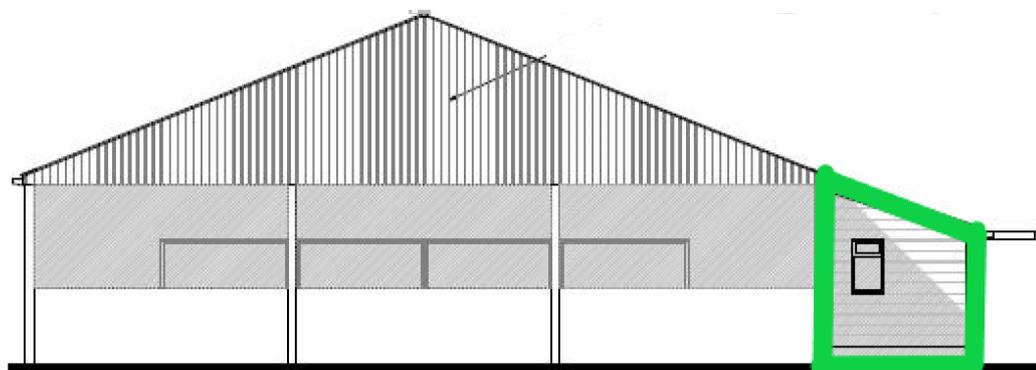
Current proposal front elevation with barn extension shown in green.



Current proposal ground floor (blue – change of use, green – extension)



Current proposal side elevation with barn extension shown in green.



Current proposal front elevation with barn extension shown in green.

2.0 PROPOSAL

- 2.01 This proposal involves change of use of part of an existing agricultural barn, to a visitor’s centre. The proposal includes a single storey extension and the formation of a first floor mezzanine within the existing roof space and above part of the converted ground floor area.
- 2.02 The majority of the proposed ground floor consists of a seminar room, with a reception area, kitchen, refreshment area and shop. The proposed extension provides an entrance lobby and toilets. The proposed mezzanine provides an ‘education centre’.

2.03 The submission states:

- Visitor's Centre focus is educational, specialising in teaching school children, agricultural college students, adults with learning difficulties and the public about rare breeds.
- Anticipated that pre-arranged visits from educational establishments will involve a 4-6 hour stay.
- Visitor's Centre will only be open to the public on special open days. Anticipated these will occur once a month between March and October. Visitors will need to pre-book with a maximum of 20 persons at any one time.
- Use will allow groups to view and learn about different types of rare breeds, sheep and cattle, how they are cared for and kept from becoming endangered and extinct within the setting of a working farm. There are no rare breed farms locally that have a specialist breeding programme.

3.0 POLICY AND OTHER CONSIDERATIONS

3.1 Local Plan (2017):

SS1 – Maidstone Borough Spatial Strategy
SP17 – Countryside
SP21 – Economic Development
DM1 - Principles of good design
DM2 - Sustainable design
DM3 - Natural environment
DM8 - External lighting
DM21 – Highway impact
DM23 - Parking standards
DM30 - Design principles in the countryside
DM37 – Expansion of Existing Businesses in Rural Areas
DM40 – Retail Units in the Countryside

3.2 National Planning Policy Framework (2021) & National Planning Practice Guidance.

3.3 Landscape Capacity Study: Sensitivity Assessment (2015) and Landscape Character Assessment & Supplement (2012 – amended 2013)

3.4 Maidstone Borough Council – Local Plan Review

The Regulation 22 draft is a material consideration however weight is currently limited, as it is the subject of an examination in public that commenced on the 6 September 2022 (Stage 2 hearings concluded mid-June 2023). Relevant policies are as follows:

LPRSP9, LPRSP15, LPRCD6, LPRTRA1, LPRQ&D4

4.0 LOCAL REPRESENTATIONS

4.01 6 objections received raising the following points:

- There is no justifiable reason for the development.
- The barn in question was permitted under 18/501611/AGRIC which was at the time needed mainly for machinery and hay storage with some provision for welfare care for cattle.
- The events listed in the submitted statement are carried out at Round Oak Farm. Concern about increased activity at application site if visitor centre is permitted.
- Traffic impact
- Noise and light disturbance

- Inappropriate, inaccessible, and unsustainable location
- Harm to the natural environment
- Air pollution
- Inadequate infrastructure
- Landscape impact
- Comparable provision elsewhere
- Impact on privacy
- Over development of the site
- Heritage impact
- Submission is vague about intensity of use.

4.02 A petition with 28 signatures has been submitted objecting to the proposal on grounds of traffic, noise, light, disturbance, inappropriate location, harm to the natural environment.

Ulcombe Parish Council

4.03 Object on the following grounds:

- Smaller visitor centre still has detrimental visual impact in area of high overall landscape sensitivity and sensitive to change. *(NB: officer comment. As shown in the images in this report, the revised extension is of substantially smaller scale and bulk with no increase in the height of the building. With the siting of the extension towards other existing buildings the visual impact will be minimal)*
- Unsustainable site *(NB: officer comment. As set out in this report policies SP17, SP21 and DM37 permit the expansion of existing businesses in rural locations and promote tourism in these areas)*
- No animals are allowed in the barns, so animals will be grazing several acres away in the field. *(NB: officer comment. With agricultural use there is no restriction on the use of the barn to accommodate animals)*
- Planning Statement is misleading. Nearly all the listed activity occurs in Round Oak, Sutton Valence, and not at Kings Oak, Ulcombe. Statements are incorrect. *(NB: officer comment. Sufficient information has been submitted to demonstrate that proposed use is acceptable on the application site).*
- Traffic impact. *(NB: officer comment. This small-scale use with suitable conditions does not pass the 'severe' impact test as set out in the NPPF).*
- Light pollution. *(NB: officer comment. A condition is recommended seeking submission and approval of any associated external lighting)*
- Adversely impact on the historic setting of Grade 2* Kingsnorth Manor Farmhouse, and Grade II Brunger Farmhouse). *(NB: officer comment. Kingsnorth Manor Farmhouse is located 300 metres to the west of the application building with intervening buildings on both Kings Oak Farm and Kingsnorth Manor Farm. Grade II Brunger Farmhouse is located 540 metres to the west of the application building with intervening buildings on Kings Oak Farm and Stone Hall Farm. With the large separation distances, intervening buildings and the small scale of the proposed extension there would be no harm to the setting of these listed buildings)*
- The two ponds (18/505808), which have been approved, are intended by the same applicant to become habitats for Great Crested Newts (GCNs). GCNs need a roaming radius of 500 metres from any pond they use, and the Visitor site is well within the 500-metre radius. *(NB: officer comment. Formation of GCN ponds does not and were not intended to introduce a ban on development within a 500-metre radius. The area occupied by the small building extension is*

immediately next to the barn and a working area of the farm and is therefore unlikely to have any impact on GCN.)

- Support reasons for refusal made by Maidstone Borough Council for the earlier application 21/501538 for a visitors' centre. (NB: officer comment. The current application includes a substantial reduction in the bulk, scale and height of the proposed building extension with the majority of the use contained within the existing building envelope. The small extension has been sensitively designed in relation to existing barn with the extension sited to minimise harm to the character and appearance of the area.)

5.0 CONSULTATIONS

(Please note summaries of consultation responses are set out below with responses discussed in more detail in main report where considered necessary)

Environmental Protection Team:

5.1 No objection subject to the imposition of conditions.

KCC Highways:

5.2 No objection

6.0 APPRAISAL

6.01 The key issues for consideration are:

- Countryside location
- Acceptability of proposed expansion of existing rural business
- Character and appearance
- Neighbour amenity
- Traffic, transport, and highway safety
- Biodiversity and ecology

Countryside location

6.02 The starting point for assessment of all applications in the countryside is Local Plan Policy SP17. Policy SP17 states that development proposals in the countryside will only be permitted where:

- a) there is no harm to local character and appearance, and
- b) they accord with other Local Plan policies

6.03 Policy SP17 does not specify an acceptable level of harm to local character and appearance and all proposals in the countryside are likely to result in some harm. In this context all development outside the designated settlements does not accord with this part of SP17.

6.04 Other Local Plan policies permit development in the countryside in certain circumstances (equestrian, rural worker dwelling etc) and subject to listed criteria. If development accords with one of these other Local Plan policies, this compliance generally outweighs the harm caused to character and appearance with a proposal found in accordance with policy SP17 overall.

6.05 *Policy SP21 supports "...proposals for the expansion of existing economic development premises in the countryside, including tourism related development, provided the scale and impact of the development is appropriate for its countryside location, in accordance with policy DM37".* The NPPF is also clear that planning decisions should recognise that sites to meet local business needs in rural areas may have to be found adjacent beyond existing settlements, and in locations that are not well served by public transport.

- 6.06 The current proposal will result in harm to the character and appearance of the countryside; however this harm is minimal and Local Plan policy DM37 permits the expansion of existing businesses in rural areas subject to a list of defined criteria. This list of criteria is considered below.

Acceptability of proposed expansion of existing rural business

- 6.07 Policy DM 37 states that planning permission will be granted for the sustainable growth and expansion of businesses in rural areas subject to several criteria.

i. New buildings are small in scale and provided the resultant development as a whole is appropriate in scale for the location and can be satisfactorily integrated into the local landscape.

- 6.08 The current application does not involve any new buildings.

- 6.09 In contrast to the earlier refused application, the majority of the floorspace for the visitor's centre is now located within the envelope of the existing barn. There is no increase in building height. The application involves a modest single storey extension to the building that is sensitively set within a cat slide roof.

- 6.10 The current proposal for conversion and modest building extension is appropriate in scale for the location. The proposal can be satisfactorily integrated into the local landscape. Further assessment is set out in the character and appearance section later in this report.

ii. The increase in floorspace would not result in unacceptable traffic levels on nearby roads or a significant increase in use of an existing substandard access.

- 6.11 The proposed increase in floorspace is 27 square metres and this extension will provide an entrance lobby and toilets for the use. This modest increase in space would not result in unacceptable traffic levels on nearby roads or issues with an existing substandard access. Traffic and transport issues are discussed further later in this report.

iii. The new development, together with the existing facilities, will not result in an unacceptable loss in the amenity of the area. In particular the impact on nearby properties and the appearance of the development from public roads will be of importance.

- 6.12 The site is screened from the road and the nearest dwelling outside the site is Cedar Cottage that is 140 metres to the west of the site boundary. The development, together with the existing facilities, will not result in an unacceptable loss in the amenity. Residential amenity is discussed later in this report.

iv. No open storage of materials will be permitted unless adequately screened from public view throughout the year.

- 6.13 A planning condition is recommended to ensure that there is no open storage associated with the development considered as part of the current planning application.

- 6.14 In addition to policy DM37, the NPPF also seeks to support the rural economy. The guidance says that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas.

- 6.15 The supporting text to Policy SP21 sets out "*Within the countryside economic development will be permitted for the conversion and extension of existing suitable buildings and established sites, farm diversification and tourism where this can be*

achieved in a manner consistent with local rural and landscape character in order that a balance is struck between supporting the rural economy and the protection of the countryside for its own sake". (Paragraph 4.144)

- 6.16 The supporting text to Policy SP17 recognises that *"many rural businesses have begun to diversify away from traditional rural activities primarily through the re-use of farm and other buildings for commercial non-agricultural purposes. This has not only helped to retain economic activity within rural areas but has enabled a number of farms to remain operational. Tourism is of great importance to the local rural economy with the countryside providing ample leisure and open-air recreational opportunities... The local plan will continue to recognise the importance of supporting small-scale rural business development"*.
- 6.17 Policy DM40 relates to retail premises in the countryside. However the submission indicates that the shop shown in the visitor centre would only be available to those already visiting the site rather than as a 'stand alone' shop. On this basis, the limited size and ancillary nature of the shop could be conditioned but there would be no need to require local produce to be sold from it.
- 6.18 Given the conclusion reached previously on application 21/501538/FULL, and the additional information now submitted, the principle of the proposal, subject to it remaining entirely ancillary to the agricultural use of the wider site would accord with local plan policy detailed above. In conclusion, the proposal is in line with Local Plan policies SP17, SP21, DM37 and advice in the National Planning Policy Framework.

Character and appearance

- 6.19 One of the spatial objectives of the Local Plan (6) is *"to safeguard and maintain the character of the borough's landscapes including ...the ... distinctive landscapes of local value whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy"*. Policy SS1 of the Local Plan states that Landscapes of Local Value will be conserved and enhanced, and that protection will be given to the rural character of the borough.
- 6.20 SP17 states that the distinctive landscape character of the Low Weald will be conserved and enhanced as Landscapes of Local Value and proposals in the countryside will not result in harm to the character and appearance of the area. Policy DM30 states that new development should maintain, or where possible, enhance the local distinctiveness of an area. The Low Weald Landscape of Local Value is a landscape that is highly sensitive to significant change, and it is a landscape that should be conserved and enhanced where appropriate.
- 6.21 The Maidstone Landscape Character Assessment (2012 amended 2013) identifies the application site as falling within the Ulcombe Mixed Farmlands Landscape Character Area (Area 42). The landscape guidelines for both areas are to 'CONSERVE'. Within the Council's Landscape Capacity Study: Sensitivity Assessment (Jan 2015), the overall landscape sensitivity of the Ulcombe Mixed Farmlands Landscape Character Area is *HIGH*.
- 6.22 The previously refused application (21/501538/FULL) showed a significantly larger extension which was 2m taller than the existing building. The previously refused extension would also have been noticeably wider than the existing barn (drawings provided at the start of this report). It was concluded that the scale and siting of the refused proposal would overwhelm the existing building and detract from the building's simple design. There was also concern about the extension of the building towards open countryside at odds with the rural context and sensitive nature of the site and the surrounding area.

- 6.23 In comparison, the current proposal shows a small modest extension 2.9 metres out from the existing building (27 square metres in area) and faces towards the 'centre of the site' rather than protruding towards the open countryside. The proposed extension is within a continuation of the existing roof form so that it would be covered by a catslide roof. With this sensitive design, there would only be a minimal increase in bulk and no increase in height over the existing building.
- 6.24 Concern has been raised about the impact of additional lighting associated with the use on rural character. It is acknowledged that external lighting can have a negative impact on rural character and a planning condition is recommended seeking submission and approval of any external lighting associated with the use. The opening hours of the visitor centre are limited so that there would be minimal impact from lighting during the winter.
- 6.25 There would be potential for the use of the site for wider tourism purposes to have a detrimental visual impact on the site through activity and associated paraphernalia. The proposed tourism use as detailed above is small scale for a limited number of visitors and for a limited time each month, and connected to the existing agricultural use of the site. In this context the operation would not detrimentally impact the agricultural and rural character of the locality.
- 6.26 As detailed above, in the interest of the character of the site and the wider landscape, it would be appropriate to condition the extent of the use. On the basis of conditions, and the small and appropriate scale of the use and the extension, the proposal would not cause harm to the character and appearance of the area and would accord with Local Plan policies SP17 and DM30.
- 6.27 In conclusion, the small scale of the extension would harmonise with the scale and character of the existing building and would extend within the site rather than towards the open countryside. The proposal, subject to the imposition of conditions, would not result in harm to the character and appearance of the countryside and that it would conserve the distinctive landscape character of the Low Weald Landscape of Local Value.
- 6.28 The applicant has referred to existing landscaping consisting of a hedgerow and trees to the east of the proposed visitor centre and landscaping proposed as part of a condition attached to the permission for the applicant's dwelling 22/502608/FULL and 22/505314/SUB (new native hedge to western boundary of the farm buildings with wild cherry trees). The location of the extension within the existing group of buildings is also highlighted. In this context, a condition is recommended that would require the landscaping approved under 22/505314/SUB (in connection with the nearby approved dwelling) to be in place prior to the visitor centre use commencing.

Neighbour amenity

- 6.29 Local Plan policy DM1 states that development must "*Respect the amenities of occupiers of neighbouring properties and uses by ensuring that development does not result in, or is exposed to, excessive noise, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties*".
- 6.30 The nearest residential dwelling is Cedar Cottage that is 140 metres to the west of the application site boundary. The proposed use and building extension would be screened from Cedar Cottage by the applicant's dwelling (planning history ref 22/502608/FULL) and by existing boundary landscaping. In this context there are no issues with daylight, sunlight, privacy and overlooking.

- 6.31 Another potential source of nuisance is noise. With the number of visitors to the use restricted by planning condition (maximum of 20 visitors a any one time) and the separation distance from the nearest dwelling, it is concluded that the proposal is acceptable in relation to noise disturbance.
- 6.32 In summary, given the proposal's separation distance from any neighbouring property, it would not have an adverse impact upon the amenity of any local resident, in terms of general noise and disturbance (including vehicles coming and going from site), privacy, light, and outlook. To further ensure the protection of local amenity, as described above, matters of lighting, extent of use of the building, and travel arrangements would be controlled by conditions.

Traffic, transport and highway safety

- 6.33 Local Plan policy DM1 states that proposals will be permitted, where they can safely accommodate the associated vehicular and pedestrian movement on the local highway network and through the site access.
- 6.34 The NPPF states that planning decisions "*...should recognise that sites to meet local business...needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development ... does not have an unacceptable impact on local roads...*".
- 6.35 Paragraph 109 of the NPPF states: *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
- 6.36 The applicant has stated that general public open days will occur once a month between March and October (8 days), they will be pre booked with a maximum of 20 persons allowed on site at any one time.
- 6.37 In terms of access by the general public (and with reference to the submitted proposal) a planning condition is recommended that allows one prearranged public open day a month between March and October (8 days) accommodating a maximum of 20 visitors. At other times when the public open days are not taking place prearranged visits by school groups would also accommodate a maximum of 20 people
- 6.38 With occupancy of 2-3 visitors per vehicle, public open days would result in 6-10 cars. School groups would share transport also with a maximum of 20 visitors. Kings Oak Farm has an existing area of hardstanding at the site entrance and the submitted layout plan shows part of this area for car and minibus parking.
- 6.39 With the countryside location of the site a planning condition is recommended seeking the submission of a travel plan, with this travel plan seeking to encourage sustainable travel choices. Visitors would use the existing access which is acceptable for the intended level and nature of the use. With the scale of the proposed use and the control on visitor numbers it is concluded that the proposal will not have an unacceptable impact on local roads.
- 6.40 The KCC Highways Authority has raised no objection to the proposal.

Biodiversity and ecology

- 6.41 Local Plan policy DM3 states: "*To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the natural environment*".

- 6.42 One of the principles of the NPPF is that "*opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*". As such, a planning condition is recommended requesting details of biodiversity enhancements on the site.

Other considerations

- 6.43 The representations received by Ulcombe Parish Council and local residents have been considered in the assessment of this application. In these, reference has been made to other development/activities on the surrounding land, but this is not a material planning consideration in the determination of this application.
- 6.44 Ulcombe Parish Council have highlighted two Great Crested Newt ponds (approved under application 18/505808) stating "GCNs need a roaming radius of 500 metres from any pond they use". These ponds are circa 340 metre and 510 metres to the south of the proposed extension.
- 6.45 The formation of GCN ponds does not and were not intended to introduce a ban on development within the foraging area of 500-metre radius. The area occupied by the small building extension is immediately next to the existing barn and on a working area of the farm. The location of the extension is unlikely to be used by Great Crested Newts. With the small scale nature of the visitors centre, the location of the visitor centre within an existing collection of buildings the proposal is unlikely to result in any harm to Great Crested Newts.
- 6.46 A planning condition is recommended to ensure that the renewable energy generation is in place prior to the visitor use commencing.

PUBLIC SECTOR EQUALITY DUTY

- 6.47 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7.0 CONCLUSION

- 7.01 Taking into account all material planning considerations, and subject to the imposition of conditions, the proposal accords with local and national planning policy and therefore it is recommended that planning permission is granted

8.0 RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:21/2200, 21/2206, 21/2205A Reason: To clarify which plans have been approved.
- (3) The building shall be used as a visitor centre in connection with the agricultural use on the site only and for no other purpose. Reason: The potential harm to the character, appearance and functioning of the surrounding area and/or the enjoyment of their properties by adjoining residential occupiers has only been considered based on this use of the visitor's centre.

- (4) The materials to be used in the development hereby approved shall be as indicated on the approved plans. Reason: To ensure a satisfactory appearance to the development.
- (5) Prior to the extension hereby approved commencing above slab level a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the extension by means such as swift bricks, bat tube or bricks. The development shall be implemented in accordance with the approved details prior to first occupation and all features shall be maintained thereafter. Reason: To protect and enhance the ecology and biodiversity on the site in the future.
- (6) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in accordance with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2011 (and any subsequent revisions) and follow the recommendations within Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting', and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter. Reason: To safeguard the character and appearance of the countryside and in the interests of residential amenity.
- (7) The visitor centre shall not be used outside the hours of 8.00am and 18.00pm and not at any time on Sundays, Bank or Public Holidays. Reason: To prevent an overly intensive use of the site and protect the rural character the locality.
- (8) The visitor centre shall only be open for use by the general public for prearranged visits once per calendar month between the months of March and October (inclusive). In weeks when public open days are not taking place (including outside the months of March to October) the visitor centre shall be open for prearranged visits by school groups at a maximum level of one school group visit per week. Reason: To prevent an overly intensive use of the site and protect the rural character the locality.
- (9) No more than 20 visitors may be on site (including buildings) at any one time. Reason: To prevent an overly intensive use of the site and protect the rural character the locality.
- (10) Prior to the commencement of development, a construction management plan shall be submitted which includes details of:
 - (a) Routing of construction and delivery vehicles to/from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
 - (e) Temporary traffic management/signage
 - (f) Provision of measures to prevent the discharge of surface water onto the highwayReason: To protect the local highway network
- (11) Prior to commencement of the use, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall outline how visitors will travel to the site including details of maximum size of vehicle and maximum

numbers of vehicles to be parked on the site at any one time. The development shall only operate in accordance with the approved travel plan. Reason: To protect the local highway network and prevent excessive parking on the site in the interest of its rural character.

- (12) If during construction/demolition works evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of:
- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
 - b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
 - c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.
- Reason: To protect the amenity of users of the visitor centre.
- (13) The shop shall not exceed the floorspace shown on the proposed floor plan, the shop shall be ancillary to the visitor centre and shall only be used by visitors to the centre. It shall not be available to the general public, or on an ad hoc 'drop in' basis. Reason: To prevent an unrestricted and unsustainable retail use of the site.
- (14) Prior to the visitor's centre use commencing, the landscaping approved under application 22/505314/SUB (new native hedge to western boundary of the farm buildings with wild cherry trees) shall be in place. Any trees or plants which, within five years from the visitor's centre use commencing are removed, die or become so seriously damaged or diseased that their long-term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme. Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.
- (15) No open storage shall take place on the site in connection with the approved use. Reason: To safeguard the character and appearance of the surrounding area.
- (16) The extension shall not commence above slab level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved to provide at least 10% of total annual energy requirements of the development, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to the commencement of the approved use and maintained thereafter. Reason: To ensure an energy efficient form of development.