

**REPORT SUMMARY**

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|--|--|--|---|
| <b>REFERENCE NO - 15/502640/FULL</b>   |  |  |   |
| <b>APPLICATION PROPOSAL</b><br>Demolition of existing vehicle and plant storage building and erection of 2 no. detached dwellings and conversion and extension of oast stowage and frontage garage buildings to provide 2 no. dwellings with parking and landscaping |  |  |   |
| <b>ADDRESS</b> Farleigh Green Yard Lower Road West Farleigh Kent ME15 0PF  |  |  |   |
| <b>RECOMMENDATION</b> Approve  |  |  |   |
| <b>SUMMARY OF REASONS FOR RECOMMENDATION</b><br>The proposed development would provide housing on previously developed land. The proposal has been well designed to enhance the existing buildings on the site   |  |  |   |
| <b>REASON FOR REFERRAL TO COMMITTEE</b><br>Departure from the development plan as it would constitute residential development in the open countryside.   |  |  |   |
| <b>WARD</b> Coxheath And Hunton Ward   |  | <b>PARISH/TOWN COUNCIL</b> West Farleigh | <b>APPLICANT</b> Mr L Arnold (snr)<br><b>AGENT</b> DHA Planning |
| <b>DECISION DUE DATE</b><br>11/06/15   |  | <b>PUBLICITY EXPIRY DATE</b><br>11/06/15 | <b>OFFICER SITE VISIT DATE</b>                                  |
| <b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>  |  |  |   |
| <b>App No</b>  | <b>Proposal</b>  | <b>Decision</b>                          | <b>Date</b>   |
| 94/1514  | Demolition of existing bungalow and erection of replacement 3 bedroom chalet   | Permitted                                | 12/94   |
| 95/1166  | Demolition of existing office building and erection of single storey building to provide garage/storage  | Permitted                                | 09/95   |
| 00/1790  | Erection of external staircase to first floor office   | Permitted                                | 11/00   |
| 05/0823  | Erection of a replacement garage (open fronted style) for both domestic and commercial use   | Refused                                  | 06/05   |
| 05/1794  | Demolition of existing building and erection of new garage and store   | Permitted                                | 11/05   |
| 05/2205  | Erection of replacement (open fronted style) for both domestic and commercial use  | Withdrawn                                | 12/05   |
| 11/0870  | Demolition of existing bungalow and change of use of land to the rear for the construction of a building for the storage of vehicles and plant | Permitted                                | 12/11   |
| 12/0096  | An application for the discharge of conditions relating to 11/0870, being details of materials   | Permitted                                | 05/12   |

## **MAIN REPORT**

### **1.0 DESCRIPTION OF SITE**

- 1.1. The proposal site is located to the north of the settlement of West Farleigh. It is to the west of Lower Road (B2163) and approximately 50m south of the junction between Lower Road and Teston Lane.
- 1.2. The site is located in the open countryside beyond the limits of any defined settlement according to the adopted MBC Proposals Map. The site also falls within the Medway Valley Area of Local Landscape Importance. No part of the site is listed and it does not fall within a flood risk zone.
- 1.3. The proposal site comprises 0.21 hectares and it currently has a mixed commercial and residential use. The site is currently made up of an oast stowage building, a chalet bungalow, a vehicle/plant store and a garage/storage building. These buildings are arranged around a central tarmac hardstanding. The site is currently being used by the applicant for a tarmac surfacing business. The access to the site is from Lower Road through a wooden gate.
- 1.4. The roadside boundary is defined by a stone/brick wall, which continues to the northern boundary. The southern and western boundaries are defined by mature trees and hedgerows.
- 1.5. The chalet bungalow was permitted under planning permission MA/94/1514 and is used entirely for residential purposes. The oast stowage building is currently used for residential use, ancillary to the main building. The garage/storage building in the northern part of the site was constructed in 2005 under planning permission 05/1794. It is understood that this is being used as a bedsit, although no planning permission has been granted for this. To the west of the site is vehicle/plant store, which obtained planning permission in 1994 for a replacement open-fronted storage shed.
- 1.6. The wider area is rural in its character, characterized by open farmland, large detached dwellings and a rural pub, the Tickled Trout PH.
- 1.7. Opposite the site, to the east of Lower Road, is the Old Parsonage. This is a Grade II listed building. It is a C17 parsonage with a late C18 façade and an encompassing wall. A separate listing exists for a single ragstone mounting block, dating back to 1693, approximately 16m south of the Old Parsonage.
- 1.8. Directly adjacent to the site to the north is a public right of way (footpath KM25).
- 1.9. The site has been identified as a potential site of archaeological importance

### **2. PROPOSAL**

- 2.1. The proposal seeks the conversion of the oast stowage building and the garage block to provide 2 separate dwellings. The existing open garage store to the west of the site would be demolished and replaced with two additional detached houses. The existing chalet bungalow would remain unchanged.
- 2.2. These properties would be arranged around the existing hardstanding in the centre of the site, and their design will be dealt with in turn below.

#### Garage Block/ Machinery Store

- 2.3. This building is located to the north of the site, adjacent to the road and the access point. The proposal seeks the conversion of this building into a two bedroom dwelling. The existing garage doors would be replaced with vertical glazing to the southern elevation, facing towards the centre of the site. The gabled roof would remain unchanged, and the external staircase on the west elevation would be removed.
- 2.4. A single storey extension is proposed on this western elevation. This would 3.5m in front of the front elevation and 5m to the west. The extension would be slightly set back from the northern boundary in order to retain the existing wall. The ridge height of the building would remain unchanged at 5.8m, and the eaves height would continue at 2.5m for the extended part of this property.
- 2.5. Further to discussions during the application process, this extension has been amended in response to comments raised. The design now has a full hip roof to the end, which reduces the bulk of the building. The materials used for this extension would be to match the existing building.

#### Oast House Stowage/ Garaging

- 2.6. It is proposed to extend this building to the west in order to create a 3 bedroom dwelling. The existing external staircase would be removed from the northern elevation and the front door relocated to the north elevation at ground floor level. The upper storey door would then be converted into a vertically glazed window, with two additional windows inserted. The western extension would create a double pitched roof and a car barn beneath. The upper storey would be weatherboarded to match the existing building.
- 2.7. The design of this building was discussed and amended during the application process in response to comments raised about the alignment with the oast building behind; an asymmetric roofline was not considered to be acceptable. As a result, the design now responds directly to the alignment of the building behind as it is the most visible part of the whole scheme.
- 2.8. The ridge height of the roadside part of this building would be 7.5m, and the other ridge would be 8.2m. The eaves height would be 4.2m and the point between the two pitches would 5.5m

#### New detached dwellings

- 2.9. The design of these dwellings has also been amended during the application process in response to concerns relating to the proximity of the tree line to the west. The design of Plot 2 has consequently been reduced from a 4 bedroom to a 3 bedroom house. Plot 1 remains a 4 bedroom house.
- 2.10. The overall design of these two dwellings is largely the same; they would both face toward the centre of the site with an integral garage to one side. The garages would have gabled roofs (ridge height of 6m) with a dormer window. The ridge height of the two storey element would extend to 7.3m, with an additional chimney stack.
- 2.11. Plot 1 would be the larger of the two properties. The elevation facing towards the centre of the site would have a vertically glazed window to the gable end at upper storey and the gable window above the garage; it has four windows at ground floor level on this elevation. The elevation facing to the west, out of the site, would have one window and

the side of a balcony at upper storey. It would have four windows at ground floor level. The elevation facing the garden would have two dormer windows, one balcony and one Juliette balcony at upper storey. It would have two doors, one window and one patio door on to the garden. The elevation facing Plot 2 would have two obscure glazed windows at upper storey. The materials used for this property would incorporate ragstone and weatherboarding at the upper storey.

- 2.12. Plot 2 would have the same ridge height as Plot 1, although the design of the west part of the house has been reduced in scale in order to leave a separation distance from the trees on the western boundary. The materials would also be different, as they would incorporate tile hanging at upper storey.

#### Boundary Treatments

- 2.13. The line of established Black Poplar and Leylandi Cypress Trees on the northern boundary would be retained. The 2m high stone boundary wall on this northern boundary adjacent to the public footpath would also be retained, but the Silver Birch Tree would be removed.
- 2.14. Along the western boundary, planting is proposed that would incorporate native species (Silver Birch) and a mixed copse of semi mature species, including Sweet Chestnut, Hazel and Ash. The 1.8m high wooden post and close boarded fence along this boundary would also remain, and continue to the eastern boundary. The existing magnolia and ornamental apple tree on the southern boundary would also remain.
- 2.15. At the access point to the site, the existing splayed access, 1.8m high stone wall would be retained but the access gates would be removed. An additional internal high stone walls would be added in front of the garage block in order to create a screen to the private garden behind.

#### Parking

| Building        | Bedrooms | Car Spaces Provided |
|-----------------|----------|---------------------|
| Garage block    | 2        | 2                   |
| Oast Stowage    | 3        | 2                   |
| Chalet Bungalow | 3        | 2                   |
| Plot 1          | 4        | 2                   |
| Plot 2          | 3        | 2                   |
| Visitor Spaces  | n/a      | 1                   |

### **3. POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF)  
 National Planning Practice Guidance (NPPG)  
 Development Plan: ENV6; ENV26; ENV28; ENV35; ENV45

### **4. LOCAL REPRESENTATIONS**

*A site notice was put up near the entrance to the site on 8<sup>th</sup> May 2015.*

*The following responses are a summary of the responses to date, some of which have not been updated in response to the amendments to the scheme; the consultation period for which ends on 14<sup>th</sup> August. If necessary, these will be dealt with by urgent update.*

|                        | COMMENTS RECEIVED  |
|------------------------|--|
| Parish/Town Council    | 11/5/15 West Farleigh Parish Council wish to see the above application approved, however Councillors would request further clarification on drainage. Also, due to the concerns with Ash die back, Councillors would request that either the trees are disease resistant or that an alternative species be planted (to be updated with amendments) |
| Residential Objections |  |
| Number received: 0     |  |
| Residential Support    | <ul style="list-style-type: none"> <li>• Would be an improvement for the site</li> <li>• Requests that the trees to the boundary are considered</li> <li>• Design appears attractive</li> </ul>  |
| Number received: 2     |  |

## 5. CONSULTATIONS

**KCC Archaeology:** (29/4/15) No objection subject to condition relating to programme of archaeological work

**Southern Water:** Applicant is advised to examine alternative means of foul sewage disposal. (11/5/15)

**MBC Environmental Health:** No objection subject to conditions being attached (7/5/15)

**Natural England:** No comment (8/5/15)

**MBC Conservation:** (2/6/15) No objections subject to amendments to scheme, which have now been addressed. It has been confirmed by the Conservation Officer that the amendments overcome his reservations.

**KCC Highways** – No objection subject to the following conditions:

- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction.
- Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.

**Environment Agency** – Awaiting comments

## 6. APPRAISAL

- 6.1. The key issues relating to this proposal are the principle of development in this open countryside location, the implications of the 5 year housing supply, the setting of the listed building, the design of the proposals and residential amenity. These are discussed in more detail below.

### **Principle of Development**

- 6.2. This site is located in the open countryside, which means that ENV28 is of relevance. This policy places a restriction on development in areas outside settlement boundaries, which this is.
- 6.3. National Policy, however, places its emphasis in favour of sustainable development. At Paragraph 49 of the NPPF, it states that, "housing applications should be considered in the context of the presumption of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites". As ENV28 in this instance is a policy relating to the provision of housing, its relevance needs to be balanced against the provision of housing.
- 6.4. From this, it is therefore important to assess whether (a) the proposed housing site should be considered 'sustainable'; (b) there is a 5 year housing supply in the Borough, and; (c) there is anything else in the NPPF that needs to be considered on this site.

#### **(a) Sustainability of the site**

- 6.5. This site would be considered to be a 'previously developed site', which has been used for the purpose of a family- run tarmacking business. This has been an established use on the site for over twenty years but as a result of the growth of this business, it is understood that the company are seeking to relocate as they have essentially 'out grown' this site and require something larger.
- 6.6. The site, although clearly used as a commercial operation, is well kept. The buildings and hardstanding have been well maintained and landscaping has been incorporated to screen the existing use as far as possible. It does not have the usual characteristics of a builders' yard as in fact much more residential in character as a result of the existing chalet bungalow on the site. The NPPF encourages the effective use of re-using previously developed land at Para 111, and therefore I consider the principle of this redeveloping this already partially residential, well maintained site is acceptable.
- 6.7. Furthermore, the site is not remote in terms of access to basic services and public transport. It is located on a relatively busy road, which provides connections to the nearby settlements and local amenities. A bus stop is located approximately 500m from the site to the south, which provides bus links into Maidstone. The site is between Watlingbury and East Farleigh railway stations, each approximately 2km away.
- 6.8. Overall, the site would be considered to be a reasonably sustainable location for this scale of housing development as it would make the best use of a previously developed site in a relatively accessible location.

#### **(b) Five year housing supply in MBC**

- 6.9. The National Planning Policy Framework states that "relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites" (paragraph 49). The update of the Maidstone Strategic Housing Market Assessment (June 2015)

established an objectively assessed need for housing of 18,560 dwellings between 2011 and 2031, or 928 dwellings per annum, and these figures were agreed by the Strategic Planning, Sustainability and Transportation Committee on 9 June 2015.

- 6.10. Taking account of the under supply of dwellings between 2011 and 2015 against this annual need, together with the requirement for an additional 5% buffer, the Council is able to demonstrate a housing land supply of 3.3 years as at 1 April 2015. The Council therefore cannot currently demonstrate a five-year supply of deliverable housing sites, and this position was reported to the Strategic Planning, Sustainability and Transportation Committee on 23 July 2015.
- 6.11. The presumption in favour of sustainable development in this situation means that permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits of the application, when assessed against the policies of the National Planning Policy Framework as a whole.

(c) Other considerations on the site

- 6.12. Whilst the above indicates that this location would be considered a suitable site for this scale of housing, it is still necessary to assess the proposal against other requirements of the adopted Local Plan and NPPF. Namely:

- Visual Impact
- Residential Amenity
- Highways
- Landscaping
- Contamination
- Ecology

**Visual Impact**

- 6.13. The site is located within an Area of Local Landscape Importance, which means that Policy ENV35 is of relevance. This places a requirement on the *“maintenance of open space and the character of the landscape and encouragement will be given to improvements in public access”*
- 6.14. This is a previously developed site and the proposal to develop this for residential use would amount to an improvement in terms of visual amenity. At present, the large open plant storage building to the west of the site is very prominent from the main road and there is very little in terms of soft landscaping to soften its appearance. In addition, the tarmac hardstanding and the heavy gates at the entrance contribute to this harsh appearance. This proposal would amount to an opportunity for the existing residential development on site to be enhanced with appropriate landscaping, which would be more appropriate to the surrounding residential occupiers.
- 6.15. Due to the existing buildings on site, the views from the public footpath to the north would remain largely unchanged. The proposed new dwellings would have a softer visual impact than the existing vehicle storage and so I do not consider this to be a concern.
- 6.16. The site is bounded to the north and south by buildings, to the east by a road and to the west by an established tree line. As such, the proposed development does not

amount to an unreasonable protrusion in any direction; the established boundaries place a restriction on this.

- 6.17. The proposed scheme has been designed to retain the open space in the centre and existing buildings within the site as far as practically possible. The additional dwellings to the rear of the site would be visible from the road, although they would be well screened by the existing beech and horse chestnut trees. Furthermore, they have been sensitively designed to respond to the building vernacular in the area and within the site.
- 6.18. The roadside stone wall and entrance would remain unchanged, except for the removal of the gate to the access point, which is considered acceptable as it would improve the openness of the plot. This would improve the character of the area and the streetscene.
- 6.19. The most sensitive relationship on the scheme is the proposed extension to the oast stowage building with the existing roundels of the oast. This has been discussed at length during the application process and the resulting proposal meets the recommendations as set out by MBC Conservation Officer. It would improve the existing building whilst also enhancing the oast behind.
- 6.20. When considering the visual impact, it is necessary to also consider the impact on the listed building, the Old Parsonage, on the opposite side of the road. As has been confirmed by MBC Conservation Officer, the proposal would have no adverse impact on the setting of the Grade II listed Old Vicarage
- 6.21. Overall the proposed scheme would amount to a visual enhancement of the site and responds to the character of the local area, including the listed building opposite. The scheme would result in a significant improvement of the site in terms of visual impact on the open countryside. Although the proposal would be contrary to the content of ENV28 in terms of development, the overarching principle relating to the protection of the open countryside would not be lost because the site would be visually improved in this countryside setting.

### **Residential Amenity**

- 6.22. The proposed development has been carefully designed to ensure acceptable levels of residential amenity; each dwelling would reasonable levels of internal amenity space and a private garden space of a reasonable size.
- 6.23. Whilst the private garden space to the oast building could be considered to be of only a moderate size, this is as result of the existing site constraints in this setting.
- 6.24. The upper storey windows have been placed in order to reduce overlooking within the site, and separation distance between the neighbouring properties of Burnea and Burnea Oast to the south would not result in a loss of amenity. Equally, to the north, Dunbar and Saxons would be over 10m from the proposed new dwellings and therefore the impact would be minimal. In fact, the residential dwellings would be less intrusive than the existing machinery store, which they replace.

### **Highways**

- 6.25. The site has been used for commercial activities, which involve regular vehicle movements to and from the site. Comments from KCC Highways are to be



confirmed, but since the access point would remain unchanged and there is likely to be fewer vehicle movements on the site, this is considered to be acceptable at this stage.

- 6.26. The parking arrangements and the internal turning area would be also be adequate for this scale of development.

### **Landscaping**

- 6.27. The landscaping on the site has been retained and enhanced as far as possible. The existing western tree line and the northern wall boundary have been incorporated into the design of the scheme in order to protect and enhance the existing planting.

- 6.28. According to Saved Local Plan Policy ENV6,

*In appropriate cases, the Borough Council will require a landscape scheme, including surfacing and boundary treatments, to be carried out as part of development proposals. Where required, such schemes should:*

- (1) Incorporate the retention of existing trees, woodlands, hedgerows, natural and man-made features which contribute to the landscape character or quality of the area; and*  
*(2) Provide a scheme of new planting of trees, hedgerows or shrubs as appropriate, using native or near native tree species, and wherever possible native or near native shrub species.*

- 6.29. The revised arboricultural plan indicates that existing trees on the site would be at a sufficient distance from the proposed dwellings to ensure they would not be unduly affected by the proposed development. The most sensitive and established of the trees, along the western boundary, although not protected by a TPO, provide an attractive boundary. The separation distance and the proposed ground protection is considered acceptable in order to protect this tree line. Details of this ground protection will be included in the landscaping plan, which can be secured by condition.

- 6.30. The proposed redevelopment would result in the removal of one young BS Category C tree planted in the last ten years, and this is considered acceptable.

- 6.31. Overall it is considered that the proposed development would have a minimal impact on the trees on site, particularly given the nature of the existing use. A more detailed scheme of planting and the ongoing maintenance of the trees and boundary treatments can be secured by way of condition.

### **Contamination**

- 6.32. The site is currently, as has previously, been used for commercial purposes and so there is potential for contamination sources. Whilst the Phase 1 Environmental Risk Assessment has been undertaken, it will also be necessary to undertake an intrusive ground investigation to assess the extent of any contamination. The report indicated that any potential risks on the site could be mitigated using basic remedial measures. The site is considered to be suitable for residential purposes and further investigation can be secured by way of condition.

### **Ecology**

- 6.33. The Phase 1 Habitat Survey and the subsequent bat Emergence Report indicated that the bat presence was low, however as bats have been recorded foraging in the area, roosting opportunities could be enhanced by incorporating bat boxes into the external walls of the proposed residential buildings in the west of the Site. Bat tubes are recommended, installed close to eaves height and to the side of any entrance ways or windows. The provision of these can be secured by way of conditions.
- 6.34. Furthermore, the proposals should include a sensitive lighting strategy and native planting scheme in order to enhance the ecological presence in the area. This can also be secured by way of condition.

## **7. CONCLUSION**

- 7.1. The proposed development is contrary to policy ENV28 in that it represents housing development outside a settlement boundary in the Local Plan. However, in the absence of a five year supply of housing the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development, and policies such as ENV28 cannot form grounds to object in principle. It would amount to an effective use of previously developed land that would support MBC in meeting the 5 year housing target as set out by the NPPF at an acceptable location.
- 7.2. The design has been sensitively adapted and amended during the application process so that it responds to the character of the open countryside. The existing buildings on the site would be enhanced by the proposals and the nearby listed building would not be detrimentally affected.

## **8. RECOMMENDATION – GRANT 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: Site Location Plan (DHA/10210/01); Existing Site Plan (SHA/10210/02); Proposed Layout Plan (DHA/10210/03 rev A); Garage Block/Machinery Store – Existing Plans and Section (DHA/10210/04); Garage Block/Machinery Store-Existing Elevation (DHA/10210/05); Garage Block/Machinery Store- Proposed Plan and Section (DHA/10210/06 Rev B); Garage Block/Machinery Store (DHA/10210/07 Rev B); Oast House Stowage/Garaging –Existing Floor Plans (DHA/10210/08); Oast House Stowage/Garaging –Existing Elevations (DHA/10210/09); Oast House Stowage/Garaging-Proposed Floor Plans (DHA/10210/10 Rev B); Oast House Stowage/Garaging- Proposed Elevations (DHA/10210/11 Rev B); Dwelling Plot 1- Floor Plans (DHA/10210/13); Dwelling Plot 1 – Elevations (DHA/10210/14); Dwelling Plot 2 (DHA/10210/15 Rev B); Dwelling Plot 2 – Elevations (DHA/10210/16 Rev B); Street scene elevation (DHA/10210/17 rev A).

Reason: To ensure the quality of the development is maintained and to prevent harm to the open countryside and Special Landscape Area.

3) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

4) The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: To ensure the risks associated with contamination of the site have been considered in full and dealt with appropriately.

5) The development hereby permitted shall not be commenced until a detailed plan of surface water drainage and foul sewage disposal has been submitted and approved in writing by the Local Planning Authority. Consultation with the Environment Agency and Southern Water will be required.

Reason: To ensure a suitable scheme of water drainage and foul sewage disposal for the site.

6) The development hereby permitted shall not be commenced until a scheme of landscaping has been submitted and approved, in writing, by the local planning authority. This should include details of any trees and planting to be retained together with measures for their protection in the course of development and a programme of maintenance. Details of the ground protection to the western tree boundary must also be included. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season following commencement of the development (or such other period as may be agreed in writing by the Local Planning Authority) and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the proposed development is satisfactorily integrated with its immediate surrounding and provides for adequate protection of trees.

7) The development shall not commence until, written details and samples of the materials to be used in the external surfaces of the buildings hereby permitted have been submitted to and approved in writing, by the Local Planning Authority and the development shall be constructed using the approved materials.

Reason: To ensure a satisfactory appearance of the development.

8) The development shall not commence until details of the proposed materials to be used in the surfacing of all access roads, parking and turning areas have been submitted to and approved, in writing, by the Local Planning Authority. The first 5 metres of the access from the highway should be a bound surface. The development shall thereafter be undertaken in accordance with the subsequently approved details.

Reason: To ensure a high quality external appearance to the development.

9) Prior to the commencement of any development, details shall be submitted to, and agreed in writing by, the Local Planning Authority showing the existing and proposed site levels and the finished floor level of the building(s) hereby permitted. Development shall be in strict accordance with the details agreed.

Reason: In the reason of amenity.

10) The development shall take into account the recommendations set out in the Mountfield Ecology Phase 1 Habitat Survey (dated 17<sup>th</sup> December 2014) and Bat Emergence Report (July 2015). No development shall take place until details of bat tubes and/or boxes and bird bricks integrated into the external walls of the new buildings as an enhancement are submitted and approved in writing by the Local Planning Authority.

Reason: In the interest of ecological enhancement.

11) The development shall not commence until details of any lighting to be placed or erected within the site have been submitted to and approved, in writing, by the Local Planning Authority. The submitted details shall include, inter alia, details of measures to shield and direct light from the light sources so as to prevent light pollution. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: To prevent light pollution in the interests of the character and amenity of the area.

12) The development hereby permitted shall not commence until details of the following have been submitted and approved in writing by the Local Planning Authority:

- measures to prevent the discharge of surface water onto the highway.
- wheel washing facilities prior to commencement of work on site and for the duration of construction.
- provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.

Reason: For reasons of highway safety.

INFORMATIVES

Case Officer: Flora MacLeod

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.  
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.