

1.0 Application No: 2/2017/1357/OUT

Applicant: Mr & Mrs A Hix

Case Officer: Hannah Smith

Location: Land Adjacent To Sandways Farm, New Road, Bourton, Dorset, SP8 5BQ

Proposal: Demolish agricultural buildings, carry out improvements to existing access points, provision of new access road and modification of existing access track. Develop land for residential purposes and a new Village Hall with associated parking (Outline Application to Determine Access)

Ward: Gillingham, Cllr V Potheary Cllr B Ridout Cllr D Walsh

2.0 Recommendation Summary:

A) GRANT, SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IN A FORM TO BE AGREED BY THE LEGAL SERVICES MANAGER TO SECURE THE FOLLOWING:

The permitted site shall provide an area of at least 2.1 ha to be apportioned as follows:

- 0.3 ha to the village hall and a parking and manoeuvring area, and;
- 1.5 ha to amenity space of a reasonably level gradient and quality immediately adjacent to the village hall building, and;
- 0.3 ha to the housing development.
- The land for the village hall and amenity space, if not already transferred to the ownership of the Parish Council shall **prior to any grant of planning permission on any part of the site for any aspect of the proposed development** be transferred to the ownership of the parish Council.
- The land to be transferred to the Parish Council shall be transferred in a cleared state with services and access road provided to the site entrance point or there shall be a legal agreement on such provision.

And the following conditions (and their reasons) listed at the end of the report.

B) REFUSE PERMISSION FOR FAILING TO SECURE THE TRANSFER OF THE HALL IF THE AGREEMENT IS NOT COMPLETED BY (6 months from the date of committee) OR SUCH EXTENDED TIME AS AGREED BY THE HEAD OF PLANNING

3.0 Reason for the Recommendation:

- Compliance with policy 5 of the Neighbourhood Plan
- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable and the proposed access is
- There is not considered to be any significant harm to neighbouring residential amenity
- The ecology impact of the proposal is acceptable
- There are no material considerations which would warrant refusal of this application

4.0 Table of Key Planning Issues

Issue	Conclusion
Principle of development	The principle of the development is considered to be acceptable; the site is allocated for the development of a hall, residential development and amenity space within the Neighbourhood Plan.
Access and Highway impact	The access arrangements are sufficient to serve the development and there is adequate visibility onto New Road.
Historic Conservation	The application is considered to result in a neutral impact upon the setting of the adjacent listed buildings. The public benefit of providing a hall, residential development and amenity space is considered to weigh in favour of the application, and there is no identified historic conservation related harm that would outweigh this benefit.
Landscape and Visual Impact	The proposal could be accommodated on the site without significant impact on landscape character and visual amenity.
Amenity	The level of amenity of surrounding land users would be safeguarded at an acceptable level.
Ecology	The application is supported by an approved Biodiversity Mitigation and Enhancement Plan.
Drainage	The lower part of the land has been subject to surface flooding however there is no development proposed within this area. There are no drainage concerns, subject to a foul and surface water drainage condition.

5.0 Description of Site

There are two proposed accesses to the site, one off of New Road where there exists a field gate and part of the site would be served off a track to the south west. The site is located centrally in the village. Sandways Farmhouse is located immediately next door to the north east and is an important Grade II listed building, which fronts New Road. It is constructed of coursed rubble with a thatched roof. The adjoining brick built stables, which also front New Road are also listed.

The neighbouring cottages 1 ' 5 Sandways form an historic group with the farmhouse. The farmhouse dates from C18, and is likely to have replaced an earlier house on the site, and is best appreciated from the rear fields and footpath, when you see the setting of the farmhouse, the neighbouring redundant barns and the adjacent farm cottages.

6.0 Relevant Planning History

Application: 2/2016/1227/OUT

Proposal: Demolish agricultural buildings, carry out improvements to existing access points, provision of new access road and modification of existing access track. Residential development and erection of new Village Hall with associated parking. (Outline application to determine access).

Decision: Withdrawn

7.0 Constraints

Agricultural Land Grade - Grade: GRADE 3

TPO - Charge Description: Area TPO 562-2016 - Bourton. All trees of whatever species.

TPO - Charge Description: Individual TPO 5/4/93 Bourton No.4. Beech (Fagus Sylvatica). T1

Setting of the Area of Outstanding Natural Beauty - Name: Cranborne Chase & West Wiltshire Downs (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

Setting of Sandways Farm and adjacent building (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

8.0 Consultations (all consultee responses can be viewed in full on the website)

Principal Technical Officer

No objection: To prevent flooding and minimise the risk of pollution, I suggest that no development shall take place until precise details of foul and surface water disposal shall be submitted to and approved in writing by the Planning Authority.

Tree Officer

No objection.

Transport Development Management

No objection subject to conditions.

Wessex Water

No objection.

Bourton PC

Object on the following grounds:

- The Parish Council has selected the Jubilee Field site as the preferred location for its new Village Hall, associated Amenity Land and enabling Housing Development in accordance with Policy 5 of the Bourton Neighbourhood Plan.
- The proposed indicative position of the new hall on the Sandways site, as indicated within this application, was considered to be detrimental to the business aims of the Village Hall Trustees.
- The likely environmental health impact of the Sandways site on a number of surrounding properties from Hall events was felt to be excessive.
- There was a negative impact on nearby heritage assets e.g. Sandways Farm and Cottages.

Conservation Officer South

Consulted on the 2 October 2018, their comments dated 5 December 2018 are as follows: Support roadside accesses but insufficient information to approve the internal site road layouts.

NOTE: The application is only for access at this outline stage.

Environmental Health Officer

No comment.

Representations:

30 letters of representation were received, of which 3 offered comments which neither supported nor objected to the proposal, 9 objected to the proposal and 18 supported the proposal.

The letters of objection contain the following summarised points:

- Concerns regarding noise from the use of the hall
- Impact upon the setting of listed buildings is unacceptable
- Impact on Access
- Road Safety
- Traffic or Highways
- Flooding Issues
- Premature Lack of detail
- Inadequate appraisal of heritage assets
- The development would have a significantly adverse effect on important views of the countryside from the village or those towards the village, S106 obligations do not meet the CIL tests
- Impact on Light
- Design
- Effect on the Appearance of Area
- Heritage
- Impact on Light
- Landscape

- Noise/Disturbance
- Overlooking/Loss of Privacy
- Parking

The letters of support contain the following summarised points:

- The site is located in the centre of the village
- The area of proposed amenity land is ideally suited for use as recreational and sporting activities, the topographical survey shows that it has a gentle slope from East-West of some 4 m over a distance of some 220 m, a gradient in the order of 1 in 50 and a North-South slope of 2 m in 100, again some 1 in 50
- Impact upon listed building is acceptable
- The drawings accompanying this application are indicative only
- The hall does not need to be on the road
- Highway impact is acceptable
- Amenity impact in terms of noise is acceptable
- Parish Council comments are at odds with the wishes of the community
- The 2018 Site Selection Public Engagement/Consultation Process by the PC ran contrary to the views of the community
- Preferring an alternative site is not a legitimate reason to withhold consent
- Economic Benefits
- Effect on the Appearance of Area
- Recreation area located at the bottom of the site would be safe and secure for the young away from the main road

A letter from the Trustees of Bourton Village Hall Charitable Incorporated Organisation has been received. It states that the trust supports the development of the site at Chaffymore, rather than this application at Sandways Farm.

A petition signed by a number of people has been submitted in support of the application.

9.0 Relevant Policies

North Dorset Local Plan, Part 1:

Policy 1 - Sustainable Devt.
 Policy 2 - C Spatial Strategy
 Policy 4 - The Natural Env.
 Policy 5 - The Historic Env.
 Policy 6 - Housing Distribution
 Policy 7 - Delivering Homes
 Policy 11 - The Economy
 Policy 13 - Grey Infra.
 Policy 14 - Social Infra.
 Policy 15 - Green Infra.
 Policy 20 - The Countryside
 Policy 23 - Parking
 Policy 25 - Amenity
 Policy 27 - Comm. Facilities

Policy 14 of the Local Plan, Part 1 states that in the countryside, such facilities may be permitted on the edge of the built-up area of Stalbridge or the District's villages to support a rural community, where no suitable sites exist within the relevant settlement. It should be noted that both the village hall sites within the neighbourhood plan are outside of the settlement boundary of the village. However, the Bourton Neighbourhood Plan has allocated both sites as being acceptable locations for a new facility.

The Bourton Neighbourhood Plan

The Bourton Neighbourhood Plan has been made and therefore the policies contained within it, where applicable, should be afforded full weight.

The most relevant policies in relation to this application are Policy 2, Settlement Pattern and Character, Policy 3, Building Design and Form, Policy 5, New Village Hall, and Policy 4, Traffic and Parking.

NPPF February 2019

1. Introduction
2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
11. Making effective use of land
12. Achieving well-designed places
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Sustainable development has been made a core principle underpinning government planning guidance which is considered to be central to the economic, environmental and the social success of the country. These three principles are to be pursued in an integrated manner to provide for solutions and deliver multiple goals. The NPPF considers that there need not be an inherent contradiction between achieving increased levels of development and protecting and enhancing the environment, provided that development is planned and undertaken responsibly and the planning system is expected to take an active role in guiding development to sustainable solutions.

Relevant Sections of NPPF to this application:

78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential dwelling; or

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

83. Planning policies and decisions should enable:...

.....d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments...

In terms of heritage, section 16, paragraphs 184, 189, 190, 192 and 200 are relevant.

Paragraph 184 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Once they are destroyed, they cannot be replaced.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

10.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

11.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

12.0 Financial Benefits

Benefit	Material/Non-material
Quantum of Open Space:	1.5 Hectares (material planning consideration)
S.106 Obligations:	Provision of a hall, 9 open market dwellings and amenity space (material planning consideration)
CIL Charges:	Not applicable (non-material)
Council Tax Revenue:	Not know at this stage (not a material planning consideration)
Affordable Housing	No

13.0 Planning Assessment

It is proposed to develop land adjacent to Sandways Farm through the erection of a village hall and 9 dwellings. This is an outline application with only access for determination at this stage. Both of the proposed accesses are off of New Road. One access would be from in the location of a field gate that serves the agricultural building and the other access is off a track off of New Road which runs between the properties Fernleigh and Kiama.

This is one of two sites that are identified in the Bourton Neighbourhood Plan. Each site must be considered on its own merits. The requirements of Policy 5 of the Neighbourhood Plan are discussed further in the next section.

The Principle of the Development: Bourton Neighbourhood Plan

The Bourton Neighbourhood Plan is a made plan and it therefore carries full weight in decision making. The Local Plan, Part 1 locates this site outside of a defined settlement boundary and within the open countryside where most forms of development for general needs are strictly controlled. However, the made neighbourhood plan has a specific policy that relates to the provision of a hall, amenity land and residential development.

The most relevant policy in relation to this site is Policy 5: New Village Hall. The following paragraphs relate to sections 'a' to 'f' of policy 5 of the Bourton Neighbourhood Plan.

(a) Policy 5 sets out that either of the two sites is deemed to be suitable for a village hall, amenity space and a small housing development. It is therefore relevant to note that this site is considered an appropriate site for a village hall. The application is in outline with only the access for consideration at this stage. Nevertheless, the applicant has provided an indicative plan that shows how a hall, 9 dwellings and amenity space could be accommodated on the site.

(b) The site shall provide an area of at least 2.1 ha to be apportioned as follows: - approximately 0.3 ha to the village hall and a parking and manoeuvring area, and; - approximately 1.5 ha to amenity space of a reasonably level gradient and quality immediately adjacent to the village hall building, and; - approximately 0.3 ha to the housing development.

The submitted plan provides sufficient area to accommodate these uses. The amenity space is shown adjacent to the hall on level ground.

(c) The policy states that the land for the village hall and the amenity space must be transferred to the Parish Council prior to the grant of any planning permission. In view of this, prior to the grant of planning permission the applicant and the parish council would need to enter into legal agreement to allow for the transfer of the land. If no agreement could be reached, the permission would not be granted. The recommendation in this case is approval subject to conditions and the completion of the land transfer by agreement. Only one of the sites can be brought forward and the other reverts to open countryside. While the Parish Council has objected to this site, it should be noted that it is an acceptable site in principle. This is set out in the Neighbourhood Plan. A preference for the other site is not a material reason for refusing consent.

(d) Policy 5 states that the land to be transferred to the Parish Council shall be transferred in a cleared state with services and access road provided to the site entrance point or there shall be a legal agreement on such provision. This would form part of the S.106 Agreement.

(e) Development proposals for this site are required to include: screening, using native species planting to lessen visual impact and to limit the impact of noise on neighbouring households; the augmentation of ecological value on the site as discussed in the relevant Ecological Impact Assessment; housing consisting mainly of small family homes: measures that protect heritage assets and their setting. As the application is in outline, the landscaping details and layout details are not known at this stage and this would be dealt with at the reserved matters stage. The application includes an approved biodiversity mitigation plan. The plan includes details the proposed ecological enhancements which are detailed further in the ecology section of this report.

(f) The policy states that the decision-making process on planning applications for the proposed site options will be carried out by the Local Planning Authority in accordance with this policy as part of the plan-led process and having taken into account any other material considerations, including the identified planning considerations of the residents as expressed through the Parish Council. The Parish Council have raised an objection to this application and this is a consideration in this case. There is, however, support for the proposal from some residents.

To conclude, it is considered by officers that the application accords with the requirements of policy 5 of the neighbourhood plan.

Access and Highway Impact

Paragraph 109 of the NPPF states that 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.

There is no highway objection in this instance, subject to the recommended highway conditions. Both of the proposed accesses would have adequate visibility onto New Road.

Historic Conservation

Paragraph 193 of the Framework sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be

given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Harm to the significance of a designated heritage asset can arise from its alteration, destruction, or from development within its setting. Any harm should require clear and convincing justification. This advice is reflected in Policy 5 of the Local Plan.

It is acknowledged that the Council currently cannot demonstrate a sufficient supply of housing and that this currently stands at 3.3 years within the former North Dorset area. However, because of made neighbourhood plan and the need to consider the effect of the development on designated heritage assets and the reference to these in footnote 6 of the National Planning Policy Framework (the Framework) it would mean that the 'tilted balance' in paragraph 11d is not triggered unless the proposal can first pass the simple balancing exercises in paragraph 195 (in cases where harm to the significance of a designated heritage asset is judged to be substantial), or 196 (where any harm is found to be less than substantial).

If the public benefits outweigh the harm caused to the significance of the designated heritage assets, then the 'tilted balance' in paragraph 11d would be re-engaged and the policies which are the most important for determining the application should be considered out-of-date.

In this case, it is of note that the site is allocated in the Bourton Neighbourhood Plan as a suitable site for a village hall and residential development.

The ground level slopes away to the south of the cottages and the gardens are of varying lengths. The farmhouse has quite an open aspect to the rear and is readily visible from the fields to the south, which in turn contributes to the significance of Sandways farm by providing a rural setting.

Although the outbuildings that once surrounded the farmhouse forming the yard area to the south of the site have disappeared, the linear character of the building, the associated cottages, the paddock area and the open fields to the rear allow the farmhouse to remain in a rural setting which compliments the character and former use of the group and contributes to the significance of the listed buildings by providing their setting.

At present, although there is a redundant agricultural building next to the site, this is clearly a building with an agricultural purpose. It is also set back on to the road with a low corrugated roof and extensive screening. The appearance ties in with the former use of the farm site. The access is also low key with a field gate and vegetation forming the entrance.

This is visually important in the pastoral setting of the historic farm group across the valley, and was noted in the Village Design Statement (VDS), which indicates that there is a key view (page 23 of the document) looking across the site for the proposed village hall and car parking, which gives the village it's rural character. It is this character which also contributes towards the setting of Sandways Farm.

Much is made of the rural setting of the village in the VDS - The area is diverse being a mainly pastoral farmed landscape which is characterised by thick hedgerows and medium-sized fields of irregular shape with some copses and plantations on the higher points. The settlement is mainly located just beneath the highest ridges which surround it so providing far-reaching views across the Blackmore Vale to the south and west and eastwards to the downs at Mere.

The design and layout of the development will require careful consideration however it should be noted that this application is to determine the access only. The revised site plan provides more information in the form of an indicative proposed layout for the whole plot, in order to provide the missing context for the proposed roadside access. The Conservation Officer has raised a number of layout and design points that would require consideration at the reserved matters stage but the principle of the development and the proposed access is supported.

The indicative layout shows the car park area located in the far SW corner of the site, which allows the proposed hall to provide screening, along with the existing hedgerows. This would mitigate any likelihood of detrimental visual impact on the wider setting, due to the high reflective nature of mass cars.

The site is allocated in the neighbourhood plan so the principle of the development has been established. The access points would have a neutral impact upon the setting of heritage assets. Weighed against the community benefit of a new hall and small scale housing development, the proposal is considered to be acceptable in heritage terms.

Landscape and Visual Impact

An Area Tree Preservation Order (TPO 562-2016) was served following a previous submission of a similar scheme (2/2016/1227/OUT).

The site falls within the Blackmore Vale Landscape Character Area which is characterised by straight hedgerows and medium-small sized irregular shaped fields, as seen at this site.

Whilst immediate views into the site are somewhat restricted by the mature hedging bordering New Road, views to the east of the existing barn have been identified as important within the proposed Bourton neighbourhood plan 2016-2031 and should be duly protected when determining layout and landscaping. This is to ensure any new development is successfully integrated into the local landscape character. This application is in outline and detailed matters of landscaping and layout are not for consideration at this stage.

However, with the majority of trees and hedging being situated around the curtilage of the allocated land; it is unlikely that the existing trees will pose an unworkable constraint to future development.

A small section of hedging is noted for removal to enable the access and required visibility splays. A green frontage should be retained to ensure that the character of this part of the village is not detrimentally altered. Section 7.0 and 12.0 of the Design and Access Statement address this by proposing mitigating planting on site and re-instatement to the back of the splay.

Whilst in principle, there is no concern in respect of the proposed location of the access points, it is vital, from a landscape perspective, that any development is designed carefully to ensure a sensitive transition between the village and rural open countryside. Landscaping and arboricultural details would be dealt with at the reserved matters stage.

An area of green open space would be retained immediately adjacent to the A303. In view of this, more distant viewpoints to the south-east would not be harmed.

There are limited views into the site and it is well related to existing development in the immediate locality.

Amenity

There is no environmental health objection to the proposal. The application is supported by an acoustic report. The report concludes that the normal functioning of a hall in the location proposed would not give rise to unacceptable impact upon the living conditions of the nearby residents. The layout and appearance is not known at this outline stage. Consideration to the orientation and positioning of opening at the reserved matters stage will be important to ensure that the design of the building is compatible with its surroundings.

The indicative layout demonstrates that the development would be set a sufficient distance from Sandways Farm, Flax Cottage and Acacia Cottage, the dwellings that are most closely located to the application site.

The proposal is considered to comply with the requirements of policy 25 of the Local Plan, Part 1 as the amenities that are currently enjoyed by surrounding properties would be safeguarded at an acceptable level.

Ecology

The approved biodiversity mitigation plan contains details of on-site biodiversity compensation and enhancement measures. These enhancements include creating log piles to enhance the habitat for reptiles, dark corridors maintained within the southern boundary of the site, scrub/grassland buffer adjacent to the wet ditch is retained, 2 bird and 2 bat boxes placed on trees, bat enhancements with crevice spaces within the design of the dwellings, rotational cutting of all hedgerows.

Drainage

The lower part of the land has been subject to surface flooding however there is no development proposed within this area. There are no drainage concerns, subject to a foul and surface water drainage condition.

14.0 Conclusion:

This application would provide for a new village hall, amenity space and residential development within the centre of the village. It is considered that the proposal is compatible with the requirements of the Bourton Neighbourhood Plan and the relevant policy within the north Dorset local plan. The significant community benefits of providing a new village hall and amenity space, and a limited amount of residential development are considered to be significant material considerations in this case. In view of the lack of any identified harm to heritage, ecology, highways, landscape, amenity or drainage, the application is recommended for approval, subject to a legal agreement that ensures that the transfer of the land to Parish Council takes place prior to the grant of planning permission.

15.0 Recommendation:

- A) GRANT, SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IN A FORM TO BE AGREED BY THE LEGAL SERVICES MANAGER TO SECURE THE FOLLOWING:

The permitted site shall provide an area of at least 2.1 ha to be apportioned as follows:

- 0.3 ha to the village hall and a parking and manoeuvring area, and;
- 1.5 ha to amenity space of a reasonably level gradient and quality immediately adjacent to the village hall building, and;
- 0.3 ha to the housing development.
- The land for the village hall and amenity space, if not already transferred to the ownership of the Parish Council shall ***prior to any grant of planning permission on any part of the site for any aspect of the proposed development*** be transferred to the ownership of the parish Council.
- The land to be transferred to the Parish Council shall be transferred in a cleared state with services and access road provided to the site entrance point or there shall be a legal agreement on such provision.

And the following conditions (and their reasons) listed below:

1. Approval of the Reserved Matters (i.e. any matters in respect of which details have not been given in the application concerning the layout, scale or appearance of the building(s) to which this permission and the application relates, or to the means of access to the building(s), or the landscaping of the site) shall be obtained from the Local Planning Authority in writing before any development is commenced. Such development shall be carried out as approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Application for the approval of any Reserved Matter must be made not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details: 06013- 7 A, 06013- 9 A forming the approved application.

Reason: For the avoidance of doubt and to clarify the permission.

5. No development must commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the proper and appropriate development of the site.

6. Before the development is occupied or utilised the first 10.00 metres of the vehicle access serving the proposed dwellings from the track adjacent to Fernleigh, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

7. Before the development is occupied or utilised the first 15.00 metres of the vehicle access serving the proposed village hall, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

8. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities must be submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development is commenced and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

10. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

11. The Biodiversity mitigation measures set out in the approved Report dated July 2016 shall be implemented in full in accordance with the timetable set out in the report, or in the absence of a specific timetable, prior to the development hereby approved being first brought into use and the site shall thereafter be maintained in accordance with the approved mitigation proposals.

Reason: To ensure adequate habitat is provided and subsequently protected to ensure adequate protection for important habitats and species is secured.

12. No development shall be commenced until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: To minimise the risk of flooding and/or pollution.

13. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Local Planning Authority. The CMS must include:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: to minimise the likely impact of construction traffic on the surrounding highway network.

B) REFUSE PERMISSION FOR FAILING TO SECURE THE TRANSFER OF THE HALL
IF THE AGREEMENT IS NOT COMPLETED BY (6 months from the date of
committee) OR SUCH EXTENDED TIME AS AGREED BY THE HEAD OF PLANNING