

Application No: 2/2019/0077/OUT

Applicant: S C Hannam Trust

Case Officer: Hannah Smith

Location: Land At, Chaffeymoor Farm, New Road, Bourton, Dorset

Proposal: Develop land by the erection of a village hall and 9 No. dwellings, form vehicular and pedestrian access. (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, 9 dwellings 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

The proposed scheme is located on the western extent of the village of Bourton in the parish of Bourton. The site comprises part of a 3.9 hectare agricultural field.

The site slopes gently down from the north to the south and west. There is a sparse hedge along the northern boundary to New Road and a more species rich quality hedgerow with occasional mature trees around the rest of the site.

The nearest residential property is Fairmead to the northeast.

1 and 2 Pleasant View is a pair of semi-detached houses which are located on the opposite side of New Road and facing south. Grove Cottage lies next to the western boundary of Jubilee Field, some 125m from the application site, with Chaffeymoor Farm located further west.

6.0 Relevant Planning History

None relevant to this application.

7.0 Constraints

Agricultural Land Grade - Grade: GRADE 3

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 the church and other adjacent listed buildings (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)

Bourton PC

Support:

The Council was of the view that the application fully met the planning requirements laid down in Policy 5 of the Bourton Neighbourhood Plan and in addition provided a site with a single point of access, an indicative village hall position which would provide easy access for visitors and appeal for potential hirers, had the ability for future expansion and provided hall users with excellent car parking and attractive long views over the Blackmore Vale towards Duncliffe Woods and Shaftesbury.

Wessex Water

No objection.

Transport Development Management

No objection subject to conditions.

Environmental Health Officer

No comment.

Conservation Officer

No objections.

Representations:

35 letters of representation were received, of which 1 offered comments which neither supported nor objected to the proposal, 24 objected to the proposal and 9 supported the proposal.

The letters of objection contain the following summarised points:

- Loss of View, (this is not a material planning consideration),
- Reduction in Value of dwelling, (this is not a material planning consideration)
- Loss of privacy
- Noise pollution
- Too far from the rest of the village, it should be in the centre, this site is less accessible
- Highway safety
- Danger to pedestrians
- There is more support from residents for the Sandways Farm site,
- Effect on the Appearance of Area
- Impact on Access
- Landscape
- Noise/Disturbance
- Overlooking/Loss of Privacy
- Road Safety
- Seriously detrimental to the outstanding views to all entering and leaving the village
- By allowing development to stretch furtherwest will sadly join Bourton to the lovely hamlet of Chaffeymoor with its many listed buildings
- Design

The letters of support contain the following summarised points:

- The location of the site is accessible, it is close to the Bourton & Zeals Pre-school, St George's School and St George's Church
- The Pre-school and School would benefit from more outside facilities
- This site would encourage cars to exit the A303 on the Bruton junction, keeping cars out of the village
- Less chance for noise and disturbance
- Design
- Economic Benefits
- Noise/Disturbance
- Parking
- Residential Amenity
- Road Safety
- Traffic or Highways
- There is more support for this site.

NOTE: Both of the proposed hall sites are greenfield sites.

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

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.

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 Chaffeymoor Farm. The applicant proposes the erection of a village hall and 9 dwellings and an area of amenity space that would be transferred to the Parish Council. This is an outline application with only access for determination at this stage. The proposed access is off New Road.

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. It is therefore not a requirement of the policy to look at the acceptability of the site for such a use. 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. There is a drop in the gradient of the land in this location. However the level change is not considered such that it would impede the use of the land for amenity purposes.

(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 be required 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. According to the provisions of the neighbourhood Plan policy, only one of the sites can be brought forward and the other reverts to open countryside. The Parish Council supports this application. They consider that the development as proposed complies with the requirements of the Neighbourhood Plan for the village.

(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 a biodiversity mitigation plan. The plan includes details the proposed ecological enhancements which are detailed further in the ecology section of this report. Provided that the ecology measures which are set out in the report are conditioned, the ecology impacts of the development would be mitigated.

(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 no objection to this application and this is a consideration in this case. There is, however, objection to this 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.

A single access is proposed to serve the site. This would be from New Road, the main village road that runs through Bourton.

There is no highway objection to the proposal, subject to conditions.

In line with the requirements of the NPPF, the highway impacts of the scheme will not be severe.

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 within this area 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 this site is allocated in the Bourton Neighbourhood Plan as a suitable site for a village hall and residential development.

The site is located outside of any conservation area and the nearest listed-building is a group listing under the name of Church View, which is located approximately 60m to the northeast of the application site. Church View is a collection of cottages of varying ages, proportions and materials. The cottages are predominantly situated in a north-west/south-east arrangement with gardens to the front (south-east) and a cemetery to the rear (north-west). The cottages face the church to the south-east and a small area of pasture to the east. The most southerly of these cottages faces south and has views onto New Road with Grenville Cottage directly opposite. There are limited views from this cottage onto the application site but these are oblique and from windows on the upper floors. I do not anticipate that the proposals as shown on the Illustrative Site Plan will affect the evidential, historic, aesthetic or cultural values of these listed buildings.

There are a further collection of designated heritage assets that surround the site. Chaffey Moor Farm to the west and the collection of historic assets, which are located around Grove House to the north west of the site form an attractive group. Open field would remain to provide separation from the application site and the hamlet of Chaffey Moor. This would ensure that the development would not lead to an erosion of the significance of this group of assets, which form an attractive enclave in this part of the village.

The listed church of St George forms an important focal point from longer range views. The church is an important landmark which rises up over the village and this is considered to be a key part of the assets significance. The proposed development, located on the sloping ground to the west, would not obscure longer range views of the church.

Voscombe Farm and Guinea Lodge are considered to be non-designated heritage assets. The proposal would not impact on their significance.

In the opinion of your officers, the proposed access onto the site and the principle of 9 dwellings and a village hall with associated parking on the site will not give rise to substantial or less-than substantial harm to the setting of the Church, Church View or any other designated heritage assets.

In determining the proposals due consideration has been given to Section 16 of the NPPF, Sections 66 and 72 of the 1990 Act and Policy 5 of the Local Plan.

Landscape and Visual Impact

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. The site is located outside of the Cranborne Chase and West Wilts Downs Area of Outstanding Natural Beauty (AONB). However, the site is within the setting of the AONB as the settlement is bordered by the designated landscape to the north.

It is of note that the application site has very limited visibility from the AONB due to the topography of the land.

The landscape appraisal that supported the Neighbourhood Plan process identified that the field rises up to the point where development is proposed, so that it will be visually prominent from several locations within and around the village. There is an important view from the approach from the west from further afield. Developing this parcel of land will lead to an extension of the built form into what is currently a green area. However, considering the extent of the built form in this location, this is not considered to cause significant harm to the landscape qualities of this edge of village site.

Views are also possible from the footpath that lies on elevated land to the north of Woolcott Lane. At this distance of around 400m, the application site occupies a small part of the overall vista from this viewpoint.

The site is visible from a number of public vantage points. This application is in outline to determine the access. Any reserved matters application would need to ensure that the layout and landscaping responds to the visibility of the site to ensure that it is successfully acclimated to its surroundings.

The nature of the site is that of a large open field that offers views from its surroundings. Planting of native species trees to screen both the hall and residential would need to form part of the reserved matters application. Subject to this, the proposal is not considered to have an unacceptable visual impact on either the village or the surrounding countryside, including the sensitive AONB setting.

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 illustrates how the properties that are located to the east of the site would be adequately safeguarded from intrusive overlooking or overbearing. Sufficient separation between the site and the properties to the north and east would also be achieved.

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 biodiversity mitigation plan contains details of on-site biodiversity compensation and enhancement measures. Provided this is made a condition of any consent, the proposal is not considered to give rise to concern in terms of its ecological impact.

The submitted biodiversity mitigation plan has been signed off by the Natural Environment Team under the Dorset Biodiversity Appraisal Protocol. The mitigation plan contains a series of measures which include Temporary Construction Exclusion Zone fencing, Dormouse Mitigation Strategy Report, Supervised removal of hedgerow section, New hedgerow planting of native species and access for wildlife.

Whilst up to 10m of the north hedgerow would be removed to provide a new access with hedgerow repositioned to create a splay, more than 200m of new native hedgerow is indicated on the indicative layout. Landscaping is a reserved matter and therefore not for consideration at this stage. However, the indicative layout demonstrates that the landscape enhancements could be incorporated into the development.

Drainage

A drainage condition is proposed. There is no objection from Wessex Water to the proposed drainage strategy of soakaways.

14.0 Conclusion:

This application would provide for a new village hall, amenity space and residential development at the edge of the village. Officers considered that the proposal is compatible with the requirements of the Bourton Neighbourhood Plan and the relevant policy contained 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. This is 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: Drawing Number 01 Location Plan forming the approved application.

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

5. The Biodiversity mitigation measures set out in the approved Report dated December 2018 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.

6. 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.

7. Before the development is occupied or utilised the first 15.00 metres of the vehicle access, 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. 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.

9. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number 03 must be cleared/excavated to a level not exceeding 0.60 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.

10. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is 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.

11. 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