

Suggested Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

1:500 Proposed Site Block Plan (Dwg No. FV7/HP0219/2b)

1:1250 Site Entrance Showing Visibility Splay (Dwg No. FV7/HP0219/7)

1:100 Stable Block / Elevations as Proposed (Dwg No. FV7/0219/6)

1:100 Plans/Elevations as Existing/Proposed (Dwg No. FV7/HP0219/3)

1:100 Working Drawing (Dwg No. FV7/HPO219/4)

Reason: To define the scope of the planning permission.

3. Prior to their use on the development, samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with UDP Policy GDP1.

4. Prior to their installation on each dwelling within the stable block, drawings to a scale of 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with UDP Policy H3.

5. Within three months of commencement of development, full details of a hard and soft landscaping scheme, which shall include details of boundary treatments, together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with UDP Policy GDP1.

6. The landscaping scheme submitted and approved in connection with condition no. 5 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with UDP Policy GDP1.

7. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.

Reason: To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted in accordance with UDP Policy EC6.

8. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

Reason: In order to protect wildlife interests, which are afforded special protection in accordance with UDP Policy EC6.

9. No part of the development shall commence until an Ecological Assessment in relation to Great Crested Newts and the proposed hedgerow relocation along the roadside frontage, as carried out by a qualified ecological has been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement demonstrating / identifying any measures of protection / compensation / mitigation and demonstrate management in the short or long term. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences on site.

Reason: In order to protect wildlife interests, which are afforded special protection, in accordance with UDP Policy EC6.

10. No development shall take place, including site clearance, until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include:-

- Submission of further details including plans for proposed bat roost retention, enhancement or compensation measures;
- Details of timing, phasing and construction activities and conservation measures;

- Timetable for implements demonstrating that works are aligned with the proposed phasing of the development;
- Actions to be taken in the event that previously unidentified species of bat are found.

Reason: In order to protect wildlife interests, which are afforded special protection, in accordance with UDP Policy EC6.

11. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1:500 Proposed Block Plan shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Reason: To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with UDP Policy GDP1.

12. The existing vehicular access to the west of the proposed access as shown and labelled on approved plan no. 1:500 Proposed Block Plan shall be permanently closed up prior to first use of the new vehicular accesses hereby approved in accordance with UDP Policy GDP1.

Reason: In the interests of highway safety.

13. Prior to first use of the development hereby approved, the vehicular accesses shall provide visibility splays of 2.4m x 215m in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1m in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason: To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with UDP Policy GDP1.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2013 and 1995 (or any order revoking or re-enacting that Order with or without modification), no further development shall take place under Classes A - E of Schedule 2 Part 1 or Class A of Schedule 2, Part 2 other than the development hereby granted permission.

Reason: Due to the restricted application site and the character and appearance of the development surrounding area, it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with UDP Policies H3 and GDP1.

15. Prior to commencement of development, details regarding the protection and maintenance of Penley Public Footpath 24 shall be submitted to and

approved in writing by the Local Planning Authority. Should the footpath require diversion, full details of the diversion shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development.

Reason: In the interest of safeguarding the existing pattern of public rights of way in accordance with UDP Policy CLF6.