

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/1061/F	CASE OFFICER	Lisa ODonovan
LOCATION:	ICKBURGH Land adjacent to Manor Farm,50 Ashburton Road Ickburgh	APPNTYPE:	Full
APPLICANT:	Mr & Mrs Long C/o Agent	POLICY:	Out Settlemnt Bndry
AGENT:	Locus Planning Ltd 11 Charing Cross Norwich	ALLOCATION:	N
PROPOSAL:	Full planning permission for the erection of three dwellings and creation of a new vehicular access.	CONS AREA:	N
		LB GRADE:	Adjacent Grade 2
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is brought to Committee as the recommendation is contrary to Policy.

KEY ISSUES

Principle
Impact on character and appearance of the area
Amenity impact
Highway safety
Ecological implications
Heritage impact

DESCRIPTION OF DEVELOPMENT

The application seeks full permission for the erection of three two storey dwellings on an area of agricultural land to the north-east of Manor Farm (a Grade II listed building).

The dwellings are proposed to be sited in an 'L' shape formation with plots 1 and 2 joined with the return of plot 2 being forward facing, a small separation is proposed between plot 2 and 3.

The design of the dwellings replicates a traditional barn/outbuilding aesthetic. A new access is also proposed directly off Ashburton Road.

SITE AND LOCATION

The site currently forms part of a larger agricultural parcel of land which is within the applicant's ownership. The site is bounded to the roadside by an established hedge and by planting and hedging to the south-

western boundary adjoining Manor Farm House. St Peter's Church (a Grade II* listed building) lies to the north-east of the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.04	Infrastructure
CP.10	Natural Environment
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

ICKBURGH PARISH MEETING

Ickburgh Parish Meeting is unanimously opposed to this planning application for the following reasons. 1. On Green agricultural land 2. Outside village settlement Boundary 3. We have registered our concerns with you over several years concerning the increasing traffic flow. Now, together with the number of applications approved, this could increase by 40/50% . Part of this is the movement of larger & larger tractors & farm

machinery. WHAT SEEMS NEVER TO BE CONSIDERED IS THAT ASHBURTON ROAD IS A NO THROUGH ROAD. SO WHATEVER FIGURES MAY HAVE BEEN GIVEN THESE CAN BE DOUBLED TO ALLOW FOR RETURN TRAFFIC. 4.The proposed exit is in the middle of very dangerous bends. 5.A second entrance has already been created immediately next to the eastern boundary wall of Manor Farm. (No permission given). 6. The site is between two Grade 2 listed buildings, both dating back to the Middle Ages - St. Peters Church & Manor Farm. which are of significant historical interest. 7. The proposed site is regularly visited and searched by metal detector enthusiasts who frequently find items of historical interest.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

HISTORIC BUILDINGS CONSULTANT

No objection. It is considered that the proposed development will not be harmful to the setting of the designated heritage assets.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The site is approximately 300m north of the River Wissey (CWS) and on the edge of Breckland Forest (SSSI & SPA). The site also falls within the 1.5km Breckland Consultation Zone for Stone Curlew and within 250m of Breckland SPA for nightjar and woodlark. The report states that the site is in close proximity to these designated sites but no assessment of the impacts of the development on these sites has been carried out. Given the proximity to the Natura 2000 sites, a screening for a Habitat Regulations Assessment (HRA) will be necessary. The site is located within the Impact Risk Zone (IRZ) of Breckland Forest SSSI. The proposed development will result in a total net gain in residential units, and therefore Natural England needs to be consulted on this site.

CONTAMINATED LAND OFFICER

No objection subject to conditions.

TREE AND COUNTRYSIDE CONSULTANT

No objection providing highways visibility requirements can be achieved whilst retaining the hedgerow as shown.

ENVIRONMENTAL HEALTH OFFICERS

I recommend approval providing the development proceeds in line with the application details and subject to the following comments I m concerned about the position of the air source heat pump proposed for Plot 3 in that it is located close to the Master Bedroom Suite of Plot 2. I appreciate that the air source heat pump maybe permitted development under the Microgeneration Certification Scheme, however; the proposed location in a relatively narrow gap between the two plots may mean future residents of Plot 2 could be disturbed by noise from the pump depending on the noise characteristics of the particular pump to be installed (there are no details of the airsource heat pump). The location of the properties is fairly rural and the background noise levels at night may be much lower than the standard level used in the above scheme. In view of this I recommend the following condition to apply to Plot 3 only Prior to commencement of the development, full written details for the Air Source Heat Pump should be submitted to the planning authority for approval. Details should include make and model, noise levels including 1/3 octave frequency analysis for all modes of operation, exact location and means of fixing./mounting. Reason for condition; In the interest of the amenity of future nearby residents

HISTORIC ENGLAND

We do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

NATURAL ENGLAND

SUMMARY OF NATURAL ENGLAND' S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

REPRESENTATIONS

Site notice erected: 25-09-2018

Consultations issued: 19-09-2018

38 letters of objection were received raising the following main points of objection:

- Loss of prime farmland
- The land is outside the settlement boundary
- Too many new homes for the village
- Precedent for other proposals coming forward
- Access is dangerous with poor visibility
- Increase in traffic - roads insufficient to cope.
- Infrastructure at breaking point
- Already 14 new properties in street this will take number to 17 significant impact on community
- precedent for future applications
- site between two listed buildings
- Houses out of keeping with immediate area

These issues are addressed within the main report. In terms of precedent, this can not be a material consideration as each application is determined against its own merits.

ASSESSMENT NOTES

1.0 The site is located outside but adjacent to the Ickburgh Settlement Boundary and therefore the application is contrary to Policies SS1, DC2 and CP14 of the Core Strategy and Development Control Policies Development Plan Document 2009. The principle of the proposal is therefore not accepted.

1.1 Paragraph 10 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 further states that proposed development that accords with an up-to-date Local Plan should be approved without delay, and where there are no relevant development plan policies, or the policies which are most important for determining applications are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.2 The Council cannot demonstrate a current 5 year housing land supply and therefore the Core Strategy and Development Control Policies Document are not considered up-to-date and therefore the material considerations are assessed in line with the sustainable development roles within paragraph 8 of the NPPF:

- economic, to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- social, to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- environmental, to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.3 Economic - The proposal would provide three new dwellings closely related to the existing settlement boundary and would therefore make a positive, albeit small, contribution to the housing supply. The proposal would provide limited short-term economic benefits through labour and supply chain demand required during construction.

1.4 Social - The village of Ickburgh is classified in Policy SS1 as a rural settlement. However the A1065 is a short distance to the west of the site which links the village to Mundford, approximately 1.5 miles away. Mundford is classified as a Service Centre village and benefits from a shop, butchers, pub, fish and chip shop, cafe and village hall. It is noted that a bus stop is located approximately 0.6miles from the site which links the site to Mundford and the wider District (including Kings Lynn) however this service (No 12) runs on a Tuesday only. It is therefore unlikely that the occupiers of the dwellings will be encouraged to use public transport. As a result of these factors, the proposal is considered not to comply with the social role of sustainable development and this weighs against the proposal.

2.0 Impact on the character and appearance of the area

2.1 The environmental role of sustainable development seeks to, in part, contribute to protecting and enhancing the natural, built and historic environment. Consideration of a development's impact on the character and appearance of the area within which it is situated is, therefore, integral to the environmental dimension of sustainable design, as is its design.

2.2 Policy DC16 requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/townscape effect of any increased density.

2.3 Policy CP11 seeks the protection and enhancement of the landscape for the sake of its intrinsic beauty and benefit to the rural character. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including consideration of individual or groups of natural and man-made features such as trees, hedges and woodland or rivers, streams or other topographical features.

2.3 The proposal seeks to create three dwellings which replicate traditional Norfolk outbuildings in their aesthetic, it is considered, given their siting adjoining the listed farmhouse and its agricultural context with the field beyond that this approach in terms of design is a positive one and helps to reduce the overall impact of the development. Whilst development on the site would result in the loss of an undeveloped gap in the built form it is noted from the layout that the scheme retains the hedgerow setting along the Ashburton Road frontage that provide a soft landscape feature within the streetscene and important characteristic of the site itself. Furthermore, the layout shows that three dwellings could be provided in a form which continue the pattern of built development seen along Ashburton Road immediately to the south-west of the application site. Given the siting of the car park serving the church to the north-east, the land/site is not considered to be

an important streetscene gap, and, as stated, the siting of the dwellings to the south of the plot, ensures that the views of the church beyond are unspoiled. In light of these factors, the proposal is considered to have due regard to the environmental role of sustainable development, Policy DC16 and CP11 of the adopted Local Plan.

2.4 There have been many comments raised by local residents about the loss of "prime farm land", however it should be noted that the land is actually classified as Grade 4, which is defined as 'Poor'.

3.0 Amenity impact

3.1 Policy DC1 seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

3.2 The application provides three dwellings within the site orientated and positioned in such a way that the amenity of the future occupiers of each plot will be protected in respect of overlooking, loss of light and over-dominance. It is also considered that a sufficient distance and generous boundary screening exists between the proposed dwellings and the adjoining dwellings to the west and north to ensure that the existing occupiers are also not adversely affected. The proposal also provides each of the plots with a good amount of private amenity space. In light of these factors, the proposal is considered to accord with Policy DC1.

4.0 Highway safety

4.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 requires sufficient Parking for all new development.

4.2 The proposal provides each dwelling with two parking spaces and provides adequate turning and manoeuvring space within the site. Following advice of Norfolk County Council Highways the plan was amended to widen the carriageway along the site frontage which is considered a benefit for all existing and proposed users of Ashburton Road. As such, no objection was raised in this regard subject to conditions requiring the access to be constructed as approved; visibility splays being provided as indicated; parking being provided as shown and the above mentioned off site highway improvement work being undertaken.

5.0 Ecological implications

5.1 Policy CP10 seeks the enhancement of biodiversity and geodiversity in the district. Proposals need to ensure that the ecological network and protected species are not harmed or detrimentally impacted and mitigation measures are put in place where appropriate.

5.2 It is noted that the site is approximately 300m north of the River Wissey (CWS) and on the edge of Breckland Forest (SSSI & SPA). The site also falls within the 1.5km Breckland Consultation Zone for Stone Curlew and within 250m of Breckland SPA for nightjar and woodlark. The report states that the site is in close proximity to these designated sites but no assessment of the impacts of the development on these sites has been carried out. Given the proximity to the Natura 2000 sites, a screening for a Habitat Regulations Assessment (HRA) will be necessary. The site is located within the Impact Risk Zone (IRZ) of Breckland Forest SSSI. The proposed development will result in 'a total net gain in residential units' and therefore Natural England (NE) needs to be consulted on this site.

5.3 NE subsequently assessed the proposal's impact on these European Sites and Sites of Special Scientific Interest and concluded that on the basis of the plans submitted, that the proposed development will not have

significant adverse impacts on statutorily protected sites or landscapes.

5.4 On the advice of NE letter dated 31 October 2018, no likely significant effect on the internationally designated sites (below) is predicted as a result of this application. Therefore no Appropriate Assessment is necessary in this case:

- Breckland Special Area of Conservation
- Breckland Special Protection Area
- Grime's Graves Site of Special Scientific Interest
- Breckland Farmland Site of Special Scientific Interest
- Breckland Forest Site of Special Scientific Interest
- Stanford Training Area Site of Special Scientific Interest

6.0 Heritage Impact

6.1 The application was accompanied by a Heritage Impact Assessment which was fully considered.

6.2 Any decisions relating to listed buildings and their settings must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular sections 66, as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings.

6.3 The significance of the listed buildings adjacent to the site derives principally from their historic fabric, architectural features and prominent location/setting (particularly in relation to St Peter's Church).

6.4 It is considered that the development is clearly separate from these historic buildings and sufficient distance exists between them in order to ensure that their settings are not adversely affected. In addition, the contained nature of the development will ensure that it is seen in its own context. Accordingly, it is considered that the scheme would preserve the special interest/setting of the listed buildings and that the proposal is acceptable in these terms having regard to the requirements of the section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

6.5 The Historic Buildings Officer raised no objection to the scheme.

7.0 Other issues

7.1 The Environmental Health Team raised concern regarding the proposed air source heat pump to plot 3 considering its proximity to Plot 2, as a result a condition in relation to the noise levels of this pump only is required.

8.0 Planning Balance

8.1 The application does not accord with the adopted development plan as the site falls outside of any settlement boundary. However, the Council does not currently have a 5 year land supply as required by the NPPF and this development would provide a small contribution towards Breckland's Housing supply. On this basis, the other key principle considerations for this proposal must be assessed and are whether the site is a sustainable location for housing and the visual impact.

8.2 The site is in close proximity to a range of other dwellings. The proposal demonstrates that it can be developed whilst having a minimal character impact as a result of its modest scale, siting and boundary screening. On this basis, the development of the site would not negatively impact the character and appearance of the countryside and therefore complies with Policy CP 11.

8.3 It is accepted that the site does not meet the social aims of sustainable development. However it is noted that Mundford, a Service Centre Village is a short distance from the application site, albeit highly likely that the future occupiers will make this journey by car. This is a negative aspect of the proposal, and does not accord with policies SS01 and CP14.

8.4 When applying the tilted balance required by paragraph 11 of the NPPF, the unsustainable location, is considered to be outweighed by the positive contribution towards housing in the district and due to the aforementioned reasons the development will not cause significant harm to the street scene or character and appearance of the countryside.

8.5 In accordance with paragraph 11 of the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits, and therefore the grant of planning permission subject to conditions is recommended.

RECOMMENDATION

APPROVAL subject to conditions

CONDITIONS

- 1 Full Permission Time Limit (2 years)**

The development must be begun not later than the expiration of TWO YEARS beginning with the date of this permission.

Reason for condition:-

As required by section 91 of the Town & Country Planning Act 1990 (as amended) and to ensure the deliverability of the scheme to contribute to the five year housing land supply.
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.
- 3 External wall and roof materials to be agreed**

No development beyond slab level shall take place until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:-

To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies

Development Plan Document 2009.

This condition will require to be discharged

4 New access (over verge/ditch/watercourse/footway)

Prior to the first occupation of the development, hereby permitted, the vehicular access to the site shall be constructed in accordance with a detailed scheme to be submitted to and agreed in writing by the Local Planning Authority in consultation with the Local Highways Authority. The details shall additionally be in accordance with the highways specification Trad 5 where it lies within the highway boundary and thereafter retained at the position shown on the approved plan. The Access shall be constructed to a minimum width of 4.5m for the first 10m into the site as measured from the nearside carriageway edge.

Arrangements shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason for condition:-

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

This condition will require to be discharged

5 Provision of visibility splays - condition/approved plan

Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on approved plan TL-3681-19-12A. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with the principles of the NPPF.

This condition will require to be discharged

6 Provision of parking and servicing areas

Prior to the first occupation of the development, hereby permitted, the proposed access, parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with approved plan TL-3681-19-12A and retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

This condition will require to be discharged

7 Highway improvements - off-site

Notwithstanding the details indicated on the submitted drawings, no works above slab level shall commence on site unless and until detailed drawings for the off-site highway improvement works as indicated on Drawing No. TL-3581-18-12A have been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

8 Highway improvements - off-site

Notwithstanding the details indicated on the submitted drawings, no works above slab level

shall commence on site until detailed drawings for the off-site highway improvement works as indicated on Drawing No. TL-3581-18-12A have been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

This condition will require to be discharged

9

Contaminated Land - Site Investigation/Remediation

Prior to the commencement of the development, hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority.

A. Site Investigation

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informative: Land contamination risk assessment is a step-by-step process. During the course of the risk assessment process set out in the above condition, it may become clear that no further work is necessary to address land contamination risks. Where this is the case the condition may be discharged by the Council without all the steps specified being completed. In all cases written confirmation should be obtained from the Council confirming that the requirements of the condition have been met

This condition will require to be discharged

10 Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

11 Non-standard condition

IN RESPECT OF PLOT 3 ONLY

Prior to commencement of the development, full specifications of the Air Source Heat Pump shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following:

- make and model,
- noise levels (including 1/3 octave frequency analysis for all modes of operation)
- exact location and means of fixing/mounting.

The Air Source Heat Pump shall thereafter be implemented in accordance with the approved details prior to the first occupation of Plot 3.

Reason for condition; In the interest of the amenity of future nearby residents.

12 Ecology - enhancement and mitigation

The proposed development shall be implemented in accordance with the mitigation measures outlined in the Preliminary Ecological Appraisal Report (Eco-Check Consultancy Ltd; August 2018) whilst the enhancement measures outlined in Section 8 of the same report shall to be incorporated into the site's design. Details evidencing such provision shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

Reason for condition:-

To ensure the development is not detrimental to Protected Species and in order to protect the wildlife value of the site in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and the National Planning Policy Framework.

13 Implementation of submitted boundary treatment

The boundary treatment shown on the plans and particulars hereby approved shall be constructed in the manner shown and completed before the building(s) are first occupied.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with Policy DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

15 Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.