

AGENDA ITEM NO: 8/2(h)

Parish:	Snettisham	
Proposal:	Change of use and extension to provide ground floor retail and first floor office space	
Location:	The Compasses 16 Lynn Road Snettisham Norfolk	
Applicant:	Co-Operative Group Food Ltd	
Case No:	15/00237/F (Full Application)	
Case Officer:	Mrs K Lawty Tel: 01553 616403	Date for Determination: 16 April 2015

Reason for Referral to Planning Committee – The application is referred given the scale of concerns raised.

Case Summary

The site comprises The Compasses Inn, a two storey and part single storey building with associated parking and private amenity land. The site has been unused for nearly five years but was last used as a public house.

The site is surrounded predominantly by residential development whilst to the North West is a commercial office property.

This application seeks full planning permission for the change of use of the building and extensions to provide ground floor retail and first floor office space.

The site is within the settlement of Snettisham, within the Built Environment Type C and within the Conservation Area.

Key Issues

Principle of development
Loss of the public house
Design issues and Impact upon the Conservation Area;
Amenity issues;
Highway issues; and
Other material considerations.

Recommendation

APPROVE

THE APPLICATION

The site comprises The Compasses Inn, a two storey and part single storey building with associated parking and private amenity land. The site has been unused for nearly five years but was last used as a public house.

15/00237/F

Planning Committee
1 June 2015

The site is surrounded predominantly by residential development whilst to the North West is a commercial office property.

This application seeks full planning permission for the change of use of the building and extensions to provide ground floor retail and first floor office space. The ground floor retail unit shows approximately 209 sqm gross internal sales floor area with 99 sqm storage. The lobby and first floor office use amounts to approximately 265 sqm.

The site is within the settlement of Snettisham, within the Built Environment Type C and within the Conservation Area.

SUPPORTING CASE

The application has been supported by a Design and Access Statement which refers:

This site is set within the Built Environment Type C and within the Conservation Area.

The site comprises of the former Compasses Inn (Public House). The property is a two storey and part single storey building with associated parking with rear private amenity space. The Public House has been unused for more than three years.

The Application site is located on the corner of Lynn Road and Church Road with access into the site via Lynn Road. The existing vehicular access is to be retained for the new / proposed use.

There will be 19 parking spaces in total, 4 for the exclusive use of the offices. Of the 15 for the retail unit (10 approved in last application) one will be a "family / toddler" space and another for Disabled use only.

Storage and refuse will all be handled in the rear yard with pedestrian gates accessing the site.

The proposal is to extend the ground floor to allow for a single use as a retail unit with storage. The gross ground floor internal area is 310m² (including storage). The proposal also allows for an entrance and lobby at ground floor accessing the first floor offices. The lobby and first floor internal area is 265m².

The rear yard will serve as such for the proposed retail unit and also enable means of escape from the first floor offices via a flat roof area and stair to ground level.

The scale is governed by the existing 2 storey element. The 2 storey extension has lower eaves than the existing (front elevation) and with the existing parapet and chimney details being retained the "old and new" are able to join together well.

The proposed first floor windows would be in a style to match the existing, set lower due to the eaves level. The ground floor openings are a practical application, suited to the proposed use and typical of such retail proposals seen locally.

The front and side elevations will be constructed in materials to match existing. The necessary rebuild of the existing front elevation wall is in effect a sample of the finish that will be achieved.

To the rear the roof will be of a lean-to design. This will be separated into 2 parts by the proposed flat roof area to the offices and the means of escape. At this junction, glazed doors and lights (set back to the "original" line of the existing building allow for the emergency exit

and light into the office space. 2 large dormers are proposed with painted timber boarding to the sides and separating 2 sets of windows in each.

This allows for extended floor space and light and air to the office spaces. The dormers will have flat roofs falling back to the main roof.

Again, materials to match existing with carstone, red brick and clay pantiles proposed.

The proposal is to reinstate all surfaces and boundary treatments as necessary. Simply, the tarmac to the front will be replaced with new and allowance is made for concrete pavers for pedestrian walkways, separating the vehicular parking and turning area from the building. The rear yard, reduced in size further to extension proposals, will have the concrete, slabs and public house garden area replaced with tarmac finish.

There is allowance for the gated entrance within the existing boundary wall.

There are no trees on the site.

PLANNING HISTORY

13/00712/CA: Application Permitted: 19/07/13 - Proposed alterations, extension and partial demolition of the existing building for change of use to: 2 No. 3 bedroom dwellings on two storeys, 3 No. 2 bedroom flats at first floor and 1 no. retail unit at ground floor

13/00711/F: Application Permitted: 19/07/13 - Proposed alterations, extension and partial demolition of the existing building for change of use to: 2 No: 3 x bedroom dwellings on two storeys; 3 No: 2 x bedroom flats at First Floor; and 1 No: Retail Unit at Ground Floor

11/01140/F: Application Withdrawn: 29/09/11 - Change of use of ground floor to retail and subdivision to 3No flats

11/01141/CA: Application Withdrawn: 29/09/11 - Conservation Area Consent - Demolition in connection with Change of use of ground floor to retail and subdivision to 3No

12/00017/CA: Application Permitted: 03/05/12 - Change of use from former public house to residential, retail and office

12/00016/CU: Application Permitted: 03/05/12 - Change of use from former public house to residential, retail and office

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION – Council welcomed the nature of the application and look forward to the site finally being developed. The new supermarket is something which many in the Village will welcome.

However, they have reservations about the delivery situation. They are unclear on when/how deliveries are proposed, and are concerned that delivery lorries, being near an existing traffic bottleneck, will create problems if this is not carefully managed. Council particularly would like to stress its objection to overnight deliveries in a quiet semi-rural setting.

Given that NCC are proposing to place double yellow lines around the adjacent “chicane” in the Lynn Road, they suggest that in the event that work proceeds quickly if approved, that those lines are rushed through to tie in with this project.

The Parish Council note that the (Traffic Regulation Order) TRO has already been published and cannot now change on the basis of a possible development. The Parish Council therefore requests that, should the application be approved, a condition is made that the question of on-street parking in the vicinity is agreed with Highways and consultation with the Parish Council.

Highways Authority: NO OBJECTION – conditionally and subject to amended plans re: parking allocation and surface water drainage

Environmental Health & Housing - CSNN: NO OBJECTION - conditionally

Conservation Area Advisory Panel: NO OBJECTION subject to amendments to design, fenestration, signage, demarcation of parking spaces and boundary treatment.

REPRESENTATIONS

A petition with **393** signatures has been submitted by the owner of Snettisham Village Stores objecting to the proposal for the following reasons:-

1. More traffic in the village with small roads
2. Very close to the school, not safe for the kids using the roads to school, dangerous parking and big vehicles and other villagers using the road frequently.
3. Parking (Insufficient parking – where will users of the site and neighbouring Hair86 park?)
4. Delivery Lorries to the Co-op will block the whole road for an hour. And it will create more problems for the village.

In addition **6** third party comments objecting to the scheme referring to the following:-

- Village Stores struggling to compete with other big shops in Dersingham and Heacham; this will kill my business straight away
- My shop serves 400 elderly people who can't leave their home by delivering daily newspapers to them. They would miss this service if I were to close
- Support the proposal but concerned about impact of brightly lit plastic signage which would be inappropriate and create light pollution
- Concern over deliveries in an articulated lorry
- Lack of parking – only 19 spaces provided
- The hairdressers next door will have nowhere to park
- Would prefer housing on this site
- Cars parked on road locally cause a problem now and will get worse
- Should be restrictions on delivery vehicles
- No green landscape within site
- No need for another retail shop in the village as there are facilities in Heacham and Dersingham
- Headlights from vehicles delivering at night and impact on residents
- The existing road network cannot cope and this will make it worse
- Need double yellow lines in the area

4 third party comments supporting the scheme received referring to the following:-

- A larger shop in the village is well overdue; many older people do not drive and younger ones cannot afford to so just for basic items you have to get a bus

- Many people have not signed the petition against the proposal as they would like a larger shop, but no petition has been undertaken in support.
- The village could support a high quality food store and an independent newsagent.

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM10 – Retail Development Outside Town Centres

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

OTHER GUIDANCE

Snettisham Conservation Area Character Statement

PLANNING CONSIDERATIONS

The key planning considerations relevant to the determination of this application are:

- Principle of development
- Loss of the public house
- Design issues and Impact upon the Conservation Area;
- Amenity issues;
- Impact upon trees within the site; and
- Highway issues.

Principle of development

The site is located within Built Environment Type C as depicted on the Local Plan Proposals Map and also within the Conservation Area. The proposal would result in the loss of a public house but would provide additional retail and employment facilities.

Local Plan policy 4/21 states that in principle new development will be permitted provided it has regard for and is in harmony with the building characteristics of the locality.

The LDF Core Strategy identifies Snettisham as a Key Rural Service Centre where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits.

Nationally, the NPPF seeks a high standard of design, and design that takes the opportunity to improve an area. Some of the key objectives referred to in the NPPF are for development which responds to their local context and creates or reinforces local distinctiveness, are visually attractive as a result of good architecture and appropriate landscaping.

Government Guidance also seeks quality design in housing, and states that Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly development. It also states that design should be well integrated with, and complements neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Design should promote local distinctiveness.

The NPPF states that new development should make a positive contribution to the character and local distinctiveness of the historic environment and preserve the heritage assets of the Conservation Area.

Previously planning permission has been approved for the conversion of the building and extensions to it for mixed retail and residential uses (Ipa ref: 12/00016/CU, 13/00711/F). These earlier schemes have not been implemented and this current proposal removes the residential use from the site, replacing it with a separate, independent office use.

In principle, the proposed use of the site for retail has previously been considered acceptable for this site. The current amended scheme, which sees an increase in employment space and the removal of residential use, accords with the provisions of national and local policy.

Loss of the Public House

National planning policy and guidance seek to provide sustainable development and keep villages as self-contained settlements, thus reducing the need to travel. The provision of local facilities such as public houses, shops and post offices are vital to sustain and

contribute towards meeting the needs of rural communities. The loss of such a facility which is of social value to a community is therefore a material planning consideration.

Furthermore rural settlements provide essential services and facilities to serve visitors to the borough as well as the local communities. Maintaining the vitality and viability of village centres such as Snettisham is therefore critical to the continued development of tourism in the rural areas.

One of the objectives of the NPPF is to promote the retention and development of local services and community facilities in villages (paragraph 28).

Snettisham is defined as a 'Key Rural Service Centre' in the emerging Core Strategy. This type of settlement helps to sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs and a level of public transport that can enable access to and from the settlement. The supporting text to Policy CS02 of the emerging Core Strategy advises that the Borough Council will seek to maintain and enhance facilities to support this function.

Policies CS06 and CS10 of the emerging Core Strategy advise that within all centres and villages priority will be given to retaining local business sites unless it can be clearly demonstrated that continued use for employment (including tourism or leisure) of the site is economically unviable, or cannot overcome an overriding environmental objection, or a mixed use can continue to provide local employment opportunities and also meet other local needs.

In this case the proposal is for the loss of the public house, albeit one that has not been in operation since 2010, but it is to be replaced by a shop unit which will provide local employment as well as facilities for local people and visitors and an office unit which, again, will provide employment in the village.

The village also has two other public houses in the centre of the village so there will still be access to these for the residents. Whilst a change of use of the pub to Class A1 (retail) by itself would not normally require planning permission, the change of use to the office use (B1a) does require permission.

With this regard, therefore, there is no objection in principle to the loss of the public house or the change of use of the site to a mixed retail and office use given that facilities for the village will remain. In this respect the proposal accords with the national and local policies, specifically Policies CS06, CS08 and CS10 of the emerging Core Strategy as well as the provisions of the NPPF.

Design Issues and Impact upon the Conservation Area

The existing main building, although not listed, is of some age and the carstone detailing to the front of the building, which includes galleting, is of interest. The building, on this prominent corner position within the village, adds to the character and appearance of this part of the Conservation Area and is a heritage asset.

The NPPF advises that local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should

have been assessed using appropriate expertise where necessary given the application's impact.

Government guidance advises that in decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal. In this case it is established that the main building and its principal elevation which is of particular significance and is an element which should be retained.

The NPPF advises that local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment.

A Design and Impact Assessment has been submitted with the application.

The proposal retains the historic frontage of the existing building and replaces the unsympathetic side extension with a two storey extension. This two storey extension reflects the building characteristics found along this part of Lynn Road. Simple, wider glazed areas have been introduced to the shop frontage at ground floor level to the front of the extension.

There is no objection to the loss of the existing extension and no overall objection to the replacement extension, subject to the use of high quality materials.

This amended application has been considered by the Conservation Area Advisory Panel. In summary the Panel supported the proposal; however, they made comments regarding the details of the scheme, including fenestration, the insertion of a chimney to the extension, signage and boundary treatment.

The applicant has considered these comments and plans have now been amended to reflect the key issues raised by the Conservation Area Advisory Panel. Some of the changes, including boundary treatment and details of the car park, can be covered by planning condition.

With regard to design issues the proposal as submitted is now considered acceptable with regard to the impact upon the character and appearance of the Conservation Area. The scheme accords with the provisions of the NPPF and Core Strategy Policy CS12.

Amenity issues

Immediately to the north of the existing main public house building is an attached residential unit. The main windows to rooms within the property face west. Planning history reveals that this is an annexe to a larger property but it is used for residential accommodation. The proposed two storey extensions to the rear of the building are set off the boundary with this neighbouring property to the north. They do not project as far as the existing ground floor rear section and the roof is mono-pitched to reduce the mass.

Accordingly, it is not considered the height of the additional built form would be overbearing or cause significant overshadowing or loss of light for the occupants of this neighbouring property. There are no windows to the rear of this building.

The impact on other residential properties which adjoin the site has been considered. There will be first floor windows facing east but these face the garages of neighbouring properties and will not directly overlook the windows of adjoining properties. Other windows are separated from existing dwellings by the width of carriageways and do not directly overlook the windows of adjoining properties.

The rear extensions will cause some overshadowing to the north and east at certain times of the day, but this will be to a small area of garden land which is already partially overshadowed by existing boundary features and planting.

In summary, there will be no significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, being overshadowed or the extensions being over bearing, as a result of this proposal.

Highway Issues

Norfolk County Highways have been consulted with regard to this application. They have commented on the division of the parking spaces between the retail and office use and require details of the surface water drainage to prevent surface water flowing onto the public highway. This is recommended to be incorporated into a planning condition.

They raise no objection to this scheme subject to the imposition of appropriately worded conditions.

The parking facilities and main access to the site are to the front of the building and deliveries will be to the front of the site. Refuse storage is shown to the rear of the site and a pedestrian door is shown in the walling to the southern part of the site. This arrangement was approved under earlier planning permissions on the site for the mixed retail and residential schemes.

The Parish Council and third parties have reservations about deliveries to the site, and are concerned that this will create problems if not carefully managed. This concern relates to deliveries by articulated lorries in the village centre and the disruption this might cause to other road users. The type of delivery vehicles using the site cannot always be controlled by the occupant of the site. The Highways Authority raises no concern regarding the use of the site and deliveries to it.

The Parish Council and third parties have commented about the need for double yellow lines in this part of the village. Initially they requested that parking restrictions are introduced on this part of Lynn Road, but have since written in to confirm they are aware of the arrangements already in place for a double yellow line scheme to the north of the site and they acknowledge that it is too late to extend the area to incorporate the road network outside this application site.

Third party concern has been raised regarding a lack of parking on the site. However the site does provide adequate parking facilities for its own use and the Highways Authority has confirmed they are happy with the number of spaces able to be provided. The applicant cannot be expected to provide for visitors to adjoining commercial premises or residential units as a result of this development proposal.

The Parish Council also have concerns regarding overnight deliveries in a quiet semi-rural setting. It is possible to control this by planning condition and this is also a recommendation from the Environmental Health Officer.

Other matters

Crime and Disorder Act 1998

Section 17 of the above act requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application will not have a material impact upon crime and disorder.

There are no flood risk issues.

The Environmental Health Officer (CSNN) raises no objection to the proposed scheme subject to conditions relating to hours of use, hours of deliveries, details of refrigeration and ventilation and a construction management plan. It is not considered that the application would result in such major construction works to warrant a construction management plan, but the other conditions recommended by the Environmental Health Officer are considered necessary and therefore are recommended to be imposed. With regards the hours of use, 0700 – 2300 is considered appropriate in balancing the needs of the business with the nearby residences. Although the CSNN team recommend 0800 – 2000 on Sundays, Bank and Public Holidays, this is considered to be overly cautious and restrictive.

The Parish Council welcomes the nature of the application and look forward to the site finally being developed. They comment that a new supermarket is something which many in the Village will welcome.

The owner of the Snettisham Village Store has raised concerns that this new retail unit will put him out of business with consequential repercussions for his customers, many of whom are elderly and rely on his newspaper delivery service. This concern is noted and understood. However, this concern relates to market forces and competition, which are not material planning considerations in this case, given the location of the proposal within the centre of the village. Further, the NPPF refers at paragraph 28 that to support a prosperous rural economy local planning authorities should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

Third party concern about the signage for the businesses is noted. A use of this nature would have certain rights to erect certain signage through the Advertisement Regulations. Anything outside of the regulations will require advertisement consent in its own right.

Third party comment has been made that housing would be the preferred option for this site. However, this is not the proposal being considered through this planning application.

Third party comment has been made that there is no green landscape within the site. There were trees to the back of the site a few years ago but these have been removed with consent. However, there is no scope within the site for formal planting as it would cause issues with buildings or parking arrangements. It is a site within the Conservation Area however, and details of any boundary treatment will be required prior to its installation.

Third party comment has been made that there is no need for another retail shop in the village as there are facilities in Heacham and Dersingham. However, this is not a matter for consideration as part of this application. The local planning authority has an obligation to determine the application presented to it.

Third party concern has been made regarding headlights from vehicles delivering at night and the impact on neighbouring residents. However, the existing use of the site is a public house where activity occurred at night. It is not considered this will be worse than the current situation.

The third party comments which support the proposal are noted.

CONCLUSION

The proposed mixed use of retail and office units accords with national and local planning policy. The loss of the existing poor quality side extension to the building is supported and the replacement extension is considered appropriate, subject to the appropriate use of materials.

The integrity of the existing building is retained, and the proposed extension to the building is considered to preserve and enhance the character of the building and that of the wider Conservation Area.

The scheme is appropriate in terms of neighbour amenity and highway safety. There are no outstanding landscaping or flood risk issues.

In the light of National Guidance and local plan policy and other material considerations it is recommended that planning permission be granted for the development as proposed.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 2 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 3 Condition Prior to the first use or occupation of the development hereby approved, full details of hard landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts.
- 3 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF and CS12.
- 4 Condition All hard landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

- 4 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 5 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 6 Condition Prior to the commencement of the development 1:20 drawings of the shop front shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 6 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition Vehicular access to and egress from the adjoining highway shall be limited to the access onto the B1440 Lynn Road as shown on drawing No 20151/P11 E only. Any other access (es) or egresses shall be permanently closed, and the footway shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 7 Reason In the interests of highway safety.
- 8 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 8 Reason In the interests of highway safety.
- 9 Condition Prior to the first occupation of the residential units and prior to the commencement of the commercial use hereby permitted the proposed access / on-site parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 10 Condition No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 10 Reason To ensure that there is a satisfactory means of drainage in accordance with the provisions of the NPPF.

- 11 Condition Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 11 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the provisions of the NPPF.
- 12 Condition The retail unit shall only be open between the hours of 07.00 to 23.00, unless otherwise approved in writing by the Local Planning Authority.
- 12 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 13 Condition No deliveries shall be taken at or despatched from the retail unit outside the hours of 08.00 to 18.00 on weekdays, 08.00 to 18.00 on Saturdays and at no time on Sundays, Bank or Public Holidays.
- 13 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 14 Condition Prior to the installation of any refrigeration plant a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the noise/power levels of the equipment and provide details of anti-vibration mounts. The scheme shall be implemented as approved and thereafter maintained as such.
- 14 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 15 Condition The use hereby permitted shall not commence until a detailed scheme for all air ventilation systems has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the noise/power levels of the equipment and provide details of anti-vibration mounts. The scheme shall be implemented as approved prior to the commencement of the use and thereafter maintained as such.
- 15 Reason In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 16 Condition The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority specifically drawing(s) referenced:
- Drawing No. 191-01, Existing Site & Location Plan
 - Drawing No. 191-06, Proposed and Existing Elevations and Proposed Site Plan
 - Drawing No. 191-04, Proposed Floor Plans
 - Drawing No. 191-05A, Proposed Elevations
 - Drawing No. 191-07, Proposed Elevation

16 Reason For the avoidance of doubt and in the interests of proper planning.