

<b>Parish:</b>	<b>Holme next the Sea</b>	
<b>Proposal:</b>	<b>New dwelling following change of use of builders yard</b>	
<b>Location:</b>	<b>Builders Yard Thornham Road Holme next The Sea Norfolk</b>	
<b>Applicant:</b>	<b>Millthorne Developments Ltd</b>	
<b>Case No:</b>	<b>20/00737/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 2 September 2020 Extension of Time Expiry Date: 12 November 2021</b>

**Reason for Referral to Planning Committee** – Officer recommendation is contrary to Parish Council recommendation and referred by Sifting Panel

**Neighbourhood Plan:** Yes

**Case Summary**

Full planning permission is sought for the erection of a new dwelling following demolition of existing structures on the site associated with the permitted use as a builder's yard.

The site lies within the Norfolk Coast Area of Outstanding Beauty (AONB) adjacent to the main coast road (A149).

**Key Issues**

Principle of Development  
 Loss of Employment Use  
 Impact on AONB and Countryside  
 Residential Amenity  
 Highway Safety  
 Ecology  
 Other Material Considerations

**Recommendation**

**A) APPROVE** subject to the completion of a legal agreement within 4 months of the date of a resolution to approve the application to ensure the dwelling is used as a principal dwelling only.

**B) REFUSE** if a legal agreement ensuring the dwelling is used as a principal dwelling only is not secured within 4 months of the date of a resolution to approve the application.

## **THE APPLICATION**

Full planning permission is sought for the erection of a new two-storey dwelling following demolition of existing structures on the site associated with the permitted use as a builder's yard. The site is outside of Holme village but sits at one end of a row of five other houses.

The dwelling would benefit from a linked detached garage and would comprise a utility room, snug and three bedrooms at ground floor and the main living space and master suite at first floor level.

The new dwelling measures 7.4 to ridge and 4.5 to eaves but is set c.1m into the ground. The existing buildings on site are of a lesser mass and are derelict.

Materials are shown to comprise primarily of chalk with red brick detailing and plinth under a red pantile roof. Small areas of vertical timber are also proposed.

The site lies within the AONB adjacent to the main coast road.

### **Key Issues**

Principle of Development  
Impact on AONB and Countryside  
Residential Amenity  
Highway Safety  
Other Material Considerations

## **SUPPORTING CASE**

The following statement has been submitted by the applicant / agent:

The proposal has been progressed many times in response to comments made by Planning, the Parish Council and the NCP delivering a traditional style dwelling, at a scale that sits comfortably within the AONB and on this specific site in particular.

The design, layout, scale and materials all work very well in context to the adjacent properties, in the setting of the street scene of this small collective of dwellings outside the main centre of the village, but very much in keeping with local, traditional houses found in Holme and along the Norfolk coast. We show the comparative footprints of the neighbouring properties on the submitted plans.

You will see that the Norfolk Coast Partnership is in support of the proposal and that this application is presented with the Case Officer's recommendation of approval.

The Parish Council have also accepted that the design as presented has made considerable changes to allow the dwelling to sit without negative impact on the AONB.

It should be considered that the existing site is of a builder's yard and adjacent are private residential buildings. Previously planning was granted for a large building to serve the builders yard and with this history would be able to establish such permission again.

The application is brought forward by the Parish Council primarily for one reason - expressed concerns about the suitability of this proposed house for the Principal Homes Market, a policy implemented in their own Neighbourhood Plan.

The concern is that unless a Principal Homeowner has been identified for the proposed house there is a real risk that, if developed, it will not be saleable with this occupancy restriction in place. This would be true of any house developed in the village from now forwards regardless of size or location as it is an open and free market – buyers of all types and sizes of properties make choices that others cannot govern. There is a concern that large houses become second homes – there are many small second homes in every village. What about family sized dwellings, ones that have to be permanent homes? Ones that offer the ability to also work from – which is actually encouraged and acknowledged in the Neighbourhood Plan.

Our understanding of the Neighbourhood Plan policies is that there are zones where certain residential sizes are more appropriate and controlled. This site has less restriction due to the out of village location and the proposal is designed to reflect this.

The submitted design demonstrates very clearly that this is a well-considered proposal, that the dwelling will be an enhancement to the area and that it sits very well within the context of its settings. Finally, acknowledging it is to be a principal dwelling, this house will offer a sustainable family sized, 4-bedroom house offering the ability to work from home, enhancing the vitality of the village in several ways.

## **PLANNING HISTORY**

19/00142/PREAPP: Possibility of Approval: 26/11/19 - Pre-application enquiry (Full with consultations and meeting): Construction of new dwelling

11/00816/F: Application Permitted: 18/07/11 - Replacement store building

2/00/1195/LD: Application Permitted: 30/08/00 - Use of land as builders' yard and storage area including vehicles up to 3 tonnes and existing workshop/store for light joinery shown outlined in black on attached map/plan

2/00/0186/F: Application Permitted: 31/08/00 - Replacement store/workshop

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** The Parish Council appreciates the changes made to the design and fenestration of the previous submissions but cannot support the application which is contrary to NDP Policy HNTS14 (new dwellings), HNTS 18 (Principal Homes) and HNTS20 (AONB Landscape Quality)

The Parish Council has consistently objected to the proposals on grounds of size and has expressed concerns that given the NDP Principal Homes Policy requirement, if permitted the proposed house may not be saleable with the occupancy restriction in place (in addition to calling for a more modest property our November 2020 response raised the possibility of a pair of semi-detached homes)

It is acknowledged that compared to the original submission the ridge height has been reduced by just over 0.5m (which combined with setting the foundations into the ground will reduce the visual impact on views from the road / A149, though not from the footpath network), and the GIFA has been reduced from c350sqm to c270sqm. This however still leaves an extremely large dwelling and is approaching twice the upper bound on the size guide in HNTS14 (which is based on the average size of a detached house).

Our previous concerns regarding contamination and drainage issues stand.

Planning Committee  
8 November 2021

There is considerable concern that if the Borough Council is minded to approve this application it should clearly be treated as an exception and should not establish a precedent for building beyond the Development Boundary or encroaching on the adjoining land to the west which is understood to have been acquired by the developer.

**Highways Authority: NO OBJECTION** With due consideration of the existing use of the site, the LHA considers that suitable access and visibility for a single dwelling could be achieved and therefore raise no objection to the application on the grounds of highway safety subject to condition(s).

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** subject to conditions relating to contamination.

**Natural England: NO OBJECTION**

#### *Designated sites*

The proposal is within close proximity to International, European and nationally designated sites and we recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) to aid the identification of any potential environmental risks to designated sites. This should include any discharges of water or liquid waste to ground or surface water such as a beck or stream. However, discharges to a mains sewer are unlikely to pose a significant effect. We also suggest reference to the State of the North Norfolk Coast report and Panter et al (2016) Visitor Surveys at European Protected Sites across Norfolk during 2015 and 2016, Footprint Ecology for information about pressures and disturbance to designated sites.

#### *Landscape*

The proposed development is for a site within a nationally designated landscape namely the Norfolk Coast AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of

the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

#### *Protected Species*

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species, or you may wish to consult your own ecology services for advice.

**Norfolk Coast Partnership: NO OBJECTION** We are very appreciative of the architect's willingness to take on board our concerns. We are much more comfortable with the latest design in terms of the materials, scale and reduced fenestration.

The only point I would make is to consider landscaping, whilst we don't have an issue with planting around the development this is an open landscape with long views. Care needs to be taken choosing species that won't obscure the views in the medium to long term.

Also, we would like to see a condition on any external lighting proposed.

### **REPRESENTATIONS**

**THREE** letters of concern have been received from third parties. However, none are against the principle of development and all consider that the existing use / appearance of the site is currently a detractor. The issues raised can be summarised as:

- Drainage
- Overlooking / loss of privacy [this was prior to the latest set of plans]
- Contamination
- Impact on protected landscape
- Poor visibility / highway safety.

### **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS10** - The Economy

**CS11** – Transport

**CS12** - Environmental Assets

### **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM19** - Green Infrastructure/Habitats Monitoring & Mitigation

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy HNTS 1:** Principle of Sustainable Development

**Policy HNTS10:** Overall Form and Pattern of Settlement

**Policy HNTS11:** Street Scene, Character and Residential Environment

**Policy HNTS18:** Principal Residences

**Policy HNTS20:** AONB Landscape Quality

**Policy HNTS22:** Biodiversity

**Policy HNTS25:** Traffic and Car Parking

**Policy HNTS5:** Countryside Zone

**Policy HNTS7:** Natural Capital and Ecosystem Services

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main considerations in the determination of this application are:

Principle of Development

Loss of Employment Use

Impact on AONB and Countryside

Residential Amenity

Highway Safety

Other Material Considerations

### **Principle of Development**

Development within the countryside and specifically within nationally designated areas such as AONBs is heavily controlled to ensure conservation and enhancement of those areas.

Furthermore, new development in the countryside is protected on greenfield sites unless it relates to agricultural or a rural enterprise at national and local level including at Neighbourhood Area by Neighbourhood Plan Policy HNTS5. However, this site is brownfield and has an existing planning use as a builder's yard.

Generally, a new dwelling in this location would not be acceptable, but in this case there is a material consideration that is considered to have significant weight, that is the existing permitted use of the site as a builders yard, and the significant impact that could have on, not only the protected landscape, but highway safety and neighbour amenity.

### **Loss of Employment Use**

Both national and local policy and guidance seek to protect rural businesses. However, they also acknowledge that such uses can be detrimental to the historic and natural environment.

Given the sensitive nature of the site, particularly in terms of landscape and nearby ecological designations, and its neighbouring uses (principally residential), as well as it being directly accessed from the main coast road, it is considered that residential is a preferable use for the site, and the loss of the builders yard as an employment use would not be objected to.

### **Impact on AONB and Countryside**

The area falls under 'Coastal Slopes' in the AONB Landscape Character Assessment. Some of the relevant key forces for change include:

- Small-scale or incremental development within villages which may be inconsistent with local built character and materials
- Redevelopment of existing small-scale development with larger-scale buildings
- Potential new large or small-scale or tall vertical developments, which may block or influence recognisable views to and from the coast.

Guidance to protect and enhance includes:

- Avoid small-scale built development which would impinge on the 'strategic gaps' of open countryside which define the landscape setting of villages along the A149
- Ensure new small-scale development within villages is consistent with existing settlement pattern, density and traditional built form
- Promote the use of local materials, including flint, chalk clunch, pebbles and pantiles; and architecture, respecting traditional built form, layout and character.

Existing dwellings in the locality of the site vary in size, scale, design, age and materials. However, they are all fundamentally 'traditional' with active frontages that include a front door, follow the general hierarchy of fenestration, and have a 'common' ratio of window to brickwork.

The proposed dwelling has changed beyond all recognition from its original submission. It is now traditional in design and of a scale, mass and materials that are considered to relate appropriately to the site and its wider setting and follow traditional characteristics outlined above.

The Norfolk Coast Partnership (NCP) have removed their objection considering the development accords with the objectives outlined above and conserves the AONB in line with para 176 of the NPPF. NCP request light pollution mitigation and appropriate landscaping be conditioned if permission is granted. Such conditions are considered to be reasonable and necessary.

However, the Parish Council (PC) maintain their objection although it should be noted that Neighbourhood Plan Policy HNTS 14 (limit on size of new dwellings) is not relevant to this application as it relates to new homes within the development envelope (and not development of a brownfield site outside of the development envelope.)

Other relevant Neighbourhood Plan Policies, that relate to development within the countryside and AONB as well as general form and character are HNTS 1, 5, 7, 10, 11 and 20. These policies seek to conserve and enhance the countryside and AONB in particular by preserving, and where possible enhancing, the sense of tranquillity and wilderness, the wide open spaces, dark skies and panoramic views whilst respecting the existing built form in the locality in terms of building and plot sizes, gaps, ensuring there is room for appropriate landscaping and that any garages are not intrusive.

The reduction in height and amount of glazing, together with the more traditional dwelling now proposed, suggests that the development does respect the built form of development in the locality and would preserve the character of this particular part of the AONB (a brownfield site at the end of a row of five existing dwellings.)

The PC's objection in relation to principal homes can be dealt with by legal agreement if Members resolve to approve the application, and drainage and contamination could be suitably conditioned if permission were granted.

The PC's concerns regarding pressure to extend the development outside of the red line site boundary are unfounded given that every application has to be considered on its own merits, and this application does not include that area.

### **Residential Amenity**

Both the NPPF and Development Plan (including the Neighbourhood Plan) seek to protect the amenity of occupiers of existing dwellings.

The proposed dwelling has its main living area at first floor level with sleeping accommodation at ground floor. Careful consideration has been given to overlooking, and the lack of any side windows, and the obscuring impact from the single storey rear element from the terrace, means there would be no material overlooking. Likewise, the development would not be unacceptably overbearing or result in unacceptable overshadowing.

### **Highway Safety**

Given the existing permitted use of the site, the Local Highway Authority raises no objection on the grounds of highway safety, subject to the imposition of appropriate conditions.

Parking provision is shown to be in accordance with current standards.

### **Ecology**

The Ecological Report that accompanied the application concludes: *The predominant habitat within the site is poor semi-improved grassland, tall ruderal and scrub with building materials scattered across the site and built structures including an office cabin and dilapidated metal barn.*

*The site has suitable habitat for reptiles. Further surveys were undertaken with a peak count of one adult common lizard recorded. Mitigation in the form of a Precautionary Method of Working is required to ensure there are no adverse impacts to common lizard or other reptiles and provision of refuge in the form of a wood pile is advised.*

*All known designated nature conservation sites are located at least 500m from the proposed development site, so given the separation distance and the scale of the proposed development, no impacts during the construction phase are expected. Considering this development is a single dwelling, there will be a very minor increase in population compared*



*to the existing population of Holme-next-the-Sea. Additionally, given the distance of the designated sites and the availability of many other nearby public open spaces to use, there is not expected to be any impact to the designated sites from occupation of the property.*

*The scrub on site is suitable for breeding birds. To avoid a legal offence due to removal of woody vegetation, avoidance measures are advised. This scrub also provides ecological value as a food resource and refuge for bird and invertebrate species. To mitigate for the loss of scrub on site, planting of native trees and hedgerow is advised.*

*Best practice mitigation advice is provided to reduce possible impacts to terrestrial species such as natterjack toads which are present in the area, hedgehogs or common toads, and nocturnal species such as bats.*

*Enhancement is advised, including proposals for green space/garden to be sown with a native seed mix to maximise the wildlife value of these areas. One bird box and one bat box will be installed on or within the fabric of the new dwelling. The bird box should target house sparrow, a species of conservation concern. This advice is provided in order to increase the wildlife value of the site for locally occurring species. If this advice is followed there will be mid- to long-term benefits for biodiversity on site, such as would constitute a net gain in line with the National Planning Policy Framework (NPPF).'*

Your officers have no reason to question the findings of the submitted survey given that it was undertaken by a trained ecologist.

If permission is granted it will be conditioned to be in accordance with the mitigation and enhancements outlined within the survey.

### **Other Material Considerations**

Some concern has been expressed in relation to drainage issues, and Natural England has submitted information in relation to ensuring that water ways are not polluted by surface water run-off.

The previous use of the site means that there could be contaminants, including asbestos containing materials.

It is considered that both of these issues could be suitably addressed by condition if permission were granted.

There are no crime and disorder implications linked to this application.

### **CONCLUSION**

The development is for a new two-storey dwelling outside of the main village of Holme, on a brownfield site which has a lawful use as a builders yard, and is located within the countryside and the AONB. Whilst there is no premium on neglect, the site is currently untidy, and the existing lawful use of the site is likely to, or potentially could, result in greater negative visual impacts than a residential use. This has been given considerable weight in the planning balance of this application.

The applicant has worked closely with the LPA and Norfolk Coast Partnership to produce a scheme that is considered to respect the limited built form in the locality and conserve the AONB.

There are no objections on technical grounds, although the Parish Council object on the basis of the impact on the AONB, principal dwelling requirement and the size of the dwelling. However, the principal dwelling issue can be covered by a legal agreement, and the size policy is not relevant to this type of application. The impact on the landscape is considered to be acceptable now and could arguably be said to be betterment.

As members will be aware decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. Normally this application for a new dwelling in the countryside would be objected to in principle, but in this case officers put significant weight on material considerations, specifically the fact that there is an existing lawful builders yard on the site, which is untidy but has the potential to expand and become a large problem site in the AONB.

It is therefore recommended that this application be approved subject to the following conditions and the completion of an appropriate legal agreement securing the occupation of the dwelling as a principal dwelling only.

### **RECOMMENDATION:**

**A) APPROVE** subject to the signing of a legal agreement within 4 months of the resolution to approve to secure the occupation of the dwelling as a principal dwelling only and the imposition of the following conditions:

- 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: The development hereby permitted shall be carried out in accordance with the following approved plan drawing no: 451-20 Rev.E.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. 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). This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

- 3 Reason: 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 needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 4 Condition: Prior to the commencement of groundworks, 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 must be prepared, and is subject to the approval in writing of the Local Planning Authority. 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.
- 4 Reason: 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 needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 5 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, 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 that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
- 5 Reason: 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.
- 6 Condition: 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 the requirements of condition 3 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 4 which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 5.

- 6 Reason: 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.
- 7 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.
- 7 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.  
This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 8 Condition: The development hereby permitted shall be carried out in accordance with the mitigation and enhancements contained within the Ecology Report that accompanied the application (dated October 2021 produced by Wild Frontier Ecology)
- 8 Reason: In the interests of the natural environment and protected species in accordance with the NPPF and Development Plan.
- 9 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft 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. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 9 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 10 Condition: All hard and soft 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. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 10 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 11 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 11 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 12 Condition: No development shall commence on any external surface of the development hereby permitted until a sample panel of the chalk and brick principal and side elevations of the main building 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.
- 12 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 13 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning area(s) shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 13 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF and Development Plan.
- 14 Condition: Prior to the installation of any external lighting associated with the development hereby permitted 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. Your attention is drawn to Informative 1 that relates to this application.
- 14 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 15 Condition: Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
- 15 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened in accordance with the NPPF and Development Plan.
- 16 Condition: The dwelling hereby permitted shall only be used as the occupants' sole / main residency and shall at no time be used as business or commercial holiday accommodation.
- 16 Reason: To ensure that the dwelling is only used as a principal residency as required by Neighbourhood Plan Policy HNTS18.

**B) REFUSE** if a legal agreement to secure the occupation of the dwelling as a principal dwelling only is not secured within 4 months of the date of a resolution to approve.