

<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Proposed Butchers Shop and Associated Facilities.</b>	
<b>Location:</b>	<b>Land At Clenchwarton Road West Lynn King's Lynn Norfolk PE34 3LJ</b>	
<b>Applicant:</b>	<b>Mr Chris And Andrew Prior</b>	
<b>Case No:</b>	<b>21/01771/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 2 November 2021 Extension of Time Expiry Date: 11 March 2022</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Kemp

**Neighbourhood Plan:** No

**Case Summary**

Full planning permission is sought for the construction of a Butcher Shop/Retail unit with associated car parking, servicing and landscaping arrangements.

The site is part of a larger field which currently comprises open grass land with a number of mature trees and other established vegetation.

West Lynn is grouped with King's Lynn in regards to the policies outlined in both the Core Strategy (2011) and the Site Allocation and Development Management Policies Plan (2016). The site is located on the edge of the village approximately 125m south of the development boundary in an area classed as countryside on the Local Plan maps and is within Flood Zone 3 of the Borough Council's SFRA (2018).

**Key Issues**

- Principle of Development
- Design and Impact on Form and Character
- Access/Highways
- Flood Risk
- Ecology
- Other Material Considerations

**Recommendation**

**APPROVE**

## **THE APPLICATION**

Full planning permission is sought for the construction of a Butcher Shop/Retail unit with associated car parking, servicing and landscaping arrangements. The retail unit includes a gross internal area of approximately 816m<sup>2</sup> which includes the butcher's retail floor space (221m<sup>2</sup>) as well as various storage, preparation and staff facilities.

The site lies to the east of Clenchwarton Road on the outskirts of the main built extent of West Lynn and approximately 280m south of the junction with St Peters Road. The site is part of a larger field which currently comprises open grass land with a number of mature trees and other established vegetation.

The site is proposed towards the centre of the wider field providing a significant gap between the houses to the north and the proposed commercial use. To the west, on the opposite side of Clenchwarton Road is an existing group of warehouse buildings.

West Lynn is grouped with King's Lynn in regards to the policies outlined in both the Core Strategy (2011) and the Site Allocation and Development Management Policies Plan(2016). The site itself lies outside of the development boundary in an area classed as countryside on the Local Plan maps. The site lies in Flood Zone 3 of the Borough Council's SFRA (2018).

## **SUPPORTING CASE**

The name of the applicant's business is Priors of West Lynn and it has been located in and has been synonymous with West Lynn for many years; the current site has been occupied for over 60 years and is very constrained within the core of the village; and there are parking and amenity issues caused by the position of the current store in respect to the highway and adjacent residential properties.

Whilst planning permission was granted for an expansion of the existing store premises in 2020 –after careful consideration Mr Prior considers that this could only be a short-term solution and one that fundamentally does not address the underlying issues and constraints of the existing site in terms of access parking and impact on neighbours. A letter from Mr Prior setting this out is included in annex1 of the Planning Design and Access Statement which accompanies the application.

This application seeks a long-term solution that removes the butchers shop from the core of the village to remove amenity access parking and amenity issues whilst maintaining the strong links with West Lynn village.

Following pre application correspondence with KLWN planners we have undertaken a retail sequential test for West Lynn looking at all available sites and assessing their availability and suitability. The sequential test report concludes that there are no sequentially preferable sites available, and as such the site is in principle acceptable for the development proposed subject to site specific constraints.

The planning design and access statement sets out the relevant planning policy consideration and impacts of the proposal to inform the application process; it is noted that there are no technical objections from statutory consultees to the proposal and issues raised by objectors are addressed in the supporting documentation and or in consultation responses.

The proposal is of high-quality design and consistent with all material planning policy in terms of principle and impacts; it is therefore requested that planning permission be granted.

Planning Committee  
7 March 2022

## PLANNING HISTORY

20/00160/PREAPP: INFORMAL - approve with amendment: 05/02/21 - PRE-APPLICATION ENQUIRY WITH CONSULTATIONS AND WITH MEETING: Outline: Construction of Butchers Shop. Offices. Take-away. Ancillary Cold Rooms and Associated Facilities. - Land S of 88 Clenchwarton Road

16/00572/FM: Application Refused: 08/11/16 - Proposed residential development - Land Between Clenchwarton Road And Orchard Grove West Lynn – COMMITTEE DECISION

## RESPONSE TO CONSULTATION

**Highways Authority: NO OBJECTION** to revised plan – recommended standard access/turning area/parking conditions.

**Arboricultural Officer: NO OBJECTION**

**Internal Drainage Board: NO OBJECTION**, in principle. Recommended additional infiltration testing takes place and notes that The Board's Byelaws must be complied with.

**Environmental Health & Housing - Environmental Quality: NO OBJECTION** in regard to contaminated land.

**Environment Agency: NO OBJECTION** – the FRA mitigation measures should be complied with.

**Natural England: NO OBJECTION** – the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

## REPRESENTATIONS

**NINE** letters of **OBJECTION**, stating comments summarised as follows:

- Existing surface water drainage issues, localised flooding
- Impact on biodiversity and loss of trees
- Query over 'anonymous documents' scanned online
- Query over previously incorrect site address
- Traffic, highway safety and speeding
- Noise and disturbance impacts on biodiversity
- Potential options elsewhere within West Lynn
- Proposed site requires vehicular access
- Development of greenfield site
- Concern over future development of surrounding site
- Query over response from Natural England, sent to Natural England directly however also included as a representation to this application

**SIX** letters of **SUPPORT** stating comments summarised as follows:

- Local business should be allowed to stay local
- Easily accessible for local people
- Positive for local employment

- Improvement from existing highway issues

**TWO NEUTRAL** letters, stating comments summarised as follows:

- Support expansion of business in principle
- Less sustainable location and development of greenfield site with some ecological/landscape/drainage value
- Loss of retail unit in centre of village
- Potential use of empty units elsewhere in Lynn.

## **LDF CORE STRATEGY POLICIES**

**CS11** – Transport

**CS12** - Environmental Assets

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - Sustainable Development

**CS10** - The Economy

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

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

**DM2** – Development Boundaries

**DM9** - Community Facilities

**DM10** – Retail Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **OFFICER ASSESSMENT**

The Key Issues are:

Principle of Development

Design and Impact on Form and Character

Access/Highways

Flood Risk

Ecology

Other Material Considerations

## **Principle of Development**

The application proposes the construction of a new retail unit, to be used as a butchers on the outskirts of West Lynn. West Lynn is grouped with King's Lynn within Policy CS02 of the Core Strategy (2011) and therefore benefits from a Development Boundary to guide development to the most suitable locations across the village.

The application site lies outside the development boundary for West Lynn as shown on page 111 of the SADMPP (2016) and some distance away from any existing retail centres or similar uses. As a Butchers/Retail unit the development does not have the same character as the roadside services further to the south of the site and would be considered as a Main Town Centre Use as defined in Annex 2 of the NPPF (2021) for the purposes of Paragraph 87 of the NPPF (2021) and Policy DM10 of the SADMPP (2016)..

CS10 The Economy states that:

'The local economy will be developed sustainably: to facilitate job growth in the local economy, Job growth will be achieved through the provision of employment land as well as policies for tourism, leisure, retail and the rural economy;

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. Any development must satisfy the following criteria:

- It should be appropriate in size and scale to the local area;
- It should be adjacent to the settlement;
- The proposed development and use will not be detrimental to the local environment or local residents.'

Policy CS02 makes it clear that decisions on investment, service and facilities and the location and scale of new development will be taken based on the settlement hierarchy.

This is a site outside of the development boundary and away from any existing retail centres. However the application site is considered to be adjacent to West Lynn, and is located with access on a key route between West Lynn and nearby King's Lynn. The site location is therefore a sustainable location which would accord with Policy CS10.

## **Town Centre Issues**

The NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development (para 81). However, it goes on to reiterate the need to ensure the vitality of town centres and requests a sequential test is carried out for out of centre proposals (para 87).

Policy DM10 of the SADMPP (2016) seeks to ensure that the Borough's town centres continue to be the hub of retail and service provision for the local population, which in turn aids investment to preserve the unique historic architecture and significant streets, spaces and market places of King's Lynn. However, the unique circumstances of West Lynn also need to be recognised as the business provides a community facility for the village itself and any loss would have an impact as per Policy DM9, discussed below.

Out of town centre retail development can complement the existing retail offer of towns, and is appropriate where there is insufficient space in the town centre or when development would have an adverse impact on residential amenity. However, if poorly controlled out of town centre developments can lead to retailers relocating to edge of town sites, attracting

shoppers away from the town centres, leaving behind empty shop premises in town centres and leading to adverse impacts on the vitality of high streets as a whole.

Policy DM10 refers to the need to demonstrate the sequential approach to site selection for retail development and the 'town centre' first approach (as outlined in the NPPF discussed above). The application seeks permission for the development of a butchers/retail unit (with associated car parking, servicing and landscaping arrangements), relocating the local business to a larger and more accessible area adjacent to West Lynn.

The policy states that locations other than town centre or edge of centre sites will only be considered where it can be demonstrated either that there are no other suitable sites in the town centre or at the edge of centre, or where the format or nature of the proposed use would not be appropriate in a town centre location (e.g. bulky goods and trade, rural retail services, etc.).

The applicant has provided a Retail Sequential Test addressing the requirements of the Paragraph 86 of the NPPF (2019) and Policy DM10 and justifying the site's positioning based on other available sites within West Lynn. The applicant has put forward the business' history and links to West Lynn as justification for the site being located within West Lynn as opposed to King's Lynn (to which West Lynn is linked within Policy CS02) and the sequential test has therefore been conducted solely on available sites within the settlement of West Lynn.

The sequential test report concludes that there are no sequentially preferable sites available – with other sites closer to the centre of West Lynn being inappropriate due to site area, residential requirements through allocations or highway safety/access issues (alongside other material considerations) and as such the site is in principle acceptable for the development proposed.

### **Community Facility and West Lynn**

The existing business' ties to West Lynn are clear and it is considered reasonable that the business, which has outgrown its current site, should be retained as a key service for the residents of West Lynn.

Policy DM9 is also relevant and helps to provide justification for the development to be located within West Lynn. This policy states that the priority will be to protect existing community facilities and the provision of new facilities, especially where there is no alternative provision within the settlement.

The existing business maintains its position as a key service for West Lynn and there is a clear understanding of the applicant's wishes for the business to remain in West Lynn and continue to serve its existing customers. The local service provision within West Lynn, and the community benefit of its retention within close proximity to the village itself would also be a material consideration.

C.10.3 of Policy DM9 states that the strategy will be to protect existing community facilities where there is a proven demand and encourages replacement facilities in the immediate locality if it is not viable to retain the facility on site.

Recent planning applications on the business' existing site have been subject of a number of neighbour complaints and councillor involvement due to the popularity of the business and the knock on impacts the business' operations have on the adjacent highway network, as there is no formal parking area provided on the premises for either the staff or customers. It

is clear that in some respects the business use has outgrown its current site, and the existing lawful operations are having an impact on the adjoining occupiers and road network.

Overall, with regards to Paragraphs 81, 86 and 87 of the NPPF (2021) and Policies CS02, CS10, DM9 and DM10 of the Local Plan, the principle of development is considered acceptable.

### **Design and Impact on Form and Character:**

Plans show a single storey building in a loose U shape to somewhat accord with the form of traditional barns in the wider area, with low pitch gable ends fronting Clenchwarton Road and a central doorway/entrance and customer retail floor space. A delivery/business vehicle parking area is proposed to the rear, with customer parking to the front of the proposed building.

41 parking spaces including 10 staff spaces as well as 4 motorcycle spaces and covered cycle parking are shown on the site plan, with landscaping provided at the end of rows and around the perimeter of the site which will soften the impact of the development as a whole on this edge of settlement location. Full details of the proposed landscaping would be required as part of any application. Access for delivery vehicles and staff parking are located to the rear of the building.

Replacement tree planting over the site area is intended to replace those trees lost to development – noting that there are a number of dead trees in the southern area of the site due to waterlogging (temporary and due to an AW main failure). The lost trees (approx. 25 not including those which have died) will be replaced by 29 trees proposed primarily around the boundaries of the site which are native species – Silver Birch, Common Alder and Bird Cherry – intended to be appropriate to the landscape. The implementation of these details can be controlled via condition to ensure the building's appearance is softened within the overall street scene. Hedges along site boundaries will further limit any adverse impact.

Conditions are recommended to ensure the development is completed in accordance with the mitigation measures outlined in the proposal. The development is therefore considered to comply with policies CS08 and DM15 of the Local Plan.

### **Access/ Highways**

The application site is located to the east of Clenchwarton Road and is linked to both West Lynn and King's Lynn by an existing shared footpath/cycle way which provides safe access for pedestrians.

The Local Highway Authority state that they have no objections in principle to the proposed scheme subject to standard access/parking conditions.

Visibility splays are achievable and the proposal is considered unlikely to lead to adverse impacts on highway safety in the vicinity. The proposal therefore complies with Policies CS08 and CS11 of the Core Strategy (2011) and Policy DM15 of the SADMP (2016).

Neighbour comments relating to the accessibility of the site compared to the current location are noted, however there are known issues relating to the location of the existing premises that have been discussed above. The site's position has been justified through a sequential test and is considered acceptable. A cycle path and pedestrian footpath link will be retained in situ to allow safe access for all modes from both directions and this has not led to objections from the Local Highway Authority.

## **Neighbour amenity**

Residential dwellings are located to the north of the site however are considered to be sufficiently distanced from the proposal site to mitigate any significant impacts on these surrounding dwellings. Houses around Orchard Grove to the rear of the site are also suitably distanced from the proposal to mitigate any adverse impacts.

The proposal is therefore considered to comply with the NPPF (2021) and policies CS08 and DM15 of the local plan.

## **Flood Risk**

The proposed use is categorised as 'Less Vulnerable' within the PPG and the flood risk sequential and exceptions tests are therefore not required in association with this application. Whilst located in Flood Zone 3, the Flood Risk Assessment provided as part of this application outlines that the development can be made safe from the risk of flooding for the duration of its life and that other flood risks are not increased elsewhere as a result of the proposal.

The development therefore complies with paragraphs 155-165 of the NPPF (2021) and policy CS08 of the Core Strategy (2011).

## **Ecology**

Natural England raise no objections to the scheme and have assessed the application's impact on protected sites. National guidance set out in the Planning Practice Guidance must be used to assess the impact on protected species.

A Pond approximately 30m to the north of the site is a County Wildlife Site (CWS 406) and surveys suggest that Great Crested Newts are present and breeding. The terrestrial habitats on the site itself are suitable for great crested newts (both foraging and hibernation), therefore it is expected that great crested newts would be present on the site and could be impacted by the construction of the building and associated hardstanding.

The Ecology Report submitted with this application details that given the site characteristics, the development and operational activities associated with the business use on site will have negligible impact on protected species – it is the construction activities and the initial clearance of land that could disturb animal species using the site and mitigation measures have therefore been outlined within the ecological assessment to mitigate this impact.

Part 7.2 of the ecological assessment sets out two options for mitigation on site in relation to Great Crested Newts: District Level Licensing or conventional Licensing. If conventional Licensing is selected then it will be a requirement to fence and trap great crested newts from the works area and provide compensatory habitat on or adjacent to the site. If District Level Licensing is selected then no on site mitigation will be required but standard precautionary measures for all terrestrial species will still be adhered to.

These mitigation measures include:

- The removal of vegetation outside of nesting season
- Two stage vegetation clearance to encourage small terrestrial species to move off the site and deter use following commencement of works
- Clearance works should commence from the road and move eastwards to allow terrestrial species to escape into the vegetation to the north
- Controls over storage of building materials and waste and backfilling of excavations

Planning Committee  
7 March 2022



In the even that district level licencing is not undertaken then further surveys will be required to fully assess impacts to great crested newts and inform a standard European Protected Species Licence application.

The tests of derogation are therefore required to be passed to ascertain whether Natural England is likely to grant such a license for the proposed works, in accordance with the habitats directive.

NE will only grant a licence if satisfied that the three statutory tests prescribed under the directive and regulations have all been met. The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and
3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status

The obligation on the LPA is to consider the likelihood of a licence being granted by NE, not to determine definitively whether or not the licence will, in fact, be granted. It therefore has to review the three tests, in the context of a planning application, to then form a view on the likelihood of NE granting a derogation licence under the Regulations.

LPA's consideration of the tests:

1. Imperative reasons of overriding public interest (IROPI) – NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. In this case, the principle of development is considered to accord with the NPPF (2021) and the development supports the expansion and retention of a business which also provides a community facility for West Lynn and the surrounding area.
2. No satisfactory alternatives – The retail sequential test supplied as part of this application demonstrates that there are no satisfactory alternate locations within West Lynn for the proposal. The building/red line has been located in excess of 30m away from the pond itself however is required in this position due to highway safety and access purposes.
3. Population maintenance – it appears unlikely that the development of the site, subject to the appropriate mitigation measures, will affect the conservation status of the protected species. Specific mitigation measures for Great Crested Newts will be agreed by Licensing. . If District Level Licencing is selected then no on site mitigation will be required but standard precautionary measures for all terrestrial species will still be adhered to (see below). If conventional Licensing is selected then it will be a requirement to fence and trap great crested newts from the works area and provide compensatory habitat on or adjacent to the site. Two Bird boxes are proposed to be installed on site within the fabric of the building and general precautionary measures are proposed during construction.

The LPA can therefore reasonably form the view, from the information submitted to it for this planning application, that NE would be likely to grant a derogation license under the Regulations in relation to this development.

The application is therefore considered to comply with the PPG Guidance, Policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Planning Committee  
7 March 2022

## **Other Material Considerations**

### *Trees*

A group of sycamore trees is required to be removed to allow the construction of the building and associated hardstanding area – the landscaping report submitted with this application categorises 4 of these trees as mature, with the remainder being young or semi-mature. The lost trees (approx. 25 not including those which have died) are not protected and will be replaced by native species planting. The Landscaping Plan outlines a total of 32 trees to be planted (15 Common Alder, 9 Silver Birch and 8 Bird Cherry) – intended to be appropriate to a fenland landscape. Native species hedgerows will span the outer boundary of the site and will soften and screen the close boarded fencing which is proposed to the side and rear site boundaries.

Conditions will ensure the development is completed in accordance with the landscaping plan and any trees which die will be replaced in the next planting season. This is considered appropriate and will limit the impact of the loss of trees on the amenities of the locality in accordance with the NPPF (2021) and DM15 of the SADMPP (2016).

### *Drainage*

A statement provided by the Agent as part of this application outlines existing drainage issues on site which are said to be as a result of burst/broken water pipes. The leaks have led to waterlogging and excessive surface water across the wider site. The agent has provided email correspondence which states that Anglian Water have been to site to fix two individual leaks on the site that were the primary cause of the water on site.

Consultation responses from Anglian Water state no objection in principle, subject to foul water drainage strategy being provided via condition. These comments are noted and full conditions relating to both foul and surface water drainage are recommended as part of any approval.

The development therefore complies with the NPPF (2021) and Policy DM15 of the SADMPP (2016).

### *Crime and disorder*

There are no known crime and disorder impacts associated with this proposal.

### *Response to Neighbour Objections*

Neighbour objections were received, and the majority of issues are discussed above.

Neighbour objections refer to refused application 16/00572/FM which proposed the residential development of the site with 50 houses. The application was refused by Planning Committee in 2016 as the principle of development was contrary to the Local Plan and the site is/was at a risk of flooding. Whilst neighbour comments are noted, this application is for a different type and form of development. Any future development on the wider site would be assessed on its own merits.

Comments received regarding surface water drainage and flooding are noted and additional information has been provided by the agent in relation to damaged pipes and previous maintenance/repairs. As discussed above, the application has not drawn objection from consultees on these grounds and conditions are considered adequate to mitigate any risk of flooding on site or increased impacts off site.

In regard to queries over the site address and 'anonymous documents', the site address was rectified during the course of the application to better represent the location of the site. The anonymous documents refer to photos submitted by the Agent which are discussed within an email response received the same day, showing the site conditions at an earlier site visit conducted by the agent.

Some comments noted the site's position as a greenfield site and the policies intended to protect greenfield sites from development. These comments are noted, however as discussed above, on balance, the principle of development on the site is considered acceptable in line with the NPPF (2021) and policies CS08, CS10, DM9 and DM10 of the development plan.

## **CONCLUSION**

The application seeks permission for the development of a butchers/retail unit with associated car parking, servicing, and landscaping. The proposal is situated outside the settlement boundary of West Lynn/King's Lynn, on land which is therefore considered to be within the countryside. However, the has been positioned to allow the retention of the existing pond to the north and provides visibility splays to accord with the required standard without impacting on the amenity of residential properties. The creation and expansion of business is widely supported through policies at both a local and national level and the site is in close proximity to the main built extent of West Lynn.

On balance, officers put weight on national and local level policies which support the retention and expansion of existing enterprises as well as the benefits of the retention of a community facility. Members should consider whether the sustainability and economic benefits of the proposal outweigh any adverse impact on the intrinsic character and beauty of the countryside.

A condition is recommended to restrict the use of the development to use as a butchers/farm shop only in order to prevent a wider retail use of the development which would be contrary to the policies of the development plan.

Details have been provided to control and mitigate any impacts on Highway Safety, Drainage and Biodiversity and overall, the application is therefore considered to comply with the NPPF (2021), Policies CS01, CS02, CS08, CS10, CS11 and CS12 of the Core Strategy (2011) and Policies DM1, DM9, DM10 and DM15 of the Site Allocations and Development Management Policies Plan (2016).

## **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: The development hereby permitted shall be carried out in accordance with the following approved plans:

\*2358-16D  
\*2358-14C  
\*2358-13  
\*2358-00A

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on site 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 scheme for foul water drainage shall include details of the connection point and discharge rate. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 3 Reason: To prevent environmental and amenity problems arising from flooding
- 4 Condition: The development hereby permitted shall be constructed in accordance with the mitigation measures proposed in the submitted Flood Risk Assessment (FRA). In particular, the FRA recommends that:  
  
\*Finished floor levels will be set at least 300mm above surrounding ground levels  
\*Flood resilient measures will be incorporated into the development, as detailed within section 5.2.
- 4 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 5 Condition: All hard and soft landscape works shall be carried out in accordance with the Landscaping Schedule and Landscape Management Plan dated December 2021. The works shall be carried out prior to the first 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.
- 5 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 6 Condition: Prior to the first use of the development hereby permitted the vehicular / pedestrian / cyclist access / crossing over the footway/cycleway shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority and thereafter retained at the position shown on the approved plan. Arrangement 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.
- 6 Reason: 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 in accordance with the NPPF (2021).
- 7 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/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.

- 7 Reason: In the interests of highway safety in accordance with the NPPF (2021).
- 8 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car and cycle parking / servicing / loading / unloading / turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 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 (2021).
- 9 Condition: The development hereby permitted shall be constructed in accordance with the mitigation measures and recommendations outlined in the Ecological Assessment Report, written by Wild Frontier, Dated June 2021.
- 9 Reason: To protect the interests of protected species and habitats and biodiversity on site in accordance with the NPPF (2021) and Policy CS12 of the Core Strategy (2011).
- 10 Condition: The development hereby permitted shall only be used as a Butchers/Farm Shop and for no other purpose, including any use within Class E of the Town and Country Planning (Use Classes) Order (1987) as amended.
- 10 Reason: In order that the Local Planning Authority may retain control over the use of the premises where an alternative use or use for wider retail purposes would be contrary to the development plan and detrimental to the amenities of the locality, in accordance with the NPPF (2021) and Policies DM2, DM9 and DM10 of the Local Plan.