

Heading:

REFERENCE NO 41/2013/0857/PF
DINORBEN ARMS PUBLIC HOUSE
BODFARI

Graham Boase
Head of Planning & Public Protection
Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

 Application Site

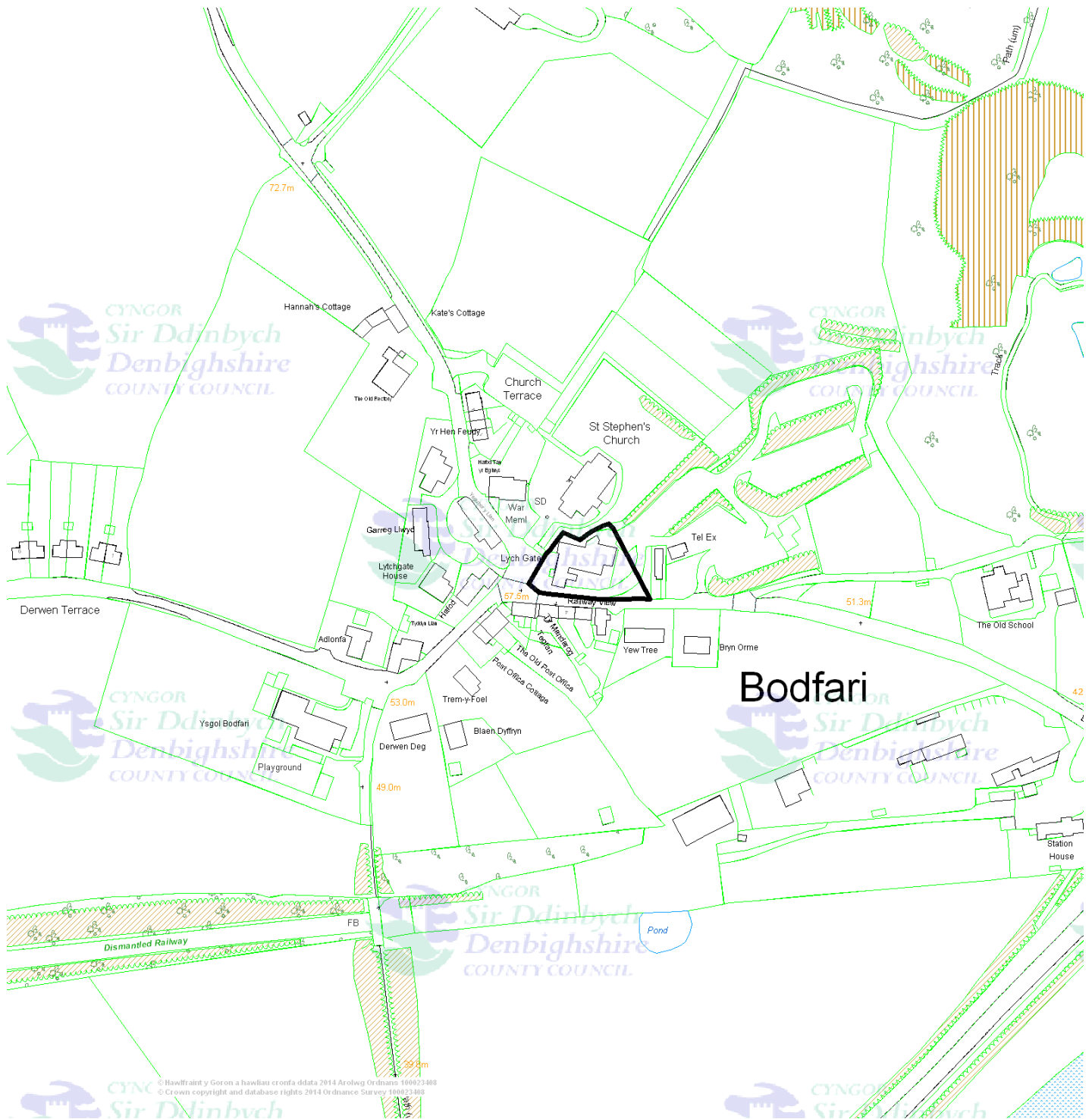


Date 29/9/2014

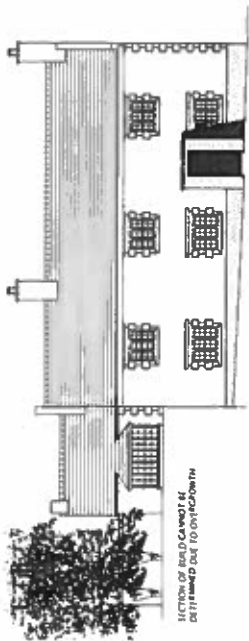
Scale 1/2500

Centre = 309237 E 370084 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



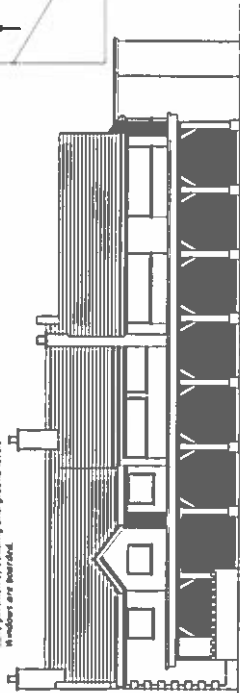
ELEVATIONS



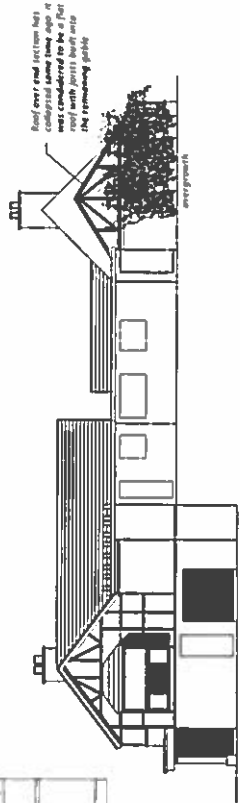
Front elevation - elevation A - west

SECTION OF BUILDING NOT SET
DETERMINED DUE TO OVERGROWTH

Roof structure are made up of oak & larch
boarding with metal render panels detail
style of panels is difficult to assess due to
configuration of building and ground levels
windows are obscured



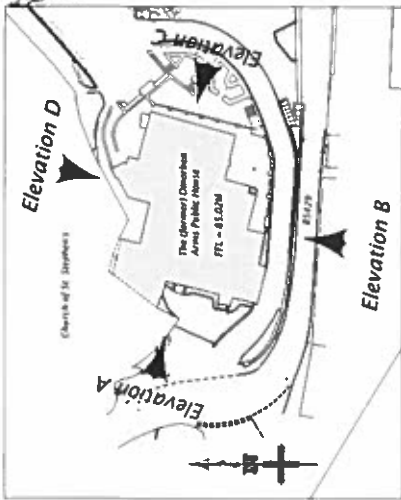
Side elevation - elevation C - east



Side elevation - elevation D - north

Roof over end section has
collapsed same time ago, it
was considered to be a flat
roof over the end
the remaining gable
overgrowth

Side elevation - elevation B - south, as viewed from the
B5429



Elevation D

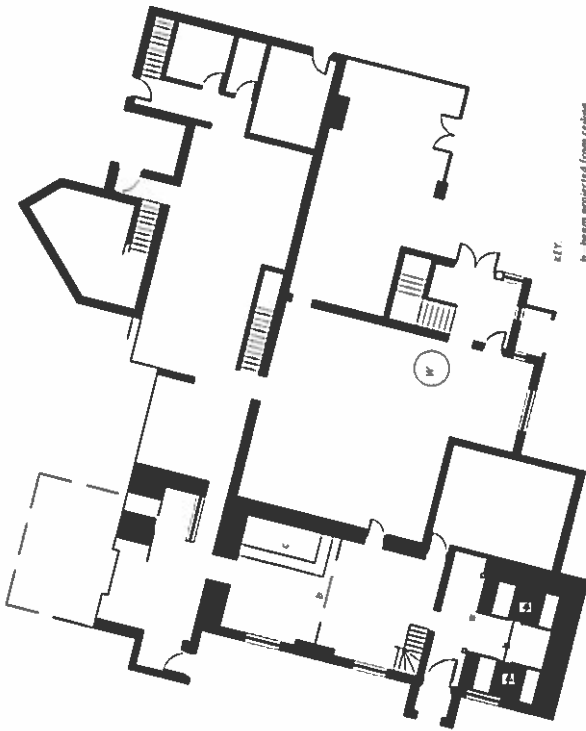
Church of St. Stephen's

Elevation A

Elevation B

Elevation C

The (former) Durham Arms Public House
FPA = 65.02m²



Ground floor layout plan

Existing Ground floor area - 216.97m² / 4027.25sq ft

KEY

- B - beams projected from ceiling
- F - floor level
- S - section of suspended ceiling within strong booth
- W - new ceiling
- C - existing bar counter
- W - approx position of well



First floor layout plan

Existing First floor area - 312.63 m² / 3385sq ft



PDA Architects		Chartered Architects.	
The Quarry Arms, Bedford LU6 4DA			
All Existing		13 5489/3	
Grade II, 20, North Walsham, Norfolk, Norfolk, Norfolk		14.01.2011 and 17.03.2011	

ITEM NO:

WARD: Tremeirchion
WARD MEMBER(S): Cllr Barbara Smith

APPLICATION NO: 41/2013/0857/ PF

PROPOSAL: Change of use and conversion, with partial demolition, of former public house to form 1 No. dwelling and erection of detached garage at rear

LOCATION: Dinorben Arms Public House Bodfari Denbigh

APPLICANT: ABC & D Limited Tony Thackeray

CONSTRAINTS: Listed Building
Conservation Area
AONB

PUBLICITY UNDERTAKEN: Site Notice – No
Press Notice – No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

BODFARI COMMUNITY COUNCIL

“Resolved that the Local Planning Authority be recommended to refuse this application on the following grounds:-

- (i) Despite the further modification to the application since its initial withdrawal, the quality of the submission is disappointing and in respect of policy BSC12 the evidence submitted in support is insufficient, inaccurate, incomplete and, in part, contradictory.
- (ii) Policy PSE3: the applicant’s claims remain speculative and no evidence has been adduced in support of the reasons for closure and the statements relating to the alleged attempts at marketing and the outcome are contradictory
- (iii) The community council reiterate their original comments that the suggestion that, because an area has still been able to meet a range of employment needs does not, in itself, demonstrate that its loss is without effect on the local economy. The effect such services have in performing a vital role in meeting the daily needs of the community is emphasised in the reasoned justification for the policy. The Dinorben Arms, throughout its existence as a functioning public house, has been a major source of employment, predominantly within the village and its immediate surroundings and the existence of another, operational, public house throughout this period, in no way detracts from the impact which the Dinorben Arms has had on the life of the community.
- (iv) The community council had previously stated the view that, in the absence of cogent arguments based on firm evidence of non-viability or unsuitability, this application is premature and lacking in substance. Nothing in the resubmission causes them to resile from that opinion and the increasing conflict between the contradictory statements made by the applicants in support reinforce that view.”

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE

“The additional information relating to the viability of the business and marketing of the site is noted and the JAC welcomes the revised treatment of the proposed frontage wall which is now to be finished in natural local stone to match the adjoining church wall, together with the intention to restore the retaining wall along the B5429 as a natural local stone wall. However, the JAC is still uncertain as to the treatment of the B5429 boundary above the existing wall and would prefer this to be increased in height with traditionally finished local stone to match the restored retaining wall. Such an approach would be more sympathetic to the character and appearance of the Listed Building and Conservation Area.”(AONB Management Plan Policies PSQ1, PCP1, PCP2, PCP3 and PHE1)”

NATURAL RESOURCES WALES

No objection, further details of mitigation and compensatory roost location need to be agreed by the Local Planning Authority. A Licence will be required.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure

- Highways Officer

No objection subject to the inclusion of conditions requiring retention of parking facilities within the site, the need for the access to the site to be constructed/altered prior to occupation and details of site compound location, traffic management scheme, hours and days of operation and the management and operation of construction vehicles.

Ecologist

No objection subject to the inclusion of conditions to ensure the bat mitigation measures are followed and further details in relation to Great Crested Newt Reasonable Avoidance Measures.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

J. & G. Barnes, Hafod Tan Eglwys, Bodfari

J. & J. Pearce, Yr Hen Feudy, Bodfari

Mrs Muir, Minehead, Bodfari

Dee & Alex Jones, Bella Vista, Bodfari

Glynis Shaw, Castell House, Bodfari

Jenny Potter, Rectory, Caerwys (with 39 names listed)

Summary of planning based representations in objection:

Loss of Public House, Tourist facility & Community Facility :Would like to see it reopened as a pub; already lost the village post office/shop; Tourism is an important employment opportunity for people in the area and if tourists are to be encouraged then they need places to stay, eat and socialise; the pub was used as a community/social meeting place and this would be lost forever if this application were allowed and further break up the community; the neglect of the building has caused its degradation which is now an eyesore however this should not allow a change of use as the site is still perfect for the social needs of Bodfari which has no village hall. Ideally a pub can be reinstated but otherwise it should be restored as a community centre

Visual Impact

Detrimental effect on the character of the neighbourhood, Conservation Area and AONB by closing off the open front of a historic listed building and suburbanising the heart of the community;

Other Matters

There are a number of houses in and around the village that has been on sale for some time.

EXPIRY DATE OF APPLICATION: 9/9/2013

REASONS FOR DELAY IN DECISION:

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 This application seeks full planning permission for the change of use and conversion of the Dinorben Arms Public House to form a single dwelling.
- 1.1.2 The proposal includes the demolition of part of the building and the erection of a detached garage to the rear.
- 1.1.3 It is proposed to utilise the existing access which is located to the front side of the building and also provide a separate pedestrian access leading directly to the front door of the property.
- 1.1.4 The proposal is to form a single dwelling comprising a living/dining room, kitchen, utility room, snug and WC at ground floor level with 5 bedrooms and bathrooms at first floor level.
- 1.1.5 An accompanying application for Listed Building Consent has been submitted, and follows this item on the agenda.
- 1.1.6 The applicant is aware of the Council's policies in relation to a change of use and has provided the following information and justification in support of the application in response to Policy PSE 10 of the LDP:

i) the unit is no longer financially viable

No financial information is available. Trade for the Public House was depleting in 2006 which led to the closure of the pub and the financial commitment required to upgrade the building would not be a surety to ensure the business' resurrection.

ii) the unit has been actively marketed for a period of 12 months without success

The unit was actively marketed between Spring 2007 and October 2008.

Advertising by Edwards Symmons of Liverpool commenced in Spring 2007 with press adverts in both 'The Publican' and the 'Estate Gazette' for the building and the land at the rear which had been given outline planning permission for residential development. The guide price was £1,000,000.

12 written offers were received and interested parties included Whitbread, Thwaites, Scottish & Newcastle and an unnamed restaurant group. These did not reach the asking price.

The building was remarketed in January 2008 at a reduced figure of £675,000 and as this was not reached, the building and land went to auction.

No marketing evidence has been provided. Copies of marketing material have been sought by the applicants agent but unfortunately 'The Publican' and 'Estates Gazer's' archives do not cover this time frame.

iii) all other reasonable options to find a new user for the unit have been pursued

The building was actively marketed for a new brewery and landlord however no offer came close to the lowered guide price, those looking in depth at the property would have been disillusioned by the state of repair of the building which is decaying at an alarming rate.

Members are referred to the front of the report for detailed plans and the extent of demolition proposed.

1.2 Description of site and surroundings

1.2.1 The Dinorben Arms is a 2 storey property located in the centre of the village of Bodfari. The property was formerly in use as a Public House, which is understood to have ceased in 2007.

1.2.2 The property has an existing vehicular access, and also located to the rear is a large tiered car park with separate access off the main village road.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Bodfari.

1.3.2 The Dinorben Arms is a Grade II Listed Building located within the Bodfari Conservation Area.

1.4 Relevant planning history

1.4.1 None relevant to the building.

1.4.2 Outline planning permission was granted in 2005 for the development of the car park for residential purposes.

1.5 Developments/changes since the original submission

1.5.1 Additional information relating to protected species and mitigation has been provided.

1.5.2 Amended plans and additional information relating to the Listed Building application has resulted in a Listed Building Appraisal being submitted.

1.6 Other relevant background information

1.6.1 A separate full planning application for the development of the rear car park for residential dwellings has been submitted under ref 41/2013/0648/PF. This application is still under consideration and will be reported to Planning Committee at a later date.

1.6.2 The Dinorben Arms was classed as vulnerable in the 2011 Listed Buildings at risk survey, which is the Council's most up to date survey. The building is on the Council's eyesore site list and has been for 3 years.

2. DETAILS OF PLANNING HISTORY:

2.1 None

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC11 – Recreation and open space

Policy BSC12 – Community facilities

Policy PSE10 – Local shops and services

Policy VOE1 - Key areas of importance

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance

Supplementary Planning Guidance – Listed Buildings

Supplementary Planning Guidance – Conservation Areas

Supplementary Planning Guidance – Open Space

Supplementary Planning Guidance – Parking Standards

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

Technical Advice Notes 18: Transport

Circulars

Welsh Office Circular 61/96: Planning and the Historic Environment - Listed Buildings and Conservation Areas.

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7, July 2014 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Impact on Listed Building and Conservation Area

4.1.4 Residential amenity

4.1.5 Ecology

4.1.6 Highways (including access and parking)

4.1.7 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main policy in the LDP which is relevant to the principle of housing development in towns and villages is Policy BSC1, which seeks to make provision for new housing in a range of locations, concentrating development within identified development boundaries.

Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria.

The site is located within the development boundary of Bodfari in the adopted Local Development Plan where the principle of residential development may be acceptable in terms of Policies BSC 1 and RD 1.

In relation to Policy PSE 10, relating to local shops and services, proposals which

result in their loss to other uses are not permitted unless it can be demonstrated that the following tests can be met:

- i) the unit is no longer financially viable
- ii) the unit has been actively marketed for a period of 12 months without success
- iii) all other reasonable options to find a new user for the unit have been pursued.

In relation to the tests of Policy PSE 10, the information provided to support the statements made in relation to the viability and marketing of the Public House are set out in Section 1.1.6. The information is respectfully limited although it suggests that attempts have been made to acquire further details. In relation to Policy PSE 10, it is not considered that the policy tests are clearly met, however it is considered that there are other factors to take into account in this case. The condition of the Listed Building is the main cause for concern and is deteriorating at a rapid rate and the building is in a prominent location at the heart of the village, which is within a Conservation Area and as stated above, has been on the Council's eye sore site list for 3 years.

Whilst local residents and the Community Council would like to see the building re-opened as a public house, the building has failed to secure interest and investment for that use and after 7 years of vacancy and neglect, a proposal has now been submitted to change the use to a single dwelling which would secure a long term use for the building. Residential use does fit in with surrounding uses being located centrally within a village and the building was originally built as a dwelling, which is a positive factor to weigh against any policy conflicts.

With respect to the Community Council's reference to Policy PSE 3, this relates to employment land and sites in the County and is not considered of direct relevance to a proposal involving a former public house.

4.2.2 Visual amenity/Impact on Listed Building and Conservation Area

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Local Development Plan Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. The context for assessment of applications involving alterations / extensions to a listed building which require planning permission is set by Welsh Office Circular 61/ 96 and Planning Policy Wales (Section 6), which stress the importance of protecting the historic environment. PPW 6.1 refers specifically to the need to ensure the character of historic buildings is safeguarded from alterations, extensions, or demolition that would compromise their special architectural and historic interest.; and 6.5.9 indicates that where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building or its setting, and any features of special architectural or historic interest which it possesses.

Local Development Plan Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. Planning Policy Wales (Section 6), stresses the importance of protecting the historic environment, and in relation to Conservation Areas, to ensure they are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls. The basic objective is therefore to preserve or enhance the character and appearance of a Conservation Area, or its setting.

There are objections from local residents in relation to the visual impact of the proposal and the detrimental effect the proposal would have on the character of the neighbourhood, Conservation Area and AONB.

The proposal involves the conversion of the original building and the demolition of modern extensions to the rear of the original building which would provide space for a private rear garden with a detached garage. It is also proposed to alter part of the boundary wall along the frontage of the site with the highway by reducing its height to 1m above road level and also to erect gates to the front boundary of the property. Overall subject to control over the final details, it is not considered that the proposal would have a negative visual impact on the area, the Listed Building or character and appearance of the Conservation Area. It is therefore considered acceptable in relation to the policies and guidance listed above.

A separate application for Listed Building Consent has been submitted and follows on the agenda.

4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

There are no objections in relation to residential amenity.

The proposal involves the conversion of the original building and the demolition of modern extensions to the rear of the original building which would provide space for a private rear garden with a detached garage. It is also proposed to alter part of the boundary wall along the frontage of the site with the highway by reducing its height to 1m above road level and also to erect gates to the front boundary of the property. All windows within the building would be located to the front and rear elevations which do not overlook any existing dwellings. The property would be provided with sufficient amenity and parking spaces and it is therefore not considered that the proposal would result in an adverse impact on the amenities of existing or future residents.

4.2.4 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

The building supports Lesser Horseshoe bats. No objections have been expressed over the potential impact on these species as a result of development. The Council's Biodiversity Officer and Natural Resources Wales (NRW) have raised no objection subject to the implementation of the measures detailed in the ecological survey and imposition of planning conditions.

The Lesser Horseshoe Bat is protected under the provisions of the Wildlife and

Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulation 2010 (as amended). NRW have raised no objection provided the recommendations within the surveys undertaken are adhered to; the bat roost to be provided within the proposed garage should be constructed and completed to satisfactory standards before the final exclusion of the bats from the main building. A planning condition is suggested requiring details of the mitigation recommended along with a method statement, and this would need to be completed and approved in order for the applicant to secure a Licence from NRW to permit works that will affect bats and their roosts.

The County Ecologist has suggested a condition requiring details of Reasonable Avoidance Measures be imposed to safeguard Great Crested Newts as the application relating to the residential development of the car park has not been resolved. Full Great Crested Newt mitigation details would be required for any development of the car park site.

Officers' conclusion is that it would be in order to protect ecological interests through a condition ensuring the development is undertaken in accordance with the recommendations within the ecological report.

4.2.5 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

There are no objections to the proposal on highway safety grounds.

The proposal is to utilise the existing access to the site which leads around the side of the building to where a new detached garage is proposed. Highways Officers raise no objection to the proposal to convert the public house in to a single dwelling subject to the inclusion of standard conditions and also provided a survey of the existing retaining wall adjacent to the highway is undertaken. It is not considered that there are any reasonable highway grounds to refuse permission here.

4.2.6 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with policy BSC 11. Policy BSC 11 requires new developments to provide open space in accordance with the County's minimum standard of 2.4 hectares per 1000 population. It states that open space should always be provided on site, and that commuted sums will only be acceptable where it is demonstrated that development would not be financially viable should the full requirement be provided onsite, or where it is impractical to provide the full requirement onsite. Where there is no identified shortfall of open space in an area, the option of a commuted sum payment may be appropriate to mitigate impact on existing open space and equipment.

The proposal includes the creation of 1 no. new residential unit.

It is considered that the proposals would be acceptable in relation to open space subject to the requisite contribution being secured. It is considered that this could be done through an appropriately worded condition.

5. SUMMARY AND CONCLUSIONS:

5.1 Concerns raised over the application are acknowledged but in Officer's opinion, the principle of the proposal is acceptable given the circumstances surrounding the application, and there are no adverse impacts on visual or residential amenity, highway safety or nature conservation.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

2. **PRE-COMMENCEMENT CONDITION**

No development shall take place until the mechanism for compliance with the Council's policy and guidance on Recreation and Open space has been agreed in writing with the Local Planning Authority.

3. **PRE COMMENCEMENT CONDITION**

Prior to the commencement of the erection of any external stonework of the boundary walls, a sample panel of the type of stonework, mortar and pointing it is proposed to use on the boundary walls shall be constructed on the site, and the development shall only proceed in accordance with such samples as may be approved in writing by the Local Planning Authority; and the stonework, mortar and pointing to be used on the building (s) shall be strictly of the same type, texture and colour as the approved sample panel.

4. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

(a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.

(b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;

(c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;

(d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;

(e) Proposed positions, design, materials and type of boundary treatment including gate details and colour finish.

5. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling and any trees or plants which, within a period of five years 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.

6. In relation to the approved detached garage, the doors shall be ledged and braced painted timber doors and strap hinges, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out strictly in accordance with the approved details.

7. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the proposed development being brought into use.

8. **PRE COMMENCEMENT CONDITION**

The access to the site shall be in laid out and constructed in accordance with the approved plan before the development is brought into use.

9. **PRE-COMMENCEMENT**

In relation to the carrying out of the works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound location, traffic management scheme, hours and days of operation and the management and operation of construction vehicles, the works shall be carried out strictly in accordance with the approved details.

10. **PRE COMMENCEMENT CONDITION**

No development shall commence until a detailed survey of the existing retaining wall adjacent to the highway has been carried out by a qualified structural engineer, and any remedial work identified shall be carried out prior to the commencement of the use hereby permitted.

11. **PRE-COMMENCEMENT CONDITION**

Prior to the commencement of the development, a photographic record of the garden structure

located to the east of the property shall be undertaken, details of which shall be submitted to the Local Planning Authority prior to any works taking place.

12. The development shall proceed strictly in accordance with the mitigation measures recommended in the ecology reports.

13. Prior to the commencement of the development, details of Reasonable Avoidance Measures for Great Crested Newts shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. In order to comply with the policy and guidance of the Local Planning Authority in relation to the provision of open space in conjunction with new development.

3. In the interests of visual amenity/character and appearance of the area.

4. To ensure a satisfactory standard of development, in the interests of visual amenity.

5. To ensure a satisfactory standard of development, in the interests of visual amenity.

6. In the interests of visual amenity/character and appearance of the area.

7. To provide for the loading, unloading and parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

8. To ensure the formation of a safe and satisfactory access

10. In the interests of highway safety.

11. In the interests of historical recording.

12. In the interests of nature conservation.

13. In the interests of nature conservation.

NOTES TO APPLICANT:

In relation to protected species matters, you are advised that you will require a Licence from NRW. The Licence application will need to be accompanied by a Method Statement containing details of mitigation and compensation for minimising short and long term impacts on the bats, this should include a suitable post construction monitoring audit.

Please see attached details relating to Great Crested Newt Reasonable Avoidance Measures CH1 CH3.

In relation to condition 3, lime pointing will be required.