

47/2021/0432

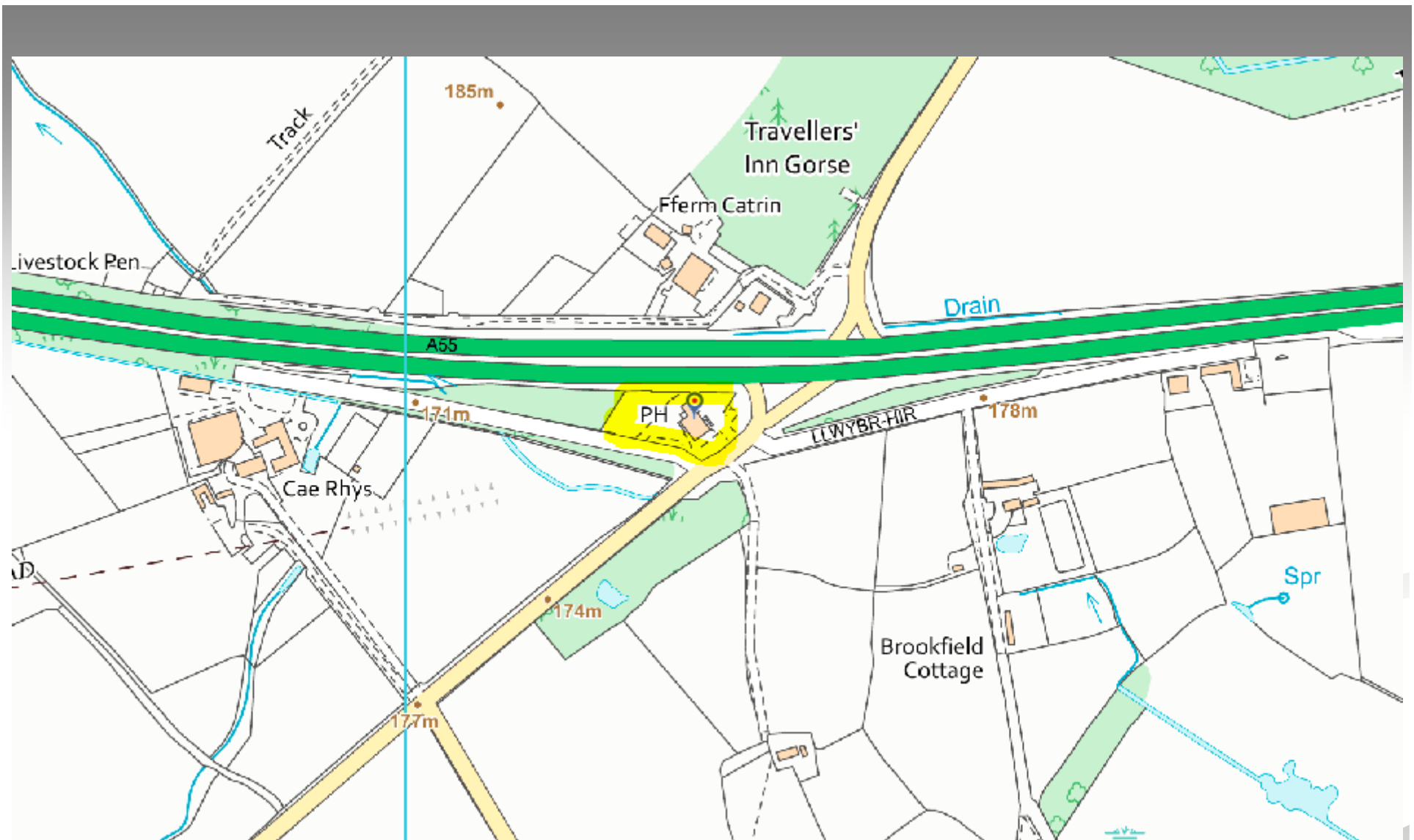


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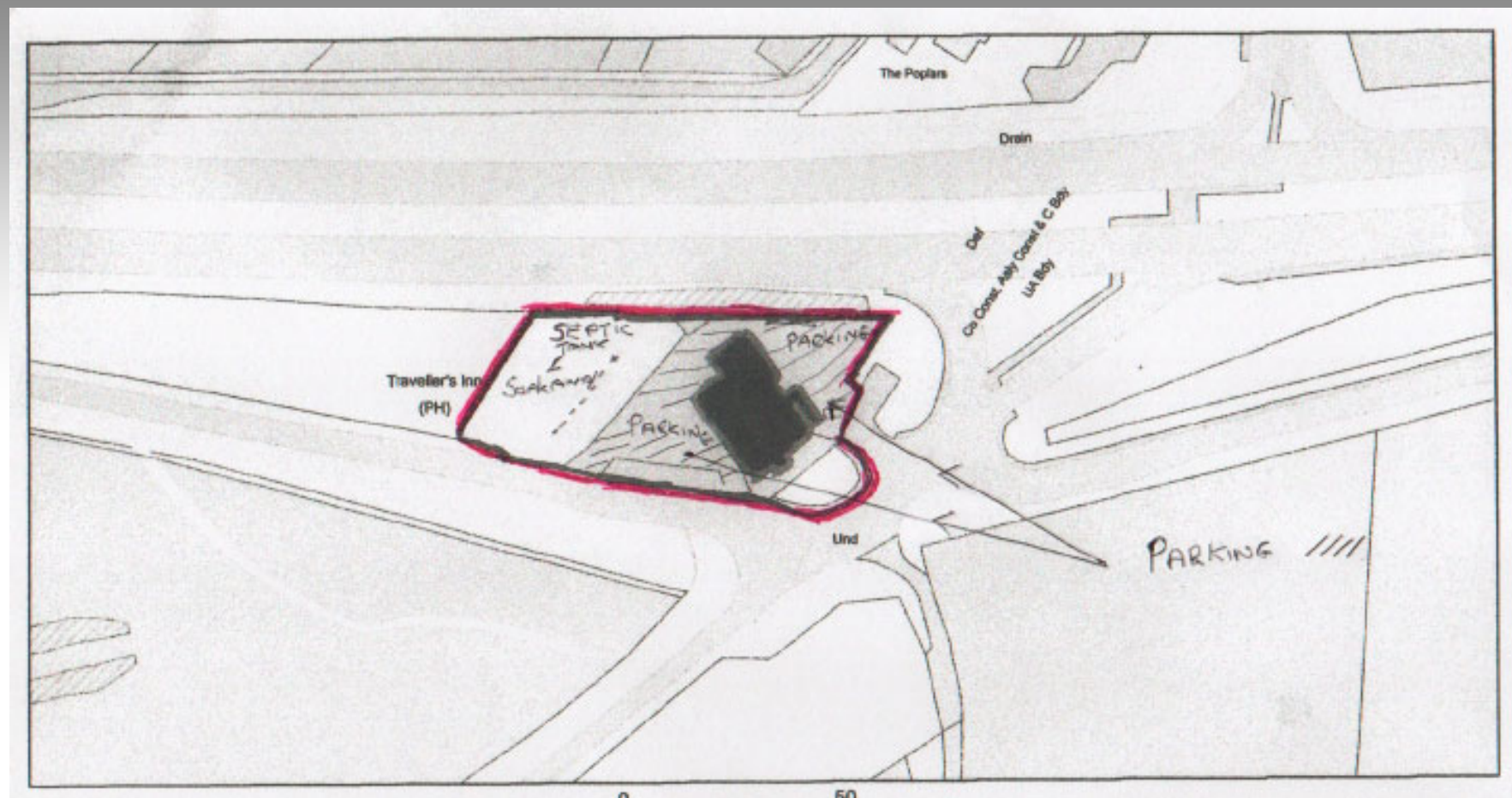
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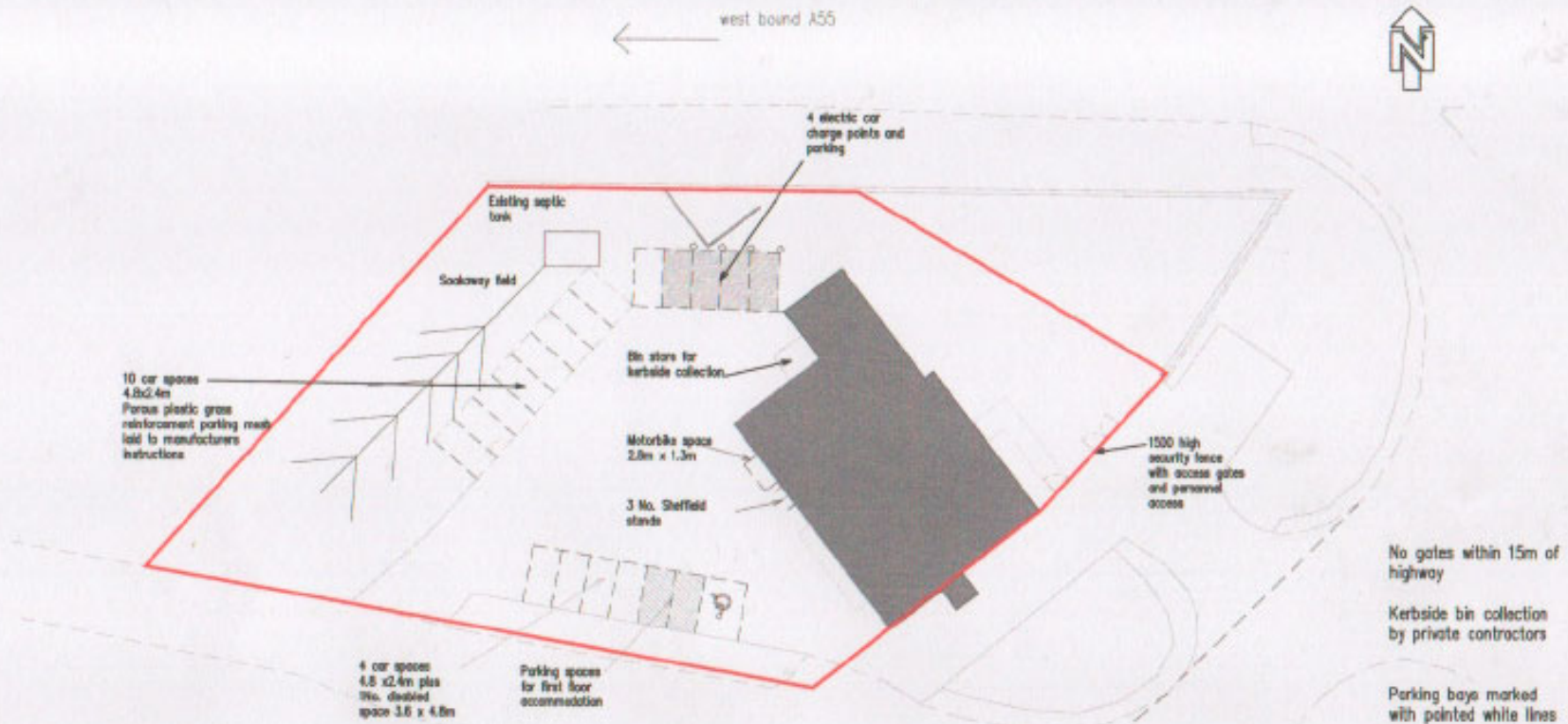
Site location



Aerial photo



Location plan



No gates within 15m of highway
 Kerbside bin collection by private contractors
 Parking bays marked with pointed white lines

Block Plan 1:500 scale

Parking spaces 4800 x 2400
 disabled space 4800 x 3600
 Motorbike space 2800 x 1300

Office area 225m².
 In Parking Zone 2 DCC SPG "Parking requirements for new developments" asks for
 1 car space/40m² = 7 spaces
 5% of these spaces are to be for disabled drivers.
 The requirement for Motorcycle parking is 5% of the number of parking spaces
 Bicycle parking is to be 1 per 350m²
 office space, 3 Sheffield stands, 750mm high and 700mm long at 800ccs. have been shown

The Travellers
Pen y Cefn, Caerwys CH7 5BL

SCALE 1:500 @ A4
 DATE June 2021
 Amended August 2021
 Amended October 2021
 Amended November 2021
 Amended January 2022

0mm 50mm 100mm

This scale will measure 100mm when the drawing sheet has been printed on A4 paper at 1:1 scale

Proposed site layout

















WARD : Tremeirchion

WARD MEMBER(S): Cllr Christine Marston (c)

APPLICATION NO: 47/2021/0432/ PC

PROPOSAL: Retrospective application for the change of use of ground floor from a public house (Use Class A3) to offices (Use Class B1)

LOCATION: Travellers Inn Caerwys Mold CH7 5BL

APPLICANT: W & S

CONSTRAINTS: C2 Flood Zone
Within 67m Of Trunk Road

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

CONSULTATION RESPONSES:

TREMEIRCHION, CWM & WAEN COMMUNITY COUNCIL

Original response:

Council have considered this application at length and have no objection generally. However, we strongly advise that conditions be applied to the use of the property i.e. reasonably hours of use and the type of vehicles i.e. cars and light vans. The adjacent property in Flintshire, owned by the applicant has cause considerable disturbance to local residents operating around the clock in breach of planning conditions

Re-consultation response:

The Council had no objection to this application. However, the Council strongly recommended that conditions be made on any approval limiting the buildings use to office hours and that the car park could only be used by cars and light vans.

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

None received at time of writing report.

NATURAL RESOURCES WALES – following observations made:

Foul Drainage – NRW have advised the site is located within a Source Protection Zone (SPZ) for the Ffynnon Asaph Spring which is a municipal water supply operated by Dŵr Cymru Welsh Water and is also within a Nitrate Vulnerable Zone (NVZ). NRW therefore consider further information is needed with respect to the foul drainage arrangements to ensure existing septic tank is fit for purpose.

Flood Risk – NRW note the site is within a C2 flood risk area, but consider there is no increase in land use vulnerability and there will be no change to the built footprint. Given the nature and scale of the proposal, NRW have no concerns to raise on flood risk grounds.

DWR CYMRU / WELSH WATER – Requested a condition to prevent surface water / runoff discharging to the public sewer and advisory notes to be included should planning permission be granted.

WELSH GOVERNMENT HIGHWAYS

Welsh Government issued a series of Holding Directions requesting additional information from the application.

Following the submission of satisfactory information, Welsh Government withdrew the Holding Direction and directed that, should planning permission be granted, the following conditions should be imposed on any consent:

1. Vehicle classes OGV1, OVG2 (as defined by DMRB) as well as any plant machinery, skips, containers or any other objects will be strictly prohibited from being parked or stored within the red line boundary of the development at any time. Temporary relaxation of the condition may only be approved by the LPA in writing in advance of the agreed time period for limited maintenance reasons and timeframe only.

2. The agreed parking layout must be strictly adhered to with bay markings forever maintained to clearly demarcate the approved parking bays. All bays must be available for their intended use and always be kept free from other obstructions.

Welsh Government have also requested an advisory note that the LPA must issue to applicant: the triangle area of land to the north east of the site, outside the redline boundary, is Welsh Government land and the developer should contact enquiries@nmwtra.org.uk to discuss appropriate demarcation and boundary features details that the developer should erect within their land to ensure encroachment onto Welsh Government land does not occur.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Brent Williams, Wern Ucha Farm, Pen y Cefn, Caerwys

Mr and Mrs Dainty, Ty Newydd, Llwybr Hir

Jo Phillips, Brookfield Cottage, Caerwys

Sally & Philip Evans, Pen y Cefn Farm, Caerwys

Sarah Dunn, Penycefn Isaf, Pen Y Cefn, Caerwys

Sarah and Tony Dunn, Pen y Cefn Isaf, Pen y Cefn, Caerwys

Summary of planning based representations in objection:

Principle

- No need for additional offices – plant hire business on opposite side of road should be used instead
- Rural location is not suitable for commercial business – should be located on a business park or industrial estate, not an agricultural / residential area
- No need for 24/7 operation – CCTV could be monitored remotely and does not require onsite personnel throughout outside of normal office hours / plant hire business opposite does not have 24/7 opening so no need for office to have 24/7 opening.
- Plant hire business has conditions imposed to restrict opening hours – if this office is given 24/7 opening, it may be used as a satellite office for plant hire business, not just offices.

Residential amenity

- Concern about 24/7 operation of the building having detrimental impact on amenity of residential properties close to the site as a result of noise, vehicular movements & lighting.

Visual amenity

- Application is retrospective and already erected bollards / security fencing at the site which is detrimental to visual amenity of site close to AONB.
- Lighting of carpark is detrimental to amenity of local area.

Highways / parking

- Concern that HGV, plant and machinery associated with the Plant Hire business on opposite side of the road would be parked at the Travellers Inn car park and on surrounding roads.
- Concern that 24/7 operation would result in office being used as emergency call out centre & commercial vehicular parking area.
- Increased traffic movements along country roads is hazardous
- 24/7 operation would mean traffic movements in evenings, night & weekends, to detriment of local road users, cyclists, horse riders and pedestrians
- Close to school bus pick up point – school children walking to pick up point / waiting by road by
- If planning permission is granted, controls must to applied to restrict HGV / plant and machinery from using the carpark.
- Disagree with assertion in supporting information that surrounding roads are redundant – they are used by local residents for access.
- 30mph speed limit should be introduced on to the road

Other matters:

- Consider application contains inaccuracies and omissions
- Concerns raised about the operation of the plant hire business on opposite side of road, which is part of the applicant's group of businesses, and allude to breaches of planning control (Officer note: plant hire business lies within Flintshire County Council administrative area)

EXPIRY DATE OF APPLICATION: 31/10/2021

EXTENSION OF TIME AGREED: 30/04/2022

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application is retrospective application for the change of use of the ground floor of a public house building into B1 offices.
- 1.1.2 No external alterations are proposed to the building and the existing residential accommodation at first floor level, which has a separate access, is proposed to be retained.
- 1.1.3 The application is seeking approval for use of the office 24 hours a day, 7 days a week.
- 1.1.4 The application form states the proposed office would employ 16 employees.
- 1.1.5 The existing carpark would be use for staff parking. 18 parking spaces are proposed, which includes 2 disabled parking bay and 4 electric vehicle charging spaces. 2 further spaces are proposed for the residential flat at first floor level, and a motorbike parking bay and 3 cycle stands are also proposed.
- 1.1.6 1.5m high security fence is proposed with gated access set back 15m from the highway.
- 1.1.7 No external lighting is shown on the proposed site plan.

- 1.1.8 Foul drainage is proposed to discharge to an existing septic tank, which the application form states was installed in 2017 and is a Balmoral BST 60. A Balmoral manual has been submitted with the supporting information, which states the BST 60 model is the largest model and has a capacity for 15-22 people / day.

1.2 Other relevant information/supporting documents in the application

- 1.2.1 The application is supported by a limited Flood Consequences Assessment and a number of supporting statements.
- 1.2.2 Two supporting statements sets out the justification for the loss of a public house, which explains the former public house business has seen a long term decline passing trade, and owing to the isolated location, there is not a large enough local community to sustain it. The pub was forced to shut during the Covid-19 pandemic, and it has not been viable to re-open it as public house and it has therefore not re-opened as a public house.
- 1.2.3 A further supporting statement as been submitted from Thomas Group which sets out the applicant's intended use of the office proposed. It states that Thomas Group owns a number of different businesses spread out across the county (including the plant hire business on the opposite side of the road) and some of which operate 7 days per week.
- 1.2.4 The intention is for the office to be used as the head office for the business group. The new head office is proposed to operate over a 7 day week offering clerical staff flexi hours between 6AM and 10pm over 7 days with a CCTV Control room also planned within building to operate 24hrs 7 days a week.
- 1.2.5 The agent has further advised that the applicants have recently secured £100 million funding to invest in and expand the company, creating more jobs.

1.3 Description of site and surroundings

- 1.3.1 The site is occupied by a two storey former public house located adjacent to junction 30 off the A55 dual carriageway in an open countryside location, approximately 3km to the north-west of Caerwys and 3.8 km to the north-east of Tremerechion.
- 1.3.2 There is a plant hire business which is part of the applicant's business group operating from former garden centre premises on the opposite side of the road to the east of the site, within the administrative area of Flintshire.
- 1.3.3 There is a farmhouse and associated farm buildings approximately 300m to the west and further residential properties to the north on the opposite side of the A55 dual carriageway.

1.4 Relevant planning constraints/considerations

- 1.4.1 The site lies outside of any development boundary defined by the LDP and is also within a C2 Flood Risk Zone as defined by Welsh Government Technical Advice Note 15.

1.5 Relevant planning history

- 1.5.1 Previous planning history relates to the public house use of the building. No planning history of relevance to the current proposal.

1.6 Developments/changes since the original submission

- 1.6.1 Amended plans have been submitted in response to Welsh Government Holding Directions.

1.7 Other relevant background information

- 1.7.1 Members of the public have alluded to the plant hire business on the opposite side of the road being in breach of the planning permission for the site. Officers would

however stress that this site lies within the administrative control of Flintshire County Council and is subject to separate planning controls.

- 1.7.2 Whilst the plant hire business is part of the applicant's business group, the current proposal is for the change of use of a former public house to B1 offices only. The application does not include use of land as a plant hire business or propose parking for HGV,s or storage of plant and machinery at the site, and therefore Members are reminded that the assessment of impacts should be focusses on the development subject of the application only.

2. DETAILS OF PLANNING HISTORY:

2.1 None of relevance to this application.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy BSC12 – Community facilities

Policy PSE4 – Re-use and adaptation of rural buildings in open countryside

Policy PSE5 – Rural economy

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Re-use and adaptation of rural buildings

Government Policy / Guidance

Planning Policy Wales (Edition 11) February 2021

Development Control Manual November 2016

Future Wales – The National Plan 2040

Technical Advice Notes:

TAN 15 Development and Flood Risk (2004)

TAN 18 Transport (2007)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It 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.

The DMM further states that material considerations 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 (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 11 (February 2021) and other relevant legislation.

Denbighshire County Council declared a climate change and ecological emergency in July 2019. In October 2020 the Council approved an amendment of its Constitution so that all decisions of the Council now have regard to tackling climate and ecological change as well as having regard to the sustainable development principles and the well-being of future generations.

The Council aims to become a Net Carbon Zero Council and an Ecologically Positive Council by 31 March 2030. Its goal and priorities are set out in its Climate and Ecological Change Strategy 2021/22 to 2029/30. The actions, projects and priorities in the Strategy directly relate to council owned and controlled assets and services. One priority of the Strategy is to promote the existing policies within the Local Development Plan (LDP) 2006 to 2021 and Supplementary Planning Guidance (SPG) which contribute to environmentally responsible development. In preparing these reports to determine planning applications we therefore highlight the LDP 2006 to 2021 and appropriate SPG. Applications that are determined in accordance with the LDP 2006 to 2021 are environmentally responsible developments.

Planning applications are assessed in accordance with statutory requirements including The Environment (Wales) Act 2016, national policy (Future Wales, PPW 11) and local policy (LDP 2006 to 2021) and therefore they are assessed with regard to tackling climate and ecological change which is a material consideration.

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and 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 Residential amenity
- 4.1.4 Highways (including access and parking)
- 4.1.5 Drainage

4.2 In relation to the main planning considerations:

- 4.2.1 Principle
Policy PSE4 supports the conversion of rural buildings for employment uses and Policy PSE 5 supports commercial development throughout the County subject to detailed criteria, which include ensuring the proposal is appropriate in scale and nature to its location and proposals are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities.

Policy BSC12 states that change of use from a community facility could be refused unless it can be shown that the potential for continued use of the facility is un-viable,

Representations have been received from members of the public on grounds of principle, including the suitability of office development in a rural location, the need for the development and the hours of proposed operation.

The proposal is for the conversion of a former public house into B1 offices, which would be used by the applicant as the head office for their business group.

Policy PSE4 supports the conversion of rural buildings for employment use. The use of the building as offices would therefore accord with the policy.

A public house could be considered to be a community facility, and BSC12 requires the loss of community facilities to be justified. A supporting statement has been provided which confirms the public house business had been struggling for a number of years, and owing to its location, it had experienced a decline in trade and, following Covid-19 disruption, the continued operation of the business was not considered to be viable.

Officers consider that owing to the location of the premises in an isolated location away from any town or village centre, the loss of a public house business is unlikely to have an unacceptable impact on the surrounding community. With regard to the submitted

justification statement and the location of the site, the change of use of the public house to B1 offices is considered acceptable in principle.

Officers would note however that permitted development rights would allow for office accommodation to be extended and for a change of use of B1 use to B8 use class (subject to floor area) without the need for planning permission which may give rise to materially different impacts. Owing to the location of the development outside development boundaries in a visually prominent location along the A55 and in proximity to individual residential properties, Officers consider it necessary to impose planning conditions to restrict the use to B1 use classes only, and to remove permitted development rights.

4.2.2 Visual amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

Policy PSE5 requires commercial developments in open countryside to be appropriate in scale and nature to its location.

Representations have been received by members of the public on grounds of visual amenity, in particular with regards to lighting and security fencing.

No external alterations to the external façade of the building are proposed, and therefore this element of the proposal is not likely to give rise to any adverse impact on visual amenity.

Officers would note that no details of external lighting are proposed on the plans submitted with the application. Owing to the rural location and proximity to the highway and residential properties, Officers consider it necessary to impose conditions to control external lighting at the site.

A 1.5m security fence and gates are proposed on the site plan. Officers note these have already been installed and are not considered to be visually intrusive.

Having regard to the above, subject to conditions to control external lighting, Officers do not consider the proposal would adversely impact on visual amenity.

4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

Representations from members of the public have raised concern on grounds of residential amenity, in particular in relation to the 24 hour / seven days a week working causing noise and disturbance, including from traffic at unsociable hours.

The nearest dwellings are Fferm Catrin and The Poplars – 135m and 100m (respectively) to the north of the site, on the opposite side of the A55. 290metres to the west of the site is the dwelling Cae Rhys Farmhouse, whilst 280metres to the east

is the dwelling Ty Newydd. These dwellings are within approximately 70 metres of the A55.

The proposal is seeking approval for the office to be open 24 hours a day, seven days a week to serve the needs of the business. Whilst objections have been made to the proposed opening hours on grounds of residential amenity and highway safety, having regard to the nature and scale of the office development proposed and its relatively isolated location with no immediate residential neighbours, Officers do not consider 24/7 opening would result in unacceptable harm to residential amenity and therefore Officers do not consider restrictions on the operational hours are warranted in this instance.

No details of external lighting are shown on the proposed plans, however conditions can be imposed to control details of lighting.

Having regard to the separation distances between the site and the nearest residential properties, Officers do not consider an office use in this location would result in an unacceptable level noise and disturbance which would be harmful to residential amenity.

As referred in the section above, conditions are considered necessary to impose conditions to restrict the use of the building and remove permitted development rights, which would also be in the interest of protecting amenity of surrounding residential properties.

Having regard to the location, scale and nature of the development proposed, subject to the imposition of planning conditions, the proposal is not considered to give rise to unacceptable impacts on residential amenity and Officers do not consider a restriction of opening hours is justified in this instance.

4.2.4 Highways (including access and parking)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The highway impacts of development should therefore be regarded as a potential material consideration.

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 (PPW 11) and TAN 18 – Transport, in support of sustainable development.

The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments.

Representations from members of the public have been received raising concerns on highway safety grounds.

Following the submission of amended plans and additional information, Welsh Government Highways have raised no objection to the proposal subject to the imposition of conditions to prevent large vehicles parking at the site, to prevent skips, plant and machinery from being stationed on the land and to ensure parking is retained as proposed.

Whilst members of the public have raised concerns regarding the use of the site in association with the plant hire business across the road, and for HGV / plant and

equipment being stored at the site, Officers would stress the proposal subject of the application is limited to the office use of the building.

Parking is proposed for staff parking only. No HGV parking provision is proposed.

Officers consider that conditions can be used to prevent the parking of HGV or siting of plant and equipment and conditions are also proposed to limit the use of the building to office use only.

Conditions can also be imposed to ensure the parking arrangements are brought into use in accordance with the proposed site plan within a reasonable time scale.

The proposed office would employ 16 staff, and Officers consider parking is provided in accordance with the Council's Parking Requirements SPG.

Having regard to the small scale office use proposed, Officers do not consider the vehicular movements associated with it would result in any unacceptable impact on highway safety, especially having regard to its existing use as a public house and likely traffic movements associated with it.

Having regard to the proposed office use of the building, subject to the imposition of conditions to control the use and to prevent HGV or commercial plant and machinery being stored at the site, the proposal is not considered to give rise to adverse impacts on highway safety.

4.2.5 Drainage

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The drainage and flood risk impacts of development should therefore be regarded as a potential material consideration.

Planning Policy Wales (PPW 11) Section 6.6.22 to 6.6.29 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, which provides a detailed framework within which risks arising from different sources of flooding should be assessed. TAN 15 advises that in areas which are defined as being of high flood hazard, development proposals should only be considered where:

- new development can be justified in that location, even though it is likely to be at risk from flooding; and
- the development proposal would not result in the intensification of existing development which may itself be at risk; and
- new development would not increase the potential adverse impacts of a flood event

The site lies within a C2 flood risk area.

NRW have not raised an objection to the proposal on flood risk grounds on the basis that they consider there is no increase in land use vulnerability and there will be no change to the built footprint.

NRW have however stated they consider inadequate information has been provided regarding foul drainage, and have requested further information be provided to demonstrate the existing septic tank is fit for purpose.

Officers would note that the application is not proposing a new septic tank; the application form states the existing septic tank, which was installed in 2017 and has a capacity for up to 22 people, will continue to be utilised.

The building is an existing public house with an existing septic tank. The proposed occupancy of the office is stated to be 16 members of staff and the existing septic tank has sufficient capacity to serve this number of employees, and Officers do not consider the proposed change of use would result in a net increase of foul drainage discharge when compared to the existing public house use.

Officers would also note that the building is already in commercial use, and therefore the existing septic tank should have been subject to a permit from NRW, and the planning system should not duplicate other legislative controls.

Having regard to the above, Officers do not consider it reasonable to request additional information regarding the septic tank and its drainage channels.

In conclusion, the proposal is not considered to give rise to any unacceptable impacts on flood risk. Notwithstanding NRW's views with regards to the foul drainage, having regard to the nature and scale of the development proposed and the existing commercial use of the building, Officers consider the foul drainage information provided with the application is sufficient and it is not envisaged the development would give rise to materially different drainage impacts than the existing public house use.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 The principle of the development is considered to be acceptable, and Officers consider the impacts associated with the proposal development identified in the section above can be adequately controlled through the imposition of conditions.

5.2 The proposal is therefore considered to be acceptable, and the application is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Location Plan (Drawing No. TQRQM21118113359709) - Received 28 April 2021
 - (ii) Block Plan (Amended Jan 22) - Received 9 February 2022
 - (iii) As Existing and Proposed Floor Plans - Received 25 August 2021

- (iii) Design and Access - Received 19 August 2021
- (iv) Planning Statement - Received 19 August 2021
- (v) Flood Consequences Assessment - Received 25 August 2021
- (vi) Statement Regarding Operating Hours - Received 15 September 2021
- (vii) Thomas Group Supporting Statement - Received 21 October 2021

2. The office accommodation hereby approved shall be restricted to B1 use class uses only, and shall not be used for any other use without the written approval of the local planning authority.
3. Notwithstanding the provisions of all Classes of Part 41 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without approval in writing of the Local Planning Authority
4. The residential accommodation at first floor level shall remain part of the planning unit and shall not at any time be occupied as a separate residential unit.
5. Facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles as indicated on the approved block plan, and shall be completed in accordance with the approved block plan within 3 months of the date of this permission.
6. All parking bays shown on the approved block plan shall be clearly demarked and maintained as such in perpetuity, and shall be made available for their intended use and kept free from other obstructions.
7. At no time shall vehicles which fall within classes OGV1, OVG2 or PSV as defined by the Design Manual for Roads and Bridges be permitted to be parked or stationed within the red line boundary for the site as shown on the approved location plan and block plan.
8. At no time shall plant, machinery or equipment, skips, containers or other enclosures be permitted to be stored, placed or sited within the red line boundary for the site as shown on the approved location plan and block plan.
9. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
10. No external lighting shall be installed without the formal written approval of the Local Planning Authority to the detailing of the proposed lighting. The approved scheme shall be implemented strictly in accordance with the approved details.

The reasons for the conditions are:-

1. For the avoidance of doubt and to ensure a satisfactory standard of development.
2. For the avoidance of doubt and in the interests of residential and visual amenity and control of development in the open countryside.
3. In the interests of residential and visual amenity and control of development in the open countryside.
4. For the avoidance of doubt and in the interests of residential amenity and control of development in the open countryside.
5. To provide for the 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.
6. To provide for the 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.
7. In the interests of visual amenity and highway safety.
8. In the interests of visual amenity and highway safety.
9. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
10. In the interest of the visual amenity, nature conservation and highway safety.