

	Planning Condition	Time limit	Action	By	Agreed
	DECISION NOTICE SMD/2021/0053 Date 02/06/2021		Full Planning Consent		
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission. <i>Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004</i>	3 Years	Work to be implemented on or before 01 June 2024		
2	The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows: 3706_00_11 Rev G 3706_00_13 Rev F - 3706_00_14 Rev G - 3706 Location Rev A <i>Reason: To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt</i>	No time limit	Note		
3	Prior to the installation of any windows, doors and rooflights, details of the design and materials of all proposed new windows, doors and rooflights, shown on drawings with a scale of 1:10, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented. The windows and doors to be used in the development hereby permitted shall be timber. <i>Reason: In the interests of the character and appearance of the building considered to be a nondesignated heritage asset.</i>	Prior to installation	Details of windows, doors and rooflights to be submitted for approval Doors and windows to be timber. See drawings 3706A_21_01 and 3706A_27_01 submitted 27 January 2022	HP HP	
4	Prior to the installation of any vents/cowls/ducts, rainwater goods and pointing/re-pointing details of the design and materials for all proposed new vents/cowls/ducts, rainwater goods and pointing/re-pointing shall be submitted to and approved in writing by the Local Planning Authority and	Prior to installation	Details of vents/cowls/ducts, rainwater goods and pointing/re-pointing to be submitted for approval	HP	

	the approved details shall be implemented. The rainwater goods shall be cast metal and finished in black. <i>Reason: In the interests of the character and appearance of the building considered to be a non-designated heritage asset.</i>		Rainwater goods shall be cast metal and finished in black. See document 3706 Discharge of Conditions submitted 27 January 2022	HP	
5	In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not recommence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. <i>Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks</i>	In the event that contamination is found	Initial investigation and risk assessment to be completed in accordance with a scheme agreed in writing with the LA.		
6	Prior to bringing the development into first use, soil used in the creation	Before first use	Soil used in garden and soft		

	of garden and soft landscaping areas shall be tested for contamination to ensure suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing by the Local Planning Authority and shall include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed. The results of the soil tests shall be submitted and approved in writing by the Local Planning Authority. If soil test results indicates that a potential contamination risk exists, development shall not be brought into use, until a detailed remediation strategy to bring the site to a condition suitable for the intended purpose has been prepared and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. <i>Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.</i>		landscaping areas to be tested for contamination		
7	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows or any other openings shall be installed in any part of the development hereby permitted unless a further planning permission has first been granted on application to the Local Planning Authority. <i>Reason: To protect the character and appearance of the buildings</i>	No time limit	Noted – no additional windows or other openings to be installed without further planning permission.		
8	Notwithstanding the provisions of the Town and Country Planning	No time limit	Noted – Permitted Development		

	(General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without Page 4 modification), no further development as specified in Part 1 Class(es) A, AA, B, C, D, E, F, G and H, Part 2 Class(es) A to C or Part 20 shall be carried out within the site unless a further planning permission has first been granted on application to the Local Planning Authority. <i>Reason: To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area.</i>		Rights removed.		
9	Prior to the first occupation of the development hereby approved full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: • Means of enclosure • Hard surfacing materials Soft landscape details shall include: • Planting plans • Written specifications (including cultivation and other operations associated with plant and grass establishment) • Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate • Implementation timetables <i>Reason: To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.</i>	Before Occupation	Hard and soft landscape proposals to be submitted to the LA and approved in writing Hard landscaping details and boundary walls to be submitted in due course. Soft landscaping – planting plans and schedules to be submitted in due course.	HP	
10	The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.	Within 5 years of planting	Noted		

	<i>Reason: To ensure the appropriate landscape design and in the interests of the visual amenities of the area.</i>				
11	All construction activities and deliveries to the site shall be undertaken between the following hours: • 08:00 - 18:00 hours (Monday to Friday) • 08:00 - 13:00 hours (Saturday) • No working is permitted on Sundays or Bank Holidays. <i>Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.</i>	During Construction	Noted		
12	The development shall be undertaken in complete accordance with Kingdom Ecology Protected Species Report dated 6th November 2020 Section 4.2. <i>Reason: In the interests of the ecology value of the site.</i>	No time limit	Noted		
13	Before the development hereby approved is brought into use, bat boxes, bat bricks and at least two bat lofts shall be provided as required in Kingdom Ecology Protected Species Report dated 6th November 2020 Section 4.2 and in accordance with details of design and location to be submitted to and approved in writing by the Local Planning Authority. <i>Reason: In the interests of the ecology value of the site.</i>	Before first use	Bat boxes and lofts to be installed before first use		

Action notes:

HP Hayes and Partners, Architect
 LA Landscape Architect
 C Client
 FO Future occupants

Drawings Submitted Meeting of XXXX

XXXX/XX XXXX

Revision:

* Discharge of Conditions Application 27 January 2022

3706 Cloud Wood End
Planning Informative REV*
Rev* 19 January 2022

2 June 2021
Application No. SMD/2021/0053
Change of use of former farm buildings to two new dwellings –
resubmission of approval ref. SMD/2016/0566