

Discharge of Planning Conditions
Application No: DET/2022/0044
Conversion at Barn off Heath House Lane Lower Tean

THE DISCHARGE OF CONDITIONS: Conversion at Barn off Heath House Lane.

Condition 1 (Time)

1) The approval is granted subject to the conditions and limitations relevant to Class Q (a) and (b) as set out in the GPDO 2015 Schedule 2 Part 3 as amended including that the development under Class Q(a) and under Class Q(b) hereby approved must be completed within a period of 3 years starting with the date of this prior approval.

Reason: To define the permission, for clarity and the avoidance of doubt. – **Noted.**

Condition 2 (Domestic Curtilage)

The domestic curtilage of this development is restricted in amount to that allowed under the terms of GPDO 2015 Schedule 2 Part 3 Class Q and shall be no greater in area than an amount equivalent to the plan area of the building hereby approved to be converted namely 67.5m².

Reason: Paragraph X to GPDO 2015 Schedule 2 Part 3 defines “curtilage” as meaning for the purposes of Class Q (a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or (b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser.

Noted. Refer to drawing HEATH-HOUSE-IDS-296-DR-A-00-10-005E.

Condition 3 (Materials)

The external facing colour finish of the walls and the roofing of the development hereby approved shall be dark green and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of the appearance of the development and its assimilation into the surroundings.

Noted. Refer to drawing HEATH-HOUSE-IDS-296-DR-A-00-10-002H.

Condition 4 (Appearance)

Prior to the first coming into use of the development hereby approved all storage containers and a caravan currently placed on the applicant's land as shown in drawing HEATH-HOUSE-IDS-296-DR-A-00-10-003 revision C shall be removed from the land.

Reason: In the interests of the appearance of the development and the amenity of occupiers of the dwelling including its curtilage hereby approved. – **Noted.** All temporary storage containers and caravan will be removed.

Condition 5 (Landscaping)

Within one month of the commencement of development (including any site clearance, stripping or site establishment) there shall be submitted for approval in writing by the Local Planning Authority a scheme of landscaping. Such a scheme shall include full details of all new tree, shrub and hedge planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting, including plant protection from grazing livestock and wild mammals together with management proposals for existing trees and hedgerows to be retained along with measures for their protection in the course of the development. The scheme shall in particular provide for the establishment of native species boundary planting to the southeast and southwest boundaries of the development hereby approved. Following approval in writing by the Local Planning Authority the landscaping scheme as approved shall be fully implemented before the end of the first available planting season (November to February inclusive) following the substantial completion and / or first coming into use of the development whichever it the earlier. Any plants which die or are lost or otherwise fail to establish in the first five years following the completion of the planting shall be replaced in the next available planting season with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development.

Reason: In the interests of the visual appearance of the development in the landscape and in the interests of biodiversity and the amenities of the area. – Refer to drawing HEATH-HOUSE-IDS-296-DR-A-00-10-005E.

Condition 6 (Driveway)

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be kept surfaced and maintained in accordance with the approved details for the life of the development.

Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety. – Noted. Refer to drawing HEATH-HOUSE-IDS-296-DR-A-00-10-005E.

Condition 7 (Parking)

The development hereby permitted shall not be brought into use until details of the parking and turning areas have first been submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans prior to the first occupation of the development and retained for the life of the development.

Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety. – Noted. Refer to drawing HEATH-HOUSE-IDS-296-DR-A-00-10-005E.

Condition 8 (Lighting)

Prior to the installation of any external lighting details of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be implemented only in accordance with the approved details.

Reason: To minimise disturbance by artificial light to protected species including bats and minimise sky-glow across the site and in the interests of the visual appearance of the development and the amenities of the area. – Noted. Refer to drawing HEATH-HOUSE-IDS-296-DR-A-00-10-005E.