| | Planning Condition | Time limit | Action | By | Agreed |
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| | **DECISION NOTICE SMD/2022/0485 Date: 24/02/2023** | | **Planning Consent** | | |
| 1 | The development hereby permitted shall be begun before the expiration of three years from the date of this permission.<br><br>Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004. | 3 years | Implementation required before 24 February 2026 | | |
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| 2 | The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:<br>3706_04_11 Rev G<br>3706_04_12 Rev E<br>3706_04_13 Rev G<br>3706_04_14 Rev D<br>3706_04_15 Rev D<br>3706_04_16 Rev G<br>3706_04_18 Rev E<br>3706_04_20 Rev A<br>3706_04_22 Rev A<br>3706_04_17 Rev D<br>3706 Location Plan<br><br>Reason: To ensure that the development is carried | No time limit | Noted – development to match approved drawings. | | |
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| 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 external windows and doors to be used in the development hereby permitted shall be white painted timber.<br><br>Reason: In the interests of the character and appearance of the area. | Discharged | Details of the design and materials of all proposed new windows, doors and rooflights shown on drawings 3706B_27_01, 3706B_31_01, 3706B_32_01 and 3706B_32_02 submitted with the Discharge of Conditions application ref: DOC 2023 0080, and approved: 16/02/2024 | | |
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| 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 the approved details shall be implemented. The rainwater goods shall be cast metal and finished in black.<br><br>Reason: In the interests of the character and appearance of the barns considered to be a nondesignated heritage asset. | Discharged | Details of vents/cowls/ducts, rainwater goods and pointing/repointing shown on document 3706 Discharge of Condition 4 – External details submitted with the Discharge of Conditions application ref: DOC 2023 0080, and approved: 16/02/2024 | | |
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| 5 | All facing and roofing materials for the replacement dwelling, including lintels and cills and roof verge and eaves detailing and external front door surround materials and detailing shall match those of the existing dwelling in terms of type, colour and texture and shall incorporate external facing and roofing materials reclaimed from the existing dwelling to be demolished.<br><br>Reason: In the interests of the character and appearance of the area. | No time limit | Noted – all facing and roofing materials for the replacement dwelling to match those of the existing dwelling and incorporate facing and roofing materials reclaimed from the original dwelling. | | |
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| 6 | Before the proposed new dwellinghouse is first brought into use, the existing dwelling and all other buildings shown in the approved drawings to be demolished shall be demolished in their entirety and all remaining demolition materials shall be removed from the sites edged red and blue in the location plan.<br><br>Reason: In the interests of ensuring appropriate development in the Green Belt. | Before first use | Noted – existing dwelling and all other buildings shown demolished on the approved drawings to be demolished and materials removed from site before first use | | |
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| 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.<br><br>Reason: To protect the character and appearance of the buildings. | No time limit | Noted – no additional windows or other openings to be installed without further planning permission. | | |

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| 8 | 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 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.<br><br>Reason: To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area. | No time limit | Noted – Permitted Development Rights Part 1 A-H, Part 2 A-C, and Part 20 removed | | |
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| 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. The proposals shall include a new mixed native species hedgerow including hedgerow trees along the full length of the eastern boundary of the site, together with new native species tree planting on a minimum level of 3 new trees for each existing tree removed. The planting of replacement trees and the details shall also include:<br>- Means of enclosure<br>- Hard surfacing materials<br>-Remediation of any excavations required for foul or surface water drainage works<br>Soft landscape details shall include:<br>- Planting plans<br>- Written specifications (including cultivation and other operations associated with plant and grass establishment)<br>- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate<br>- Implementation timetables<br><br>Reason: To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area and to | Before Occupation | Details of hard and soft landscaping shown on drawing PR_231002_GA_01 Rev C Proposed Landscape Works submitted with the Discharge of Conditions application submitted 29 September 2026 | | |

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| | achieve a Net Biodiversity Gain. | | | | |
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| 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.<br><br>Reason: To ensure the appropriate landscape design and in the interests of the visual amenities of the area. | Within 5 years of planting | Noted – implemented planting scheme will be properly maintained for 5 years from planting | | |
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| 11 | The first action on commencement of development, prior to any further action (including any further demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained as shown in the drawings hereby approved, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, and as set out in the Christians Environmental site report reference CEFBS- 001 Rev A dated April 2022 submitted in support of the application hereby approved and these shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the Local Planning Authority.<br><br>Reason: To ensure the appropriate landscape design and in the interests of the visual amenities of the area. | First action on commencement of development | Noted – temporary tree protection barriers to be installed | | |
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| 12 | The development shall be undertaken in complete accordance with Protected Species Report 8th April 2022 by Kingdom Ecology, including | No time limit | Noted | | |

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| | the bat mitigation drawings Figure E3A and E3B and also the Bats Method Statement received by the Council on 15.12.23 unless altered by a subsequent Natural England bat licence. The bat lofts and bat boxes shall be retained for the lifetime of the development.<br><br>Reason: In the interests of the ecological value of the site. | | | | |
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| 13 | Before the development is first brought into use, bat monitoring results shall be submitted to and approved in writing by the Local Planning Authority<br><br>Reason: To ensure compliance with the approved bat mitigation measures and hence aid biodiversity. | Before first use | Details of bat monitoring results included in Bat Mitigation Compliance and Monitoring Report submitted with the Discharge of Conditions application submitted 29 September 2026 | | |
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| 14 | Before the development is first brought into use, details of external lighting shall be submitted to and approved in writing by the local planning authority and the lighting shall be provided in exact accordance with the approved details.<br><br>Reason: In the interests of the character and appearance of the area and protecting the ecological value of the area. | Before first use | Details of external lighting shown on document 3706 Discharge of Conditions 14 External Lighting RevA and on drawing 3706_05_11B External Lighting Layout submitted with the Discharge of Conditions application submitted 29 September 2026 | | |
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| 15 | Before any ground extraction or removal of trees, method statements for the protection of amphibians, birds and a method statement for tree removal shall be submitted to and approved in writing by the local planning authority and the development hereby approved shall proceed in accordance with the statements.<br><br>Reason: In the interests of the ecological value of the area. | Discharged | 3706 Method Statement for the Protection of Bird and Amphibians, 3706 Discharge of Condition 15 Birds and Amphibians, and 3706 Discharge of Condition 15 Trees documents submitted with the Discharge of Conditions application ref: DOC 2023 0080, and approved: 16/02/2024 | | |
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| 16 | The development hereby permitted shall not be brought into use until the visibility splays shown on plan 3706_04_22 have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level. | Before first use | Noted – visibility splays required | | |

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| | Reason: In the interests of highway safety. | | | | |
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| 17 | The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge.<br><br>Reason: In the interests of highway safety. | Before first use | Noted – access drive to be bound material within 5m of public highway | | |
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| 18 | The development shall be undertaken in accordance with the following measures:<br>I. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority;<br>II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when required by officers of the Local Planning Authority<br><br>Reason: To protect the amenities of the area during construction | During construction | Noted | | |
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| 19 | 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 continue 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 recommence until a | 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 Local Planning Authority | | |

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| | 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 submitted to 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 approved remediation shall be submitted to and approved in writing by the Local Planning Authority.<br><br>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. | | | | |
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| 20 | Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.<br>"" 08:00 - 18:00 hours (Monday to Friday);<br>"" 08:00 - 13:00 hours (Saturday)<br>"" No working is permitted on Sundays or Bank Holidays.<br>In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.<br><br>Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours. | During construction | Noted | | |
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| **Action notes:** | | **Drawings Submitted** |
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| HP | Hayes and Partners, Architect | 3706 Discharge of Conditions 14 External Lighting RevA |
| LA | Landscape Architect | 3706_05_11B External Lighting Layout |
| C | Client | |

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| FO | Future occupants | 3706_05_12A Driveway Materials & Visibility Splays<br>Cloud Wood End Farm – Bat Mitigation Compliance and Monitoring Report<br>PR_231002_GA_01 REV C Proposed Landscape Works |

**Revision:**

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| A | Updated to include discharged conditions information from Discharge of Conditions Application ref: DOC 2023 0080, drawings for pre-occupation conditions added |