

PLANNING AND REGULATORY COMMITTEE
11 JULY 2017**PROPOSED CHANGE OF USE AND THE CONVERSION OF
THE EXISTING HOUSE, INCLUDING THE ATTACHED
GARAGE BLOCK, TO PROVIDE A CHILDREN'S HOME,
COMPLETE WITH ANCILLARY FACILITIES, TO
ACCOMMODATE UP TO FOUR CHILDREN AND YOUNG
ADULTS AT THE RIDDINGS, BRICKLEHAMPTON**

Applicant

Worcestershire County Council

Local Member(s)

Mr A I Hardman

Purpose of Report

1. To consider an application under Regulation 3 of the Town and Country Planning Regulations 1992 for a proposed change of use and the conversion of the existing house, including the attached garage block, to provide a Children's Home, complete with ancillary facilities, to accommodate up to four children and young adults at The Riddings, Bricklehampton.

Background

2. On 29 September 2016, Worcestershire County Council's Cabinet approved a £2 million Capital Programme for developing in-house Post-16 Supported Living Accommodation and residential facilities within Children's Services. The Programme intends to provide more high quality children's residential placements within the County Council to reduce expenditure on private providers.

3. Worcestershire County Council currently operates 10 children's homes accommodating up to 43 children. The applicant states that each home currently has an Ofsted rating of 'Good' or 'Outstanding' with no outstanding complaints against any of the homes.

4. Having conducted an extensive search for suitable properties in terms of size, location, price and suitability, Worcestershire County Council acquired The Riddings with the intention of converting it to a children's home as part of the Capital Programme. The conversion would involve a material change of use and, therefore, requires an application for planning permission.

The Proposal

5. Worcestershire County Council is seeking planning permission for a proposed change of use and conversion of a residential dwelling (Use Class C3) to a children's home (Use Class C2).

6. The proposed conversion would provide accommodation for up to four children and young adults of all sexes with emotional, behavioural and social difficulties, but not serious or persistent offending behaviour.

7. The applicant states that the reason for the choice of rural location is experience gained from operating a children's home at Orchardene in Wyre Piddle, and from throughout the UK. The applicant considers that rural locations help prevent incidences of access to gang activity, drugs, missing persons episodes and child sexual exploitation generally associated with urban locations.

8. The applicant states that a balance must be struck between separating vulnerable children from those most likely to "lead them astray" and their need to be part of the community for education, social activities and family contact etc. They consider that the semi-rural location of The Riddings would be a pragmatic choice of location that strikes the right balance between these needs. In addition, they state that a children's home at The Riddings would expand Children's Services options in terms of geography, nature of accommodation, and specific locations of homes for protecting and nurturing vulnerable children throughout the County.

9. The children would be 10-18 years old on admission to the home. The applicant states that it is usual for young adults to leave these homes before 18 years old, but that brief stays beyond 18 are necessary when suitable follow-on accommodation is being sought.

10. In terms of staffing arrangements, there would be three members of staff on duty for each shift. There would be two shifts per day (an early and a late shift). During night-time, there would be two members of staff at the home.

11. The proposal would involve the following detailed elements:

Change of Use

- Material change of use from Use Class C3 (Dwelling Houses) to Use Class C2 (Residential Institutions);

External Works

- Replacement of the garage doors with twin windows and painted timber boarding;
- Installation of a window for the proposed night staff room on the first floor of the northern elevation;
- Installation of two new windows for the proposed staff bedroom on the ground floor of the northern elevation;
- Replacement of the existing tripartite window with two new windows and a central panel of brickwork on the ground floor of the northern elevation; and
- Removal of the existing metal stove flue at the rear of the property.

Internal Works

- Installation of a night staff room on the upper floor;
- Conversion of the garage to a small entrance lobby, an office for the Team Manager and a staff bedroom with en-suite; and
- Conversion of the rear ground floor bedroom to a staff office and staff bedroom.

12. In terms of transport, the home would have two vehicles for transporting children and local shopping. The applicant states that there would be plenty of space internally and externally for safe bicycle storage.

13. The applicant anticipates that the development would generate light vehicle traffic involving the staff coming and going, transporting the children, and possibly the older children driving themselves. The applicant estimates that the development would generate approximately 30-40 vehicle movements (arrivals and departures) per day, with fewer trips during the school holidays.

14. The applicant states that Bricklehampton is also served four times per day by the No. 565 bus which runs between Pershore and Evesham.

15. In terms of sustainability, the proposal would involve the installation of low energy LED light fittings.

16. In terms of superfast broadband, the applicant states that it is intended to connect the development to superfast broadband provided that the infrastructure is available, or as soon as it is available in order to comply with Policy SWDP26 of the South Worcestershire Development Plan.

17. In terms of drainage, the existing foul drainage provision would be extended to take the discharge from the proposed en-suite.

18. The applicant states that the construction period for the conversion would last approximately 8 weeks and would involve considerable vehicle traffic at the site.

19. In terms of public engagement, the applicant states that Steven Orchard (Group Manager for Residential Care and Commissioning) and Jake Shaw (Assistant Director for Provider Services) from Worcestershire County Council's Children's Services attended two meetings with Elmley Castle Parish Council in January 2017. They are both attending the Planning and Regulatory Committee meeting.

20. The meeting on Thursday 5 January was attended by 12 people, whilst the meeting on Thursday 26 January was attended by approximately 40 people from the broader area. The applicant states that Steven Orchard and Jake Shaw spoke to members of the Parish Council and members of the public about the proposal, including on a one-to-one basis.

21. The applicant states that there were a broad range of responses to the outline proposals (both for and against), which was also reported in the local press.

The Site

22. The site is located in the village of Bricklehampton within a predominantly rural area of south-east Worcestershire. Bricklehampton is located approximately 5.3 kilometres to the south-east of Pershore and 6 kilometres to the south-west of Evesham. The Riddings is located in the southern half of the village immediately to the south of the entrance to Bricklehampton Hall Nursing Home.

23. The site measures approximately 0.15 hectares in area.

24. The site is accessed directly off the C2223 (Bricklehampton Street).

25. The site is surrounded by agricultural fields interspersed with individual residential dwellings throughout the village.

26. The nearest residential property is The Rest, which is located on the opposite side of the road to The Riddings approximately 35 metres to the east.

27. The Riddings itself is comprised of a two storey brown brick building with an extension to the rear, a single storey attached garage with wooden double doors, a garden, and a forecourt area.

28. In terms of significant features, the following features are within the vicinity of the site:

- Bricklehampton Hall and The Coach House at Bricklehampton Hall are Grade II Listed Buildings located approximately 70 metres to the north-west of the site
- Bredon Hill Site of Special Scientific Interest (SSSI) is located approximately 870 metres to the south-west of the site
- The site is located within a TPO area, which was confirmed in 1991 by Wychavon District Council. TPOs prohibit certain works to trees unless the written consent of the local planning authority has been obtained.
- The site is located within the Bredon Hill Area of Outstanding Natural Beauty (AONB)

29. The application site falls within Flood Zone 1 (a low risk zone).

Summary of Issues

30. The main issues in the determination of this application are:-

- Location of the proposed development
- Traffic and Highways Safety
- Residential Amenity
- Landscape
- Historic Environment

Planning Policy

National Planning Policy Framework (NPPF)

31. The National Planning Policy Framework (NPPF) was published and came into effect on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It constitutes guidance for local planning authorities and decision takers and is a material planning consideration in determining planning applications. Annex 3 of the NPPF lists the documents revoked and replaced by the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking.

32. Sustainable Development is defined by five principles set out in the UK Sustainable Development Strategy:

- "living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly".

33. The Government believes that sustainable development can play three critical roles in England:

- an economic role, contributing to a strong, responsive, competitive economy
- a social role, supporting vibrant and healthy communities and
- an environmental role, protecting and enhancing our natural, built and historic environment.

34. The following guidance contained in the NPPF is considered to be of specific relevance to the determination of this planning application:

- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 8: Promoting healthy communities
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment
- Section 12: Conserving and enhancing the historic environment

The Development Plan

35. The Development Plan is the strategic framework that guides land use planning for the area. In this respect the current Development Plan consists of the South Worcestershire Development Plan.

36. Planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

37. Annex 1 of the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However, the policies contained within the NPPF are material considerations. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

South Worcestershire Development Plan

SWDP 1: Overarching Sustainable Development Principles

SWDP 2: Development Strategy and Settlement Hierarchy

SWDP 3: Employment, Housing and Retail Provision Requirement and Delivery

SWDP 4: Moving Around South Worcestershire

SWDP 6: Historic Environment

SWDP13: Effective Use of Land

SWDP 14: Market Housing Mix

SWDP 21: Design

SWDP 22: Biodiversity and Geodiversity

SWDP 23: The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty (AONB)

SWDP 24: Management of the Historic Environment

SWDP 25: Landscape Character

SWDP 26: Telecommunications and Broadband

SWDP 27: Renewable and Low Carbon Energy

SWDP 28: Management of Flood Risk

SWDP 29: Sustainable Drainage Systems

SWDP 30: Water Resources, Efficiency and Treatment

SWDP 31: Pollution and Land Instability

SWDP 33: Waste

Cotswolds AONB Management Plan 2013-2018

38. The Cotswolds AONB Management Plan 2013 – 2018 was produced by the Cotswolds Conservation Board following a review of the 2008 – 2013 Plan and wide public consultation. It sets out a vision for future management of the area, together with clear objectives and policies, which will guide the Cotswolds Conservation Board in exercising its responsibilities. There is a strong emphasis on partnership working and the need for public bodies to fulfil their commitment to work towards helping to conserve and enhance the AONB. It therefore requires the involvement of a wide range of partners and organisations to achieve the Plan's aims over the next five years.

Consultations

39. **County Councillor Mr Adrian Hardman** has made no comments.

40. **District Councillor Michelle English** has made no comments.

41. **Wychavon District Council** have no objections.

42. **Elmley Castle, Bricklehampton and Netherton Parish Council** have no objections to the application. They comment that they are disappointed that the application did not come through Wychavon District Council.

43. **The County Ecologist** has no objections, subject to conditions that would:

- a) Control external lighting to avoid impacts to protected species; and
- b) Require measures for ecological enhancement.

44. **The County Highways Officer** has no objections. They make the following comments:

- The site benefits from two access points and has sufficient on-site car parking and turning space;
- The information submitted regarding the proposed occupants of the home overrides arguments in terms of sustainability of location; and
- A minimum of 4 secure and dry cycle spaces should be provided due to the proposed conversion of the garage.

45. **The County Landscape Officer** has no objections. They comment that there would be no impact to the landscape or immediate setting of the property as a result of the minor external modifications.

46. **The Cotswolds AONB Officer** has made no comments.

47. **Hereford and Worcester Fire and Rescue Service** have made no comments.

48. **Historic England** have stated that they have no comments to make on this proposal.

49. **The Lead Local Flood Authority** have no comments and state that the proposal would not change surface water run-off at the site.

50. **Natural England** have no objections.

51. **Severn Trent Water Limited** have no objections.

52. **West Mercia Police** have no objections.

53. **Worcestershire Regulatory Services** have no objections in terms of noise and nuisance.

54. **Worcestershire County Council's Sustainability Team** have the following comments:

- Encouraged by the proposed use of electric vehicles;
- Support the proposal to bring the loft insulation up to current building regulation standards and include low energy LED lighting in all fixings to the property;
- The installation of solar panels could be considered using the Spend to Save Fund assuming the installation meets the eligibility criteria;
- A water butt to collect rainfall for use in the grounds is recommended;

- Low flush toilets are recommended;
- A compost bin for the grounds is recommended; and
- A suitable location for bin storage should be provided.

Other Representations

55. The application has been advertised on site and by neighbour notification. To date there have been 2 letters of representation objecting to the proposal. The letters of representation are available in the Members' Support Unit. The following points were raised:

- "As providers of nursing care to 55 frail and elderly residents, I feel that this close proximity of this project is not in the best interests of the vulnerable adults that Bricklehampton Hall provides a home for. We would appreciate more details of the project to be advised to us so that we can consider any implications that may impact the nursing home".
- An objection on the basis of unsuitable placement for the following reasons:
 - a) The combination of the shift work at Bricklehampton Hall with the shift work at this proposal will impact the community of Bricklehampton further for no community benefit;
 - b) The disturbance impact will focus on one property in particular (The Rest) meaning all disturbance from extra traffic will directly impose on one family;
 - c) The hamlet has no facilities for children or young adults (no shop, playing fields or post office). Children will be captive in this situation. How is this beneficial versus the 12 other establishments throughout the County which are situated in towns within foot reach of services?; and
 - d) The house is situated in the AONB which requires preservation of old trees. These completely submerge the house in darkness which does not seem aligned to the children's' needs.
- Questioning the procedure for the application whereby the same council is "both applicant and approver for the development". Request that this case be handled by Wychavon District Council.
- Further clarification required in terms of anticipated children and staffing.

The Head of Strategic Infrastructure and Economy's Comments

Location of the proposed development

56. The proposal would occur at a residential dwelling in Bricklehampton, which is located in a predominantly rural area to the south of Pershore and Evesham. The applicant states that the rural location has been proposed to replicate positive experiences gained from operating a rural children's home at Wyre Piddle in terms of reduced missing persons episodes, issues with CSE and other incidents. The children's home would provide accommodation for up to four children and young adults and involve staff operating on a shift pattern throughout the day (early shift

and late shift). Transport would be provided by staff ferrying the children by car and, dependent on the nature of the children and young adults, by bicycle and the No. 565 bus.

57. In terms of consultees, Wychavon District Council, the Parish Council and the County Highways Officer have no objections. The County Highways Officer comments that the nature of the proposal overrides concerns regarding sustainable transport. Worcestershire County Council's Sustainability Team support many of the sustainability aspects of the proposal and recommend further small-scale measures for improvements.

58. In terms of letters of representation, a letter objected to the proposal for locational reasons. These included the lack of facilities for children and young people compared to urban locations and the darkness of the dwelling due to the trees subject to a TPO. Another letter objected on the basis that the proposal would not be in the best interests of the frail and elderly residents of Bricklehampton Hall, although no reason was provided for this.

59. In terms of the development plan, the South Worcestershire Development Plan does not have a specific policy for children's homes. However, it is considered that Policy SWDP14 is the most relevant to this proposal. Policy SWDP14 states that housing proposals for residents with specific housing requirements outside of Worcester and the main/other towns should demonstrate that the scheme has good access to public transport, healthcare, shopping and other community facilities. In terms of transport policy, Policy SWDP4 states that proposals must demonstrate that the layout of development will minimise demand for travel and offer genuinely sustainable travel choices. The application must also be considered on its own merits given the absence of a specific policy for children's homes and their requirements.

60. The Head of Strategic Infrastructure and Economy considers that the locational issues to consider are the proposal's sustainability in terms of transport, local amenity provision and the tree shading. In terms of sustainable transport, the applicant's reasoning that rural locations provide a more homely and calming atmosphere in terms of reduced incidents must be balanced against the likely reliance of the children and staff on car-based transport. The applicant states that they consider the multiple benefits to children's behaviour and general well-being to outweigh the admirable aims and aspirations of sustainable transport. The Head of Strategic Infrastructure and Economy considers that, on balance, the benefits to the children that would result from the change of use outweigh the argument that the location would be unsustainable based on likely reliance on the private car in accordance with the comments of the County Highways Officer. In addition, the proposal would be located within reasonable cycling distance of Pershore and Evesham and would be located on the bus route of the No. 565 bus serving these towns. For these reasons, the proposal is considered to be acceptable on its merits when assessed against Policy SWDP4.

61. In terms of local amenity provision, the Head of Strategic Infrastructure and Economy considers that, ideally, these would be located within easy walking or cycling distance of the proposal. However, it is considered that the applicant has demonstrated that the proposal would have good access to the amenities required by Policy SWDP14 for specific housing requirements due to the proposed

arrangement for staff to transport the children and young adults by car. The applicant's Design and Access Statement supports this judgement by stating that Ofsted judge all of Worcestershire County Council's homes to be Good or Outstanding despite many of the homes being at some distance from a shop or other amenities, and that many children not in care rely on their parents to transport them to amenities. Therefore, the Head of Strategic Infrastructure and Economy considers that the proposal would accord with Policy SWDP14.

62. In terms of the issue raised regarding shading of the property by protected trees, the Head of Strategic Infrastructure and Economy does not consider this to be in conflict with the development plan and that the property currently enjoys sufficient light levels to function as a residential dwelling or children's home.

63. Overall, the Head of Strategic Infrastructure and Economy considers that the merits of the proposal outweigh the provisions of Policy SWDP4 in terms of sustainable transport, and that the proposal would have sufficient access to local amenities in accordance with SWPD14. Therefore, it is considered that the proposal would be acceptable in terms of the location of the proposed development.

Traffic and Highways Safety

64. The proposal would provide accommodation for children and young adults and involve staff operating on a shift pattern. The transport of the children and the shift patterns would generate approximately 30-40 vehicle trips to and from the site on a daily basis.

65. The County Highways Officer has no objections to the proposal and comments that The Riddings benefits from two access point and has sufficient space for car parking.

66. A letter of representation objected to the proposal on the grounds that there would be a detrimental impact resulting from traffic movements on Bricklehampton and The Rest in particular.

67. In terms of the development plan, Policy SWDP4 states that proposals must demonstrate that they will minimise the demand for travel and address road safety. Policy SWDP31 states that proposals must be designed to avoid any significant adverse impacts from pollution on human health and wellbeing.

68. The Head of Strategic Infrastructure and Economy considers that two matters must be considered in terms of traffic and highways safety. Firstly, would the proposal accord with Policy SWDP4 in terms of minimising the demand for travel and safety on the highway? And secondly, would the traffic generated conflict with Policy SWDP31 in terms of the noise pollution and general disturbance that the anticipated vehicle movements would create, bearing in mind the letter of objection on these matters?

69. Taking into account the comments of the County Highways Officer, it is considered that the proposal would accord with Policy SWDP4 because the applicant has demonstrated the merits of the rural location for the children's home, and has demonstrated that travel demand would be minimised by providing space for bicycles and highlighting the proximity of the No. 565 bus route. Regarding the anticipated impact of traffic on Bricklehampton and The Rest highlighted by the letter

of objection, the Head of Strategic Infrastructure and Economy considers that the proposed 30-40 vehicle movements per day would result in increased activity and noise compared to the present situation where The Riddings is unoccupied. However, taking into account the potential for cumulative traffic impacts from the proposal combined with the elderly care home at Bricklehampton Hall, it is considered that these vehicle movements would not constitute a significant adverse impact on human health and wellbeing as identified in Policy SWDP31. Therefore, the proposed level of traffic would be acceptable in accordance with Policy SWDP31.

70. In view of the above, the Head of Strategic Infrastructure and Economy considers that the proposal would be acceptable in terms of traffic and highways safety.

Residential Amenity

71. The proposed development would be located in a rural area in the immediate vicinity of a nursing home for elderly people and a residential dwelling (The Rest). The applicant states that the proposal would generate significant vehicle movements during the construction period.

72. Worcestershire Regulatory Services have no objections to the proposal in terms of noise or nuisance.

73. A letter of representation stated that the proximity of the children's home would not be in the best interests of the vulnerable adults at Bricklehampton Hall. Another letter of representation objected to the proposal on the grounds that The Rest would be negatively impacted from the shift work and traffic generated by the proposal.

74. Policy SWDP31 states that proposals must be designed to avoid any significant adverse impacts from pollution on human health and wellbeing and the effective operation of neighbouring land uses.

75. Taking into account the comments of Worcestershire Regulatory Services, the Head of Strategic Infrastructure and Economy considers that the proposal would accord with Policy SWDP31, subject to the applicant complying with Worcestershire Regulatory Services' Code of Best Practice. It is also considered that the proposal would not impact on human health or wellbeing or the operation of neighbouring land uses based on Ofsted's 'good' and 'outstanding' ratings for Children's Services current children's homes and the lack of any outstanding complaints against these homes. In view of the above, the Head of Strategic Infrastructure and Economy considers that the proposal would be acceptable in terms of residential amenity.

Landscape

76. The proposal involves the change of use from a residential dwelling to a children's home with minor external works in the Breedon Hill AONB.

77. The County Landscape Officer has no objections whilst the Cotswolds AONB Officer has made no comments on the proposal.

78. In terms of the development plan, Policy SWDP23 indicates that development that would have a detrimental impact on the natural beauty of the AONB will not be

permitted. Policy SWDP25 requires development to be appropriate to the character of their landscape setting.

79. Taking into account the comments of the County Landscape Officer, and in view of no adverse comments being received from the Cotswolds AONB Officer, the Head of Strategic Infrastructure and Economy considers that there would be no detrimental impact on the AONB or the landscape from the proposal. Therefore, the proposal would accord with Policies SWDP23 and SWDP25 and would be acceptable in terms of landscape.

Historic Environment

80. The proposed development would involve minor external changes involving window installation and replacement of the garage doors in the vicinity of the Grade II Listed Bricklehampton Hall and the Grade II Listed Coach House at Bricklehampton Hall.

81. Historic England have stated they have no comments to make on this application.

82. Policy SWDP24 states that proposals affecting heritage assets will be considered in accordance with the framework.

83. Taking into account the provisions of Policy SWDP24 and the comments of Historic England, the Head of Strategic Infrastructure and Economy considers that the proposed development would have no impact on the significance of the Grade II Listed Buildings and would, therefore, be acceptable in terms of the historic environment.

Conclusion

84. The proposed development would involve the material change of use from a residential dwelling to a children's home in a predominantly rural area. The main issues to consider in the application are the sustainability of the location, traffic and highways safety, residential amenity, landscape, and the historic environment.

85. In terms of the location of the development, the Head of Strategic Infrastructure and Economy considers that, on balance, the merits of the proposal in terms of the benefits to the children and young adults that would be accommodated in the rural location would outweigh the counterarguments in terms of sustainable transport in accordance with the comments of the County Highways Officer. The proposal would also accord with Policy SWDP14 in terms of local amenity provision. Therefore, the proposal would be acceptable in terms of its location.

86. In terms of traffic and highways safety, the Head of Strategic Infrastructure and Economy considers that traffic levels generated by the transport of children and the staff's shift patterns would not conflict with Policy SWDP4. Therefore, the proposal would be acceptable in terms of traffic and highways safety.

87. Regarding residential amenity, it is considered that the proposal would not conflict with Policy SWDP31 in terms of its impact on neighbouring human health and wellbeing and the operation of neighbouring land uses.

88. The Head of Strategic Infrastructure and Economy considers that the proposal would have no adverse impact on the surrounding landscape (including the AONB), or the historic environment.

89. Taking into account the provisions of the Development Plan and in particular Policies SWDP 1, SWDP 2, SWDP 3, SWDP 4, SWDP 6, SWDP13, SWDP 14, SWDP 21, SWDP 22, SWDP 23, SWDP 24, SWDP 25, SWDP 26, SWDP 27, SWDP 28, SWDP 29, SWDP 30, SWDP 31 and SWDP 33 of the South Worcestershire Development Plan it is considered the proposal would not cause demonstrable harm to the interests intended to be protected by these policies or highway safety.

Recommendation

90. The Head of Strategic Infrastructure and Economy recommends that planning permission be granted for the proposed change of use and the conversion of the existing house, including the attached garage block, to provide a Children's Home, complete with ancillary facilities, to accommodate up to four children and young adults at The Riddings, Bricklehampton, subject to the following conditions:

- a) The development must be begun not later than the expiration of three years beginning with the date of this permission;**
- b) Planning permission enures for the benefit of Worcestershire County Council only;**

Details

- c) The development hereby permitted shall be carried out in accordance with the details shown on submitted Drawings Numbered: 326-04-17-06, 326-04-17-05 and 326-04-17-04 except where otherwise stipulated by conditions attached to this permission;**

Ecology and Biodiversity

- d) Within 6 months of the completion of the development hereby approved, the specifications and locations of 1 bird and 1 bat box shall be submitted to and approved in writing by the County Planning Authority. It must be demonstrated that the bird and bat boxes would not be disturbed by external lighting. Following approval, the bird and bat boxes shall be installed in accordance with the approved specifications and locations;**
- e) Prior to the installation of any new external lighting, a lighting strategy for biodiversity shall be submitted to and approved in writing by the County Planning Authority. The strategy shall include the following details:**
 - i. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;**

- ii. **show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and**
- iii. **All new external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy;**

Highways

- f) **Prior to the occupation of the development hereby approved, details showing the location and specification of 4 secure and dry cycle spaces shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented prior to the occupation of the development; and**

Construction Hours

- g) **Construction works shall only be carried out on the site between 08:00 to 18:00 hours on Mondays to Fridays inclusive, and 08:00 to 13:00 hours on Saturdays, with no construction work on Sundays, Bank Holidays, or Public Holidays.**

Contact Points

County Council Contact Points

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Specific Contact Points for this report

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Background Papers

In the opinion of the proper officer (in this case the Head of Strategic Infrastructure and Economy) the following are the background papers relating to the subject matter of this report:

The application, plans and consultation replies in file reference 17/000016/REG3.