

1. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays.

Reason: To protect the amenities of the occupiers of nearby properties.

2. No materials shall be burnt on site, unless agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

3. Fully annotated, scaled plans, elevations and sections of the site shall be submitted to the Local Planning Authority within 3 months of the date of this decision.

Reason: To provide certainty of the development approved and to ensure future enforceability.

4. Within 3 months of this decision details of foul and surface water drainage works shall be submitted to the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. provide a management and maintenance plan for the lifetime of the development to secure the operation of the scheme throughout its lifetime.

Within 3 months of the approval of the above details, the foul and surface water drainage works shall be carried out and shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To ensure satisfactory provision of foul and surface water drainage in a sustainable way.

5. Within 3 months of this decision a detailed scheme for landscaping, tree and/or shrub planting shall be submitted to the Local Planning Authority for approval. The scheme shall specify species, density, planting, size, and layout. The scheme approved shall be carried out in the first planting season following the date of the approval of the scheme. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

6. No external lighting, whether free standing or affixed to an existing structure shall be installed on the site unless agreed in writing by the Local Planning Authority.
Reason: To protect the character and appearance of the countryside.
7. Within 1 month of this decision, visibility splay drawings shall be submitted to the Local Planning Authority for approval. The submitted drawings should clearly identify areas of land which are in the applicant's ownership, and which are required to achieve necessary visibility splays. The details approved shall be carried out within 1 month of this approval, and thereafter retained in perpetuity.
Reason: In the interest of highways safety.
8. Areas within the visibility splays as approved under condition 7 shall be kept clear of all obstructions in perpetuity.
Reason: In the interest of highways safety.
9. The site shall only be accessed via the existing southern access to the site (A334).
Reason: In the interest of highways safety.
10. No vehicle over 3.5 tonnes in size shall be used in connection to the use hereby approved.
Reason: In the interest of highways safety.
11. Within 3 months of the date of this decision, a biodiversity enhancement plan shall be submitted to the Local Planning Authority for approval. The details approved shall be carried out within 1 month of the approval of the details, and thereafter retained in perpetuity.
Reason: To ensure a net gain in biodiversity in accordance with the LPP1 CP16 and the NPPF Section 15.

NOTES:

Condition 9 justification: The appellant has indicated that the main access to the site is the existing southern access off the A334 (not the northern access opposite the war memorial); it is not considered appropriate for the northern access to be used due to the width, sight lines, and general lack of information.

Condition 10: There is a lack of information submitted in support of use of the southern access, and due to the overall site history, the Local Planning Authority is aware that the local highway network cannot support larger vehicles without resulting in danger to other highway users. As such a smaller sized vehicle has been suggested to be conditioned for use by this site.