

**OS Parcels 4083 And 6882 Adjoining And North Of
Broken Furrow
Warwick Road
Banbury**

17/01879/CDC

Applicant: Cherwell District Council

Proposal: Variation of Condition 2 (list of approved plans) of 16/01484/CDC to include additional land build up and tree planting, and an additional condition to prohibit access to the area of the site beyond (west and south of) the 1.8m high fence indicated by a solid brown line on drawing "LS-09 E" by anyone other than from time to time for grounds maintenance purposes in accordance with a management agreement or plan

Ward: Banbury Hardwick

Councillors: Cllr Anthony Ilott
Cllr J A Donaldson
Cllr Nicholas Turner

Reason for Referral: Cherwell District Council is applicant

Expiry Date: 6 November 2017 **Committee Date:**

Recommendation: Approve

1. APPLICATION SITE AND LOCALITY

- 1.1 The application relates to a small area within the western part of a larger site (approx. 26ha) allocated for development, to which Policy Banbury 5 of the Cherwell Local Plan 2011-2031 applies.
- 1.2 The larger site gently undulates across the two agricultural fields from the Warwick Road to lower points in the south west and north east corners and to higher points to the north between the two fields and to the south east. A significant tree boundary runs along the whole of the north of the application area and to the south of the eastern most field. Trees and hedges also run along the remainder of the field boundaries.
- 1.3 There are two public footpaths that run across the site, one across the western side of the western field from the Warwick Road towards Hanwell and one which runs along the northern boundary of the eastern field for a short distance before turning towards Hanwell. There are records of bats and badgers on the site and there are also notable habitats including lowland mixed deciduous woodland and a broadleaved woodland plantation. Other site constraints include naturally occurring contaminants, a minor aquifer and known records of minerals.

- 1.4 The site's surroundings consist of the site's surroundings consist of the Hanwell Fields development to the south, amenity space, which is not public, to the east (and which falls within the site allocation), agricultural fields to the north which separate the site from Hanwell and agricultural fields to the west, west of Warwick Road.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The applicant seeks planning permission for the erection of a single storey building to provide five, one bed flats for adults with acquired brain injury, plus associated parking area, secured courtyard area, and staff and communal accommodation in an additional unit (resulting in six units in total). The building would be laid out in a horseshoe shape, would have a hipped roof, of 2.55m height to eaves and 5.55m overall height. A detached bin store is proposed adjacent to the garages of Plot 20 to the Persimmon development, and a communal space is proposed to the rear of the building.
- 2.2. Access is gained via road between Plots 20 and 41 of the Persimmon development and which would connect to land belonging to Broken Furrow in accordance with the masterplan for the overall site.
- 2.3. The current application is a revised scheme of 16/01484/CDC. The building itself is largely unchanged from the approved scheme. Also unchanged is the layout and landscaping of the car parking area to the front of the site which had presented concerns at the time of original application 16/00511/CDC.
- 2.4. The changes proposed in this application arise from issues which have arisen in relation to the building up of the southern part of the site as explained further below, and comprise the addition of tree planting and other landscaping, and the proposal to add a condition to the permission to "prohibit access to the area of the site beyond (west and south of) the 1.8m high fence indicated by a solid brown line on drawing "LS-09 E" by anyone other than from time to time for grounds maintenance purposes in accordance with a management agreement or plan".

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
12/00021/SO	Screening Opinion - Proposed development including up to 380 residential dwellings along with associated access, landscaping and infrastructure	Screening Opinion requesting EIA
12/01789/OUT	Outline application for up to 350 dwellings, together with new vehicular access from Warwick Road and associated open space	Application Permitted
15/00462/REM	Reserved Matters to outline application 12/01789/OUT - 118 dwellings together with new vehicular access from Warwick Road and associated open space (Phase 1)	Application Permitted
15/01589/REM	Reserved Matters application for 232 dwellings dealing with appearance,	Pending

	landscaping, layout and scale (this development forming the 2nd phase of development which received Outline permission under 12/01789/OUT)	Consideration
16/00504/CDC	Erection of single storey buildings to provide 6 one bed flats for adults with learning difficulties and autistic spectrum condition, associated parking area, shared landscaped gardens, secured courtyard area, and staff and communal accommodation in an additional unit (seven units in total)	Application Permitted
16/00515/CDC	Erection of single storey building to provide 5 one bed flats for adults with acquired brain injury, associated parking area, secured courtyard area, and staff and communal accommodation in an additional unit (six units in total)	Application Permitted
16/01484/CDC	Erection of single storey building to provide 5 one bed flats for adults with acquired brain injury, associated parking area, secured courtyard area, and staff and communal accommodation in an additional unit (six units in total) (revised scheme of 16/00515/CDC)	Application Permitted
16/00499/DISC	Discharge of Conditions 3 (energy strategy), 4 (brick sample) and 5 (roof tile) of 16/01484/CDC	Application Permitted
16/00511/DISC	Discharge of Conditions 8 (specification of parking and manoeuvring), 12 (details of ground and finished floor levels) and 18 (cycle store /parking facilities) and Partial Discharge of Condition 9 (landscaping scheme) of 16/01484/CDC	Pending Decision
17/00300/M106	Modification of Section 106 - Application 12/01789/OUT	Application Refused
17/00071/DISC	Discharge of condition 6 (Amended elevation design details) of 16/01484/CDC	Application Permitted
17/00286/DISC	Discharge of Conditions 13 (update to the mitigation strategy for badgers), 15 (biodiversity enhancements) and 16 (external light scheme) of 16/01484/CDC	Application Permitted

17/01879/CDC	Variation of Condition 2 (list of approved plans) of 16/01484/CDC to include additional land build up and tree planting, and an additional condition to prohibit access to the area of the site beyond (west and south of) the 1.8m high fence indicated by a solid brown line on drawing "LS-09 E" by anyone other than from time to time for grounds maintenance purposes in accordance with a management agreement or plan	Pending Consideration
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4. PRE-APPLICATION DISCUSSIONS

- 4.1. The following pre-application discussions have taken place with regard to this proposal:

<u>Application Ref.</u>	<u>Proposal</u>
16/00033/PREAPP	Pre-application enquiry - Supported housing scheme

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 20.10.2017, although comments received after this date and before finalising this report have also been taken into account.

- 5.2. The comments raised by third parties are summarised as follows:

- Comments bullet-pointed by topic
- I am objecting to the proposed landscaping plans for the following reasons and wish to seek clarification on these points.

The tree line:

1. The types of trees that have been proposed to be planted are very large trees and I would like to understand why this tree type has been proposed so close to a residential area?

2. The size that the proposed trees can grow to will ultimately cause loss of light to our properties and would like to understand what will be done about this as this is not acceptable?

3. Who will be maintaining the trees and ensuring they are not overgrown and exceeding a certain height and what will this height be?

4. I have a concern that these trees will ultimately hang over into my garden, so who will be maintaining these and ensuring this does not happen?

5. The trees will be planted close to the fence line and ultimately our back garden where drainage last winter was already an issue due to the large bank that was erected. The tree roots will ultimately come close to the garden fence and under our gardens and could cause issues for patios and

subsidence

going

forward.

The

fence:

1. The site has already been built higher than the plans and nothing has been done about this, to then put a 1.8m high fence will then cause this to be even higher and cause loss of light to our properties.

2. Who will be regularly maintaining the fence that faces the line of houses going forward?

- 5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2.

STATUTORY CONSULTEES

- 6.3.

NON-STATUTORY CONSULTEES

- 6.4. **OCC Archaeology** – The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

- 6.5. **CDC Environmental Health** – There are no objections to this application with regard to noise, contaminated land, air quality, odour, light.

- 6.6. **CDC Ecology** – I've viewed the proposed landscaping plans for the above and largely welcome the proposed landscaping details. However I note there is a discrepancy between the description of the transitional shrub mix on the drawings (which says including privet, goat willow and buddleja) however goat willow and buddleja don't appear on the list on the Boundary Landscape Proposals. I would also comment that the proposed *Amelanchier lamarckii* is a non-native species and should ideally be replaced or partly replaced in the landscaping scheme by native species.

- 6.7. **CDC Landscaping:**

Delete the rather boring *Pyrus calleryana* (ugly inedible fruit) deleted in favour of a mix of garden ornamental trees for the benefit of residents in the communal garden's central corridor. Plant *Acer griseum*, *Nyssa sylvatica*, *Cercis siliquastrum* and *Cornus controversa* – all supplied sizes are to be clarified.

The southern boundary with the gabions, the hit and miss fence above them, and the elevation of unit A3, resulting in a visual impact experienced by residents to the south. Visual mitigation is necessary. Therefore, the ornamental *Eleagnus* hedge should be changed to a mixed native hedgerow for the benefit of residents and

wildlife (an extension of the wildlife corridor to site boundary's hedgerow and trees). Identify percentages, Latin names of plant species, supplied sizes and planting distance are required. Rabbit guards and bark mulching is required Include 3 no Acer campestre (Field Maple) within the proposed hedgerow – supplied at 14 -16 cm girth. Retain a clear, grassed/mown access to maintain the hedgerow and trees, and the gabion wall.

Replace the 2 non-native Tilia 'Rancho' with a single native Betula pendula – size to be confirmed – as a feature tree.

Note that the Ceanothus thyrsiflorus 'Repens' in the Sensory mix will, once established will be very vigorous and out-compete the neighbouring plants for space, etc. I suggest that it deleted or moved to a larger space on its own.

To ensure the industry standards are achieved for this scheme:

1. Within the planting specification the tree planting should comply with the current British Standard, BS8545: 2014 Trees: from nursery to independence in the landscape – Recommendations. Note that containerised trees establish better than those supplied as root balled in urban areas.

2. The supply and handling of the plants are to comply with Horticultural Trade Association's National Plant Specification and from a HTA certified nursery and delivery and backfilling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants, Parts I, II and III.

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

ESD15 - The Character of the Built and Historic Environment

PSD1 - Presumption in Favour of Sustainable Development

SLE4 - Improved Transport and Connections

BSC1 - District Wide Housing Distribution

BSC2 - The Effective and Efficient Use of Land

BSC3 - Affordable Housing

BSC4 - Housing Mix

BSC9 - Public Services and Utilities

BSC10 - Open Space, Outdoor Sport & Recreation Provision

BSC11 - Local Standards of Provision - Outdoor Recreation

BSC12 - Indoor Sport, Recreation and Community Facilities

ESD1 - Mitigating and Adapting to Climate Change

ESD2 - Energy Hierarchy

ESD3 - Sustainable Construction

ESD4 - Decentralised Energy Systems

ESD5 - Renewable Energy

ESD7 - Sustainable Drainage Systems (SuDS)
ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment
ESD13 - Local Landscape Protection and Enhancement
ESD15 - The Character of the Built Environment
ESD17 - Green Infrastructure
INF1 - Infrastructure
BAN5 - Land North of Hanwell Fields

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

C28 – Layout, design and external appearance of new development
C30 - Design of new residential development
TR1 - Transportation funding

7.3. Other Material Planning Considerations

National Planning Policy Framework (The Framework) - National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Planning Practice Guidance (NPPG) – This sets out regularly updated guidance from central Government to provide assistance in interpreting national planning policy and relevant legislation.

8. APPRAISAL

- 8.1. There is no change to the design of the building, its impact on visual amenity, landscape or heritage assets, on highway safety, flood risk or ecological interests.
- 8.2. The key issue for consideration in this case is whether the building up of the southern part of the site is acceptable in terms of its impact on the amenities of residents of new dwellings to the south and west of the site. Secondly, if not acceptable, whether the development can be made acceptable through mitigation and/or additional conditions.
- 8.3. Planning application 16/01484/CDC was granted planning permission by Planning Committee at its meeting 29.09.2016.
- 8.4. Subsequent to the November 2016 Planning Committee, which considered the application for discharge of certain conditions, it became clear that the southern end of the ABI building (the southern of the two being developed by the applicant) was being constructed at raised levels, the southern part of this site falling away steadily from north to south. The originally submitted levels plan did not show existing / original levels.
- 8.5. A plan was subsequently obtained showing those pre-development ground levels. The plan confirmed that the finished floor level at the southern end of the ABI building and the surrounding concrete apron (hard landscaped area) were being constructed approx. 1.2 – 1.4 metres above ground level. This building up of the land has precipitated objections from residents of the newly developed Persimmon dwellings to the south and west of the site.
- 8.6. Planning officers have therefore actively engaged with both residents and the applicant and its contractors to find a solution, including various meetings and conversations with all of those parties.

- 8.7. Residents' principal concerns relate to loss of amenity, specifically outlook and overlooking. Officers consider that given the distances involved, the height of the new development and the relative levels, the outlook of neighbouring residents would not be adversely affected. However, it is considered that overlooking would potentially be caused, particularly because clear views would be possible when standing on the raised concrete apron looking into the neighbours' rear gardens.
- 8.8. Seeking to address these concerns, planning officers have sought an amended levels plan that reduces levels south and west of the building. Ultimately this has not been successful but, as a compromise position, officers have eventually been able to secure amended plans which add tree planting within and close to the southern and western edges of the site, shown on the drawings submitted with the current planning application.
- 8.9. Notwithstanding the planting now proposed, planning officers consider that this alone would not satisfactorily address the concerns regarding perceived overlooking. By way of compromise, officers consider that the proposed levels can be accepted if it is made a condition of any permission given here that the area of the site to the south of the building and outside of the concrete apron (i.e. the area of the site beyond (west and south of) the 1.8m high fence indicated by a solid brown line on drawing "LS-09 E") is not accessed by anyone "other than from time to time for grounds maintenance purposes in accordance with a management agreement or plan".
- 8.10. This planning application has been submitted expressly in order to add the said condition.
- 8.11. It is considered that taken together the tree planting and this new condition to restrict access would satisfactorily address the planning officers' concerns regarding overlooking or perceived overlooking of the private amenity areas to neighbouring occupiers to the south and west of the site.
- 8.12. NB. Some of the particular elements of the planting scheme are not considered appropriate, e.g. non-native species and so amended plans have been sought to address these concerns. It is anticipated that these will be received by the day of Planning Committee.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The current proposal would not cause significant or demonstrable harm to visual amenity, highway safety or ecology. Subject to the imposition of the condition set out above, and the amended landscaping scheme as now proposed, the proposal would not adversely affect the living conditions of neighbouring residents to an extent that warrants refusal of the application. The proposal would thus accord with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Policies C28 and C30 of the 1996 Plan and the relevant paragraphs of the Framework.

10. RECOMMENDATION

That permission is granted, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of the planning permission ref 16/01484/CDC that is 30.09.2016.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory

Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with Site Location Plan (except as amended by other plans listed in this condition), Ecological Appraisal (Willmott Dixon Housing Ltd, February 2016), Tree Survey Report (RGS, March 2016) drawings numbered "16022-GNA-A-ST-DR-A-0202 C3", "LS-02 D", "LS-03 D", "LS-04 D", "LS-05 D", "LS-06 D", "LS-07 D", "LS-08 D" and "LS-09 E".

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. The development shall be carried out in accordance with the Energy Strategy approved under application 16/00499/DISC and retained as such thereafter.

Reason - To ensure sustainable construction and reduce carbon emissions in accordance with Government guidance contained within the National Planning Policy Framework.

4. The development shall be carried out in accordance with the brick and tile samples approved under application 16/00499/DISC and retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

5. The development shall be carried out in accordance with the amended design details for the front façade of the building and the entrance gates approved under application 17/00071/DISC and retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. Prior to the construction of the development hereby approved above slab level, the proposed means of access between the land and the highway shall be improved to geometry as plans submitted, formed, laid out and constructed strictly in accordance with Oxfordshire County Council's specification and guidance.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

7. The development shall be carried out in accordance with the full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas approved under application 16/00511/DISC prior to the first occupation of the development and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

8. Notwithstanding the details submitted, no development shall take place until

there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which shall include:-

(a) details of the proposed tree and shrub planting including their species (which shall be native species of UK provenance), number, sizes and positions, together with grass seeded/turfed areas,

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) the reinforcement of the existing hedgerow along the Western, Eastern and Southern boundaries

(d) details of the hard surface areas, pavements, pedestrian areas, crossing points and steps.

(e) Details of the minor artefacts/structures (ie. surfaces, benches, fencing, walling etc) which comprise public art works

The hard landscaping elements shall be carried out fully in accordance with the details approved and shall be retained as such thereafter.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to conserve and enhance biodiversity and prevent the spread of non-native species and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

9. All planting, seeding or turfing comprised in the approved details of landscaping on each phase identified in condition no. 6, shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner; and that any trees and shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

10. a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.

b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the decision.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

11. The development shall be carried out in accordance with the existing and proposed ground and finished floor levels approved under application 16/00511/DISC and retained as such thereafter.

Reason - To ensure that the proposed development is in scale and harmony with its neighbours and surroundings and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

12 The area of the site west and south of the 1.8m high fence indicated by a solid brown line on drawing "LS-09 E" as listed in Condition 2 of this permission must not be accessed by anyone other than from time to time for grounds maintenance purposes in accordance with a management agreement or plan.

Reason – To safeguard the living conditions of neighbours to the development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

13. The development shall be carried out in accordance with the updated badger mitigation strategy for badgers approved under application 17/00286/DISC and shall be retained as such thereafter.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with saved Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

14 The development hereby approved shall be implemented fully in accordance with the Landscape and Ecology Management Plan (LEMP) approved pursuant to Condition 27 of 12/01789/OUT.

Reason - To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

15. The development shall be carried out in accordance with the method statement for biodiversity enhancements and long term maintenance approved under application 17/00286/DISC and shall be retained as such thereafter.

Reason -To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

16. The development shall be carried out in accordance with the street lighting scheme approved under application 17/00286/DISC and shall be retained as such thereafter

Reason - In order to safeguard the amenities of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

17 Unless otherwise agreed in writing by the local planning authority, the development hereby approved shall be implemented fully in accordance with the Construction Environment Management Plan (CEMP) approved pursuant to Condition 42 of 12/01789/OUT.

Reason - To ensure the environment is protected during construction in accordance with Policy ENV1 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

18 The development shall be carried out in accordance with the details of the covered cycle parking facilities approved under application 16/00511/DISC prior to the first occupation of the development and thereafter the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

CASE OFFICER: Nathanael Stock

TEL: 01295 221886