

1. There shall be no external lighting installed on the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding the Countryside.

Relevant policy: Core Strategy policies CP3, CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

2. Within 1 month of the date of this permission, there shall be submitted to and approved in writing by the local planning authority a scheme of soft landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained, and unless the approved scheme is implemented within 3 months of the local authority's approval the use of the access road and gates shall cease and the land restored to its previous condition until such time as a scheme is approved and implemented. If no scheme in accordance with this condition is approved within 3 months of the date of this appeal decision the use of the access road and gates shall cease and the land restored to its previous condition until such time as a scheme approved by the local planning authority is implemented, Upon implementation of the approved soft landscaping scheme specified in this condition that scheme shall thereafter be retained and maintained for the lifetime of the development.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity.

Relevant policy: Core Strategy policies CP3 & CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

3. Within 1 month of the date of this permission, there shall be submitted to and approved in writing by the local planning authority full details of the drainage provision for the access road. If no scheme in accordance with this condition is approved within 3 months of the date of this appeal decision the use of the access road and gates shall cease and the land restored to its previous condition until such time as a scheme is approved by the local planning authority.

Reason: To prevent increased flood risk. Relevant policy: Core Strategy policies CP1 and Managing Development Delivery Local Plan policies CC09 and CC10 and paragraphs 161,170, 173, 174, 175, 176, 177, 178 of the NPPF.

Restriction of permitted development rights

4. In regard to the land outlined in green on the Enforcement Notice plan:
Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the Countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

5. The access road and the gates hereby approved shall solely be used in connection with the occupation of 'The Fairways' and should not be used for any other purpose other than for the maintenance of the adjoining land and access to the sub-station.

Reason: To control the use of the access road and gates in the interests of neighbouring amenity and the countryside. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.