



Committee and date
Area Regulatory Committee
– South (Bridgnorth)
6th October 2009

Item
9

Development Management Report

Application Number: 09/01721/FUL

Parish: Romsley

Grid Ref: 378581 - 282322

Proposal: Conversion of agricultural building to live/work dwelling

Site Address: Hammer Hill Farmhouse Romsley Lane Romsley Alveley Shropshire

Applicant: Mr S Smith

Case Officer: Mr Tom Jeremiah **email:** planningdmse@shropshire.gov.uk

1.0 THE PROPOSAL

- 1.1 This proposal is for the change of use of existing but redundant agricultural buildings to provide a work/live property at Hammer Hill Farm, Romsley. The application also includes minor alterations to the retained buildings to allow for the Change of Use to be utilised.
- 1.2 A Live/Work Unit is defined as a property that is specifically designed for dual use, combining both residential and employment space. Circular 03/2005 states that live-work units are regarded as a *sui generis* use meaning that it does not fall within a specific class use. Live-work units are often purpose built premises, or purposely converted into such units of which the work element would occupy more floorspace than that of the residential element. Such units are clearly a mix of residential and business uses which cannot be classified under a single class within the Use Classes Order. In this case the proposed use would be a mix of Class B1 (Business) and Class C3 (Residential).
- 1.3 This proposal seeks to remove a number of redundant agricultural outbuildings on this Green Belt site and in the main retain those facing onto the existing vehicular hardstanding. The retained buildings would be converted into a 4 bedroom dwelling with studio workshops/studios and garage. In total, approximately 70% of the existing buildings will be removed with the remainder to be retained and converted. 40% of the retained floorspace would form the residential element of the proposal with the remaining 60% forming the work element.

1.4 The agent acting on behalf of the applicant has confirmed that the live/work unit would be occupied by a family run enterprise comprising of a fashion/design workshop, art studio and a crafts workshop with all products to be sold off site.

1.5 Access into the site will be gained using the existing access point from Romsley Lane approximately 100 metres to the east.

2.0 SITE LOCATION/DESCRIPTION

2.1 The site falls within the Green Belt and is located approximately 3km to the southeast of Alveley. Over time, the agricultural land at Hammer Hill Farm has been divided up into separate parcels of land and the curtilage of this site extends to approximately 0.85ha. The site is previously developed land and consists primarily of agricultural buildings ranging in scale and design.

2.2 The surrounding area comprises of a mix of agricultural land with residential uses along the country highway (Romsley Lane). The application site is bound by agricultural land to the east, south and west whilst a field and residential curtilage is located to the north. The southern part of the site forms a slight slope and is vegetated by scrubland. The western boundary is screened by existing trees. Immediately adjacent to the entrance is a residential unit know as Hammer Hill Farmhouse.

2.3 The buildings within the site are not uniformed in character and vary in age, design, scale and construction materials. It is not considered that any of the buildings hold any specific significance in terms of architectural or historical merit.

3.0 RECOMMENDATIONS

3.1 That planning permission is granted subject to appropriate conditions.

4.0 REASON FOR COMMITTEE / DELEGATED

4.1 In accordance with the Schedule of Delegation, the application is referred to Members as objections have been received from the Parish Council.

5.0 RELEVANT PLANNING HISTORY

5.1 08/0641 – Change of Use of redundant agricultural buildings to dwelling, refused on 6th November 2008.

6.0 CONSULTEE RESPONSES

6.1 **Alveley & Romsley Parish Council** - Objects to the proposal as it does not comply with RD2 of the Local District Plan on the following basis:

1) 6 vehicles will be located at the development and there is no evidence that vehicles currently enter or leave the premises on a regular basis. There will be a significant increase in traffic past a neighbouring property and will add traffic to a minor country road. The entrance onto the country road has a bank on either side restricting visibility.

2) A copy of a new Bat Survey was not provided with the application. Bats and owls are regularly seen in the vicinity of the buildings.

- 3) The buildings are of no particular architectural or historical merit and the site does not adjoin an existing settlement, nor is it within a group of buildings.
- 4) The application is not for affordable housing to meet a local need in accordance with Policy H11.
- 5) The proposal does not provide essential accommodation for an agricultural or forestry worker as set out in Policy H12.
- 6) Details of employment on the site are not clear.
- 7) Policy RD2 requires the applicant to submit an assessment with the application as to the potential for an employment or other uses.

6.2

Highways Development Control – The existing access point of the driveway to the farm buildings onto the public highway is substandard in terms of visibility to the right for existing drivers. However, the proposed development is likely to generate less traffic movements than the former agricultural use of the site. It is not considered that the proposal would compromise highway safety.

Biodiversity Support Officer – No objections but recommends conditions relating to bats and birds protection.

7.0

PUBLIC REPRESENTATIONS

7.1

A total of five letters of observation and objection have been received as a result of neighbour consultations and the site notice. These are summarised as follows:

- 1) Drainage should not enter the existing septic tank which is currently shared with 1 and 2 Windyridge and Morfe Cottage as this is old and easily blocked. This system could not cope with additional waste.
- 2) An application for a farmer to build a home on this spot was turned down some years ago.
- 3) The application will alter the character of Romsley, a small farming community in the Green Belt.
- 4) The development would look out of keeping with the location and will put further strain on existing roads, services and water provision.
- 5) The site is starting to look like a compound and not a traditional estate.
- 6) The proposal will not provide any local employment unless they are planning an industrial estate.
- 7) The proposal would result in the loss of privacy due to its proximity and nature to neighbouring properties.
- 8) The materials proposed for the roof is not a local material.
- 9) Concern over increased noise and light pollution and fumes from the development.
- 10) The applicant alleges the use of the buildings were historically for a stockman's accommodation which is untrue.
- 11) The wildlife survey is inaccurate and additional information on bats is required.
- 12) The use of the proposed work units is unspecified.
- 13) Drawings are misleading as drawing reference HHF 55 [sic] does not include neighbouring properties.
- 14) The applicant already owns three properties on the site, why should he own another.
- 15) Concern over the hours of operation into the morning hours.

16) The site has never been used for residential uses.

Agents Supporting statement

8.0

8.1

- This amended application follows detailed pre-application discussions with the planning officer.
- The number of buildings to be removed and demolished will significantly improve the openness of the site while maintaining the integrity and character of the rural complex.
- Alternative uses including leisure, tourism, equestrian and rural workshops were investigated but foundered on highway and access issues and the detrimental effect the intensification of these uses would have on the character of the area.
- Although many of the buildings were built in the 20th century and do not have any significant architectural merit, the buildings do reflect the traditional 19th century design being constructed in local facing brickwork with pitched roofs.
- The scheme will be occupied by a Shropshire family with specific needs for a work/live facility. The studio is to be used as an artist's studio for both painting and sculpture with an area for fashion design and display. The external workshop will be used for wood working and cabinet making.
- The traffic generated will be no greater than that generated by the original agricultural use.

9.0

PLANNING POLICY

9.1

Central Government Guidance:

Planning Policy Statement 1: Delivering Sustainable Development.

Planning Policy Guidance 2: Green Belts.

Planning Policy Statement 3: Housing.

Planning Policy Guidance 4: Industrial, Commercial & Small Firms.

Planning Policy Statement 7: Sustainable Development in Rural Areas.

9.2

West Midlands Regional Spatial Strategy Policies:

Policy RR1: Rural Renaissance.

Policy PA14: Economic Development and the Rural Economy.

9.3

Adopted Joint Structure Plan 1996-2011

Policy P5: Development outside settlements

P18: Conversion of Buildings

9.4

Local Plan:

Policy D1: Design & Amenity

Policy S3: Green Belt

Policy RD2: Conversion of Rural Buildings.

10.0

THE MAIN PLANNING ISSUES

It is considered that the main issues in this case are:

- Impact upon the countryside and openness of the Green Belt.
- Impact upon the amenities of neighbouring properties.
- The principle of the proposed use in a rural location.

11.0 OFFICER APPRAISAL

Principle of Development

- 11.1 A previous application for a live/work unit on this site (ref: 08/0641) was refused on the basis that the proposal was inappropriate for this location as it was evidently intended to be a residential dwelling with a small work element. In addition, this previous proposal included new build elements which were considered inappropriate for this Green Belt location. The proposal now before the Planning Authority has been amended considerably to address these matters and now proposes a balance of 40% floorspace for the residential use and approximately 60% for work activities. In addition, the amended scheme removes the new-build elements and proposes to utilise the retained buildings only.
- 11.2 The proposal is for a live/work unit which is classed as *Sui Generis* with the majority of floor space dedicated to an employment use. Adopted Policy at both the national and local levels do not provide specific guidance on these types of development however, it is possible to apply certain aspects of relevant policy in determining the principle of development. On this basis, the principle of development should be assessed having regard to whether the proposal complies with the objectives of adopted policy requiring development to protect or enhance the openness of the Green Belt and whether the use is compatible with the rural location.
- 11.3 Policy RD2 of the adopted Local District Plan sets out that proposals to convert existing buildings in the countryside to new employment, tourism, sport, recreation or residential use will only be permitted where:
- The building is of permanent and substantial construction;
 - The conversion can be achieved without major or complete reconstruction of buildings;
 - Traffic generated can be safely accommodated by the local road network; and
 - The habitat of any protected wildlife species is safeguarded.
- 11.4 In this instance, the application is supported by a structural appraisal which shows that the existing buildings are permanent in nature and are able to be converted without the need for reconstruction or significant structural changes. The proposed scheme is supported by the Council's Highway Development Control Department who are satisfied that the proposal would not result in any significant highway safety implications. With regard to the habitat survey, the applicant submitted a Protected Species Report undertaken in 2008. The Council's Biodiversity Support Officer has recommended that should bats or evidence of bats be found at any time during the development including the demolition phase, that the developer ceases all works and contact the Planning Authority for further advice. This can be controlled by way of a condition requiring the developer to contact the Authority to discuss appropriate measures if evidence of bats are found.

- 11.5 The view has been taken in this instance that the removal of the majority of buildings (approximately 70%) will significantly enhance the openness of the Green Belt. Given the site's location, it is considered that the live/work approach rather than just an employment use would be more sympathetic to the locality in terms of traffic movements and security. The employment aspect would also allow for the promotion of employment diversification in a rural location with the re-use of previously developed land and buildings.
- 11.6 Objections have been received regarding a number of matters including the proposal's compliance with the residential requirements of Policy RD2 which is criteria based. It should be noted however that the development proposal is for a *Sui Generis* operation which does not fall within the same classification as a Residential use (Class C3). In addition and in accordance with Policy RD2, these criteria are only applied where the buildings are unsuitable for employment uses. As the majority of floorspace is intended for employment, it is not appropriate to apply the requirements of this part of the policy as it is applicable to solely or mainly residential uses.
- 11.7 With regard to the neighbours' observations that a previous application for an agricultural workers dwelling was refused on this site, this matter has been investigated. The application referred to was refused in 1987 due to no essential agricultural need being demonstrated. However the current proposal is for the conversion of an existing building, and not for the erection of a new build dwelling in the countryside, and is a development to which different planning policy considerations apply. The application before the committee has to be assessed on its own merits in the context of present day Development Plan Policies.
- 11.8 Given that the proposal complies with the conversion requirements of Policy RD2 and the objectives of National Planning Policy Guidance Note 2: Green Belts, it is considered in principle to be an appropriate form of development for this rural location as it would provide an employment use and contribute to preserving the openness of the Green Belt.

Character, Scale and Design

Character and Scale

- 11.9 Starting with the impact of the proposal upon the rural character and Green Belt, the site currently incorporates a number of agricultural type buildings which are redundant and unsympathetic in design and scale to this location. Some of these buildings harm the openness of the Green Belt and the site has been described in a neighbour's letter of observation as a 'compound' which forms a cluttered appearance when viewed from the surrounding countryside. The removal of approximately 70% of the existing built floorspace would significantly promote the openness of the Green Belt which is supported by National Planning Guidance Note 2: Green Belts (PPG2).
- 11.10 PPG2 states that with suitable safeguards, the re-use of buildings should not prejudice the openness of the Green Belt and that the alternative to the re-use may be a building which is left vacant and prone to dereliction. PPG2 goes on to

state that the re-use of buildings within the Green Belt should not be classified as inappropriate development providing it does not have a materially greater impact than the present use on the openness and that strict control is used over the extension or re-use of buildings. Other restrictions require that the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction. Finally, PPG2 states that the form, bulk and general design of buildings should be in keeping with their surroundings.

- 11.11 The proposal complies with the requirements of PPG2 in that the removal of a number of buildings would enhance the openness of the Green Belt thus going beyond the requirements of protecting the openness. The buildings to be retained are structurally sound as supported by the Visual Structural Appraisal carried out by Central Design Consultants Ltd on behalf of the applicant. Any structural works that are required are minor in nature.

Design

- 11.12 Turning to the design of the proposed development, the application seeks to utilise the existing buildings with negligible additions. All of the existing door and window openings would be retained with no new additional openings (with the exception of the barn which is to be converted as this currently has an open frontage) so as not to significantly change the appearance of the buildings. The windows on the proposed detached workshop are currently bricked up and it is intended to open up and re-use these former openings. This would not affect the overall appearance of the building as the outline of the original window openings has been retained. New frames would be installed comprising of hardwood with double glazing to improve the overall visual appearance of the development.
- 11.13 The building to be converted into the living accommodation (sited closest to the entrance of the site) would have few alterations done to it with the exception of replacing the existing profiled sheet roofs with more traditional looking slate materials and the refurbishment of the windows and doors. The linked walkway between the living accommodation to the proposed studio to the west will incorporate a fully glazed frontage with glazed lean-to roof. This element would face onto the hardstanding/vehicular area and would be screened by the retained buildings when viewed from outside of the site.
- 11.14 The proposed western studio linked to the living accommodation was previously used as a barn/storage and incorporates an open frontage. The applicant intends to close up this frontage with an oak clad and glazed wall. The glazed element will include two large windows measuring 2.6 metres by 3.2 metres which are intended to allow natural light into the studio. It is considered that this contemporary/traditional mix would considerably enhance the appearance of the existing buildings from that as existing.
- 11.15 Turning to the landscaping and outdoor elements of the proposal, the existing hardstanding would be replaced with planting beds and porous block paving to include sustainable drainage. The areas where the buildings to be demolished are currently sited would also be landscaped but it is recommended that a condition be attached requiring the submission of a detailed landscape plan to

be approved by the Planning Authority prior to the commencement of the development. This approach will allow the Authority to have control over how the site is landscaped appropriately in the context of the rural and Green Belt location. The patio area to the south of the living accommodation and studio would be formed from the retained hardstanding floors of the large steel clad agricultural building which is to be demolished.

11.16 In all, the proposed development would not require the reconstruction or significant alteration of the retained buildings and the minor alterations that would be required would enhance the appearance of the site significantly when viewed from public vantage points on the highway and from the surrounding fields. The proposal would therefore conform with the objectives of national planning guidance for Green Belts and local policy S3 in terms of promoting the openness of the Green Belt and Policy D1 and RD2 having regard to design.

11.3 **Impact on neighbours/residential amenity**

11.3.1 The site is located in a rural location and the building group which is to be utilised is not immediately adjacent to other residential properties. The nearest residential property to the proposed development is Morfe Cottage located some 50 metres to the north of the curtilage. This distance is considered more than acceptable in terms of protecting the privacy enjoyed by this neighbouring property. In addition, the details submitted indicate that screening in the form of new planting will be provided along the northern boundary which would further screen the site. With regard to Hammer Hill Farmhouse located approximately 100 metres to the east from the built up area of the site, this property is sited adjacent to the existing access point. As the proposal is for a live/work unit, it is unlikely that there would be traffic movements throughout the day as the employees would remain on site. As this is an existing access, it is not considered that traffic movements would significantly harm the amenities of the occupiers of Hammer Hill Farmhouse

11.3.2 In all, it is not considered that the proposal would result in any unacceptable loss of amenity to neighbouring properties.

12.0 **CONCLUSION**

12.1 In conclusion, the proposal for a live/work unit falls under a *Sui Generis* use which would include the removal of a number of unsightly buildings in the countryside and reduce the overall built footprint of the site by 70%. This would promote the objectives of Planning Policy Guidance 2 which promotes the openness of the Green Belt as supported by Policy S3 of the adopted Local District Plan. The proposed use is considered acceptable as it would introduce alternative and diverse employment opportunities in an existing development without the need to provide new buildings and accords with the provisions of Policies D1 and RD2 of the adopted Local Plan.

HUMAN RIGHTS

Article 8 give the right to respect for private and family life and First Protocol

Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact of development upon nationally important features and the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

Environmental Appraisal

Design and Access Statement, Structural Appraisal and wildlife reports submitted

Risk Management Appraisal

None

Community/Consultations Appraisal

Undertaken in accordance with the requirements of the Planning Act.

Member Champion

Martin Taylor-Smith

Local Member

Tina Woodward

Reason for Approval

The proposal for a live/work unit is classed as a 'Sui Generis' use which would include the removal of a number of unsightly buildings in the countryside and reduce the overall built footprint of the site by 70%. This would promote the objectives of Planning Policy Guidance 2 which promotes the openness of the Green Belt as supported by Policy S3 of the adopted Local District Plan. The proposed use is considered acceptable as it would introduce alternative and diverse employment opportunities in an existing development without the need to provide new buildings and accords with the provisions of Policies D1 and RD2 of the adopted Local District Plan, Planning Policy Guidance 4: Industrial, Commercial _ Small Firms, Planning Policy Statement 7: Sustainable Development in Rural Areas, West Midlands Regional Spatial Strategy Policies PR1 and PA14, Joint structure Plan Policies P5 and P18.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), the following development shall not be undertaken without express planning permission first being obtained from the Local Planning Authority:-

- extension(s) to the living accommodation/work units.
- the conversion of any buildings to uses other than those identified on the approved drawings.
- free standing building within the curtilage of the application site.
- additions or alterations to any roofs.
- hard surfacing.
- container for the storage of oil or lpg.
- satellite antenna.
- fences, gates or walls.
- any windows or dormer windows.

Reason: To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area, and to ensure that adequate private open space is retained within the curtilage of the building.

4. No built development shall commence until details of all external materials, including hard surfacing, have been first submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the external appearance of the development is satisfactory.

5. No development approved by this permission shall commence until there has been submitted to and approved by the local planning authority a scheme of landscaping and these works shall be carried out as approved. The submitted scheme shall include:

Means of enclosure

Hard surfacing materials

Minor artefacts and structures (e.g. refuse or other storage units, signs, lighting)

Planting plans

Written specifications (including cultivation and other operations associated with plant and grass establishment)

Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate

Implementation timetables

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

6. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions 7, 8, 9 and 10 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition 10 has been complied with in relation to that contamination.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The scheme may be produced and implemented on a phased basis. The contents of each phase of the scheme are subject to the approval in writing of the Local Planning Authority.

The initial phase of the scheme shall include a desk study which shall detail the history of previous site uses, potential contaminants and other relevant information necessary to produce a Conceptual Model

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwater and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. A 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 must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors .

11. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.
Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors .

12. The garage hereby approved as part of the development shall be used for the accommodation of private cars only and not for the accommodation of commercial vehicles other than those associated with the on-site business. The garage shall not be used for any other use unless with the express written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in order to safeguard the character and visual amenities of the area, and to ensure that adequate private open space is retained within the curtilage of the building.

13. (1) The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use;
(2) The business floorspace of the live/work unit shall not be used for any purpose other than for purposes within Class [B1] in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
(3) The residential floorspace of the live/work unit shall not be occupied other than by occupiers of the business floorspace or any resident dependants.

Reason: To enable the Local Planning Authority to control the development in order to safeguard the objectives of Countryside and Green Belt Policy and for the avoidance of any doubt.

14. Should bats or evidence of bat roosts be found in any part of the buildings at any stage of the development, including the demolition of buildings, then work must cease immediately and Natural England should be contacted to obtain further advice.

Reason: In the interest of species protection.

15. There is evidence of swallows having nested in the barns in the past. Artificial nesting cups for Swallows should be attached to buildings within the completed development in appropriate locations, in accordance with a scheme to be approved in writing by the Local Planning Authority.

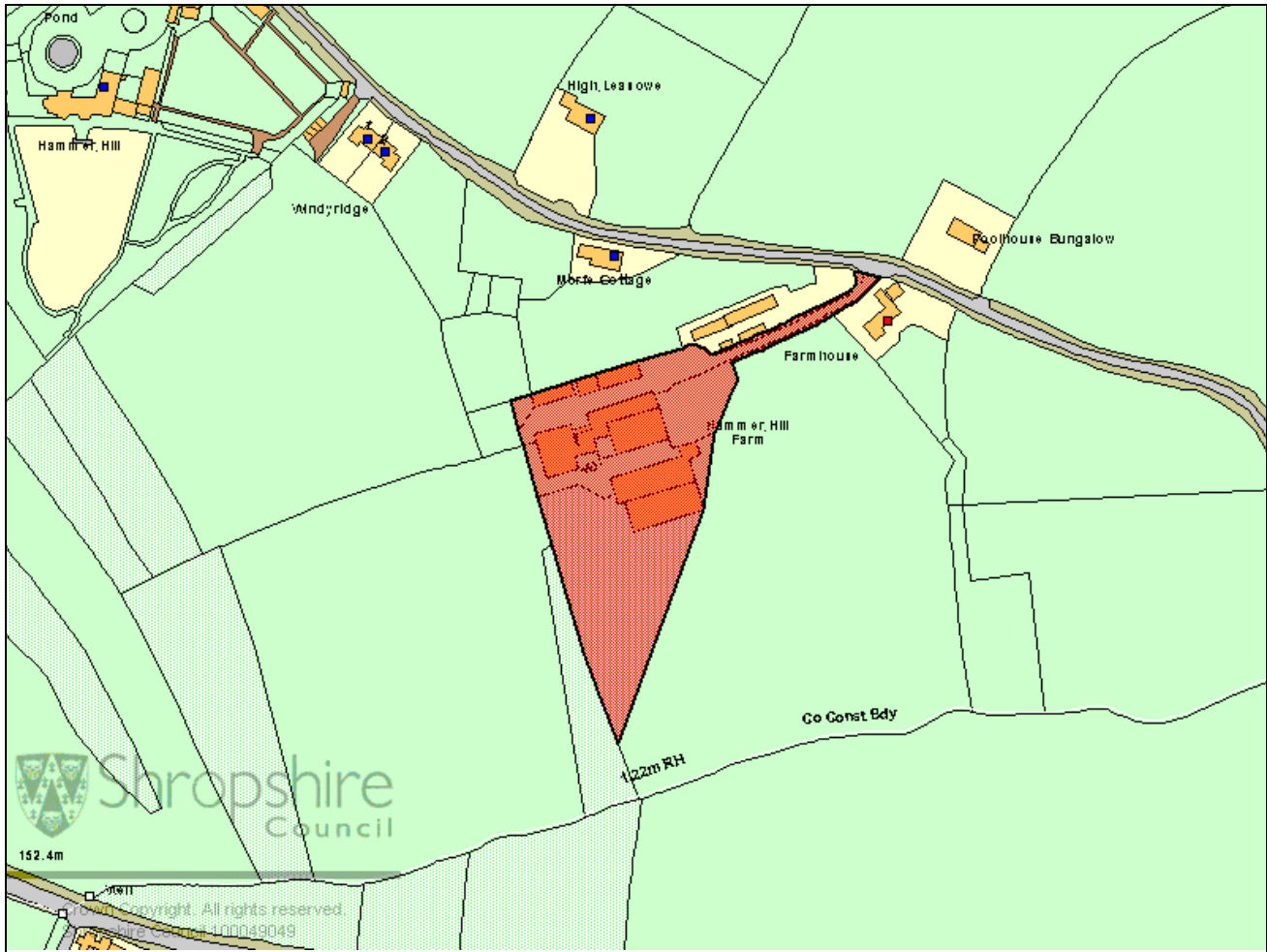
Reason: In the interest of species protection.

16. Clearance work should take place outside of the bird nesting season from March to September inclusive. If an active nest is found at any time during the development then work in that area must cease until the chicks have left the nest.

Reason: In the interest of species protection.

17. The foul drainage from the proposed development must be discharged to a suitably designed and constructed septic tank/soakaway system, to comply with the relevant British Standards, no part of which is less than 10 metres from any watercourse, or in a location such as to prejudice the quality of any nearby well or borehole used for private potable supply. The system shall be properly maintained after installation.

Reason: All foul sewage from the site should be discharged to the public sewerage system and all surface water to a separate system.



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