



Committee and date

Northern Planning Committee

16th September 2025

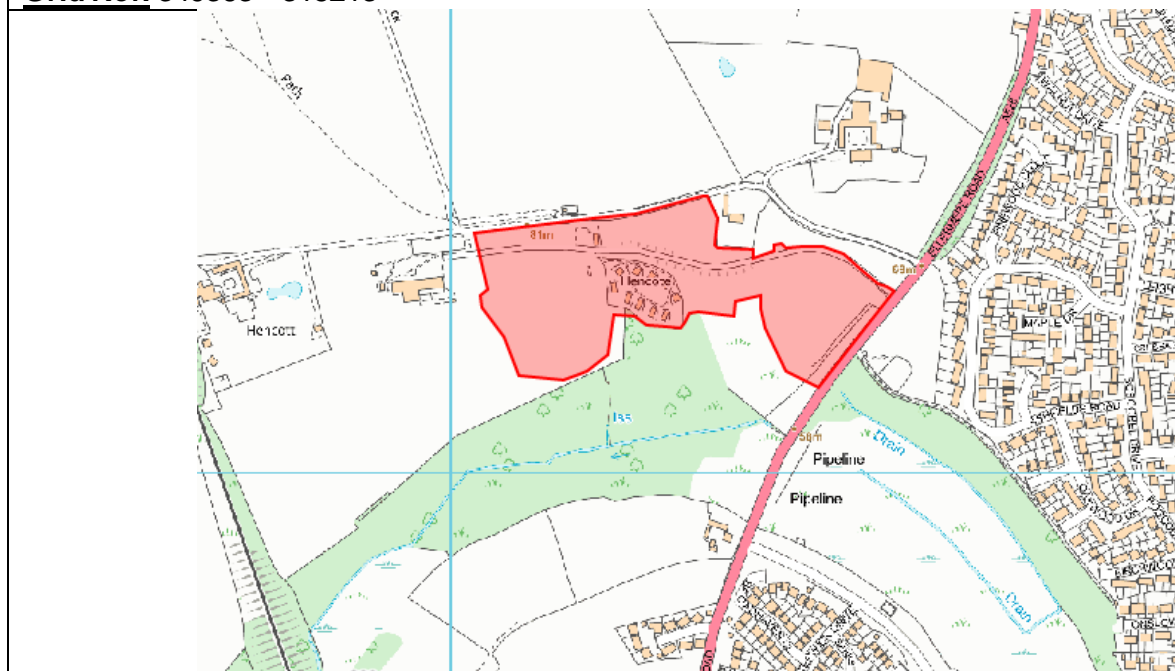
Development Management Report

Responsible Officer: Tim Collard, Service Director – Legal, Governance and Planning

Summary of Application

<u>Application Number:</u> 25/01810/REM	<u>Parish:</u>	Shrewsbury Town Council
<u>Proposal:</u> Submission of Reserved Matters in associated with Application 25/00403/VAR dated 6th May 2025 for Continuing Care Community (Use class C2) comprising up to 164 units of Extra Care and Close Care accommodation and a 75 bed Nursing Home to include Appearance of the Development, Layout, Scale, and Landscaping (amended description)		
<u>Site Address:</u> Proposed Care Community at Hencote Cross Hill Shrewsbury Shropshire		
<u>Applicant:</u> Mr Stevens		
<u>Case Officer:</u> Kelvin Hall		<u>email:</u> kelvin.hall@shropshire.gov.uk

Grid Ref: 349363 - 315213



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REPORT

Recommendation: Grant reserved matters approval subject to the conditions in Appendix 1.

1.0 THE PROPOSAL

- 1.1 Outline planning permission for a continuing care community on land at Hencote was granted on appeal on 2nd March 2023. The description of the development is as follows:
Continuing Care Community (Use class C2) comprising up to 164 units of Extra Care and Close Care accommodation with graduated care provided in the form of lodges and apartments; a 75 bed nursing home and Dementia unit; an amenities building providing supporting care facilities, treatment/therapy rooms, fitness pool, restaurant, small shop and site management facilities, with open space, communal gardens, nature trails, landscaping, car parking and supporting infrastructure at Land off Ellesmere Rd, Shrewsbury.
- 1.2 The outline permission granted approval for the principle of the development, including the means of access. Matters relating to the appearance of the development, its layout, scale and landscaping were reserved for future approval. The current application seeks approval of those reserved matters.
- 1.3 The application is accompanied by a detailed set of plans and documents which set out how the development would be laid out. These include plans showing elevations, external materials, site layout, surfacing, and landscaping.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site is located approximately 2.5km to the north of Shrewsbury town centre. It forms part of the Hencote estate which extends to 21 hectares and which includes a vineyard and winery, a restaurant and holiday accommodation. The permission boundary extends to just over 6 hectares in area.
- 2.2 The site is generally south-facing with a series of plateaus and bowls set into the topography. The northern boundary of the site is bordered by Hencote Lane with open countryside beyond. The eastern boundary is bordered by the A528 Ellesmere Road, with a recreation ground and residential area beyond this. To the south and west is further land within the Hencote estate. This is generally undeveloped land which includes semi-natural woodland, scrub, and vineyard. The Hencote winery and restaurant is situated to the west.
- 2.3 Part of the site includes the northern section of the Old River Bed Local Wildlife Site. An area of woodland, approximately 7 hectares in size, immediately to the south of the site is protected under a Tree Preservation Order. A Site of Special Scientific Interest (SSSI) (Old River Bed) is located to the south-east of the site, on the opposite side of the A528. A public footpath runs along the part lane to the

north of the site.

- 2.4 The nearest residential dwellings include White House, adjacent to the northern boundary of the site; Crosshill, approximately 100 metres to the north-east; residential areas on the eastern side of the A528 Ellesmere Road, approximately 80 metres away; and residential areas at Winney Hill View and Herongate to the south, the nearest of which are approximately 235 metres away. Access to the site would be via the existing private drive to the Hencote estate from the A528 Ellesmere Road to the east.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The officer recommendation is contrary to the views of the Town Council. It was agreed at agenda-setting meeting that the Town Council's objections are based on material planning grounds and that it is appropriate for the application to be determined by Planning Committee.

4.0 COMMUNITY REPRESENTATIONS

4.1 Consultee Comments

4.1.1 Shrewsbury Town Council Objects.

The Town Council object as this proposal is situated in the rural fringe off the development boundary and as such whilst large in scale needs to harmonise with its rural setting. This is clearly a development which has been designed for the residents to look out from and not the public to look at. The massing of yellow brick and black zinc does not harmonise with its setting and given it's raised position over the urban area will have a significant massing and disrupt the visual amenity that this rural area affords. Given this development is on a rural setting the need for biodiversity net gain is critical. Members fail to understand the level of BNG for this site. Council is accepting of development on this site and is supportive of innovative design. This is not.

4.1.2 SC Conservation No objection.

Having reviewed the information submitted and further to our previous comments at the Pre-application stage we do not raise any issues with this reserved matters application.

The comments made at pre-application stage were as follows:

Referring to the 3D visualisations, material sample notes, street scene and artist impressions submitted the aim appears to be that visually external materials will be fairly recessive and of a natural palette within this context which should be the approach taken here. It is not clear if visualisations of all buildings have been provided at this stage. One comment is that the roof solar panel arrays should be the low profile inset type, black matte and frameless to mitigate visual impact in views to the site.

4.1.3 SC Landscape No objections.

Following our previous comments, further information has been submitted. This includes maintenance notes, schedules and implementation timetables. The submitted information is fit for purpose from a landscaping perspective. The submitted plans generally conform to the Indicative Landscape Masterplan referenced in condition 6. The suite of drawings sets out the design intent of the proposed landscaping, outlining types of landscape and uses for spaces. Materials are appropriate and the design considerations are well-explained. The submitted landscape-specific drawings are generally well-presented, well-considered and appropriate for the proposed development.

4.1.4 SC Trees No comments received.**4.1.5 SC Green Infrastructure Advisor** No objection.

No further comments following the submission of the additional information.

4.1.6 SC Ecology *The makes, models and locations of proposed bat and bird boxes /bricks need to be shown. These should include boxes suitable for a range of species. A large number of swift boxes should be included on the care home building. Ideally, the placement of boxes should be designed at the same time as the lighting scheme (under condition 18), otherwise the locations will need to be amended at discharge stage. Gravel boards and amphibian-friendly gully pots should be included in the landscaping plan.*

4.2 Public Comments

4.2.1 The application has been publicised by site notice and in the local press. Objections have been received from nineteen households. The grounds of objection are summarised below.

Environmental and Biodiversity

- Loss of biodiversity, especially concerning the presence of great crested newts
- Threat to wetlands and the newly introduced beavers
- Potential pollution and groundwater invasion affecting the Old River Bed nature reserve
- Lack of environmental impact assessment and consultation with wildlife organisations
- Lack of joined-up drainage strategy

Visual Impact and Design

- Inappropriate design of buildings
- Out of keeping with the rural and natural landscape.
- Visible from elevated areas, negatively affecting views over Shrewsbury
- Overbearing size and inappropriate materials

Infrastructure and Access Issues

- Increased traffic on Ellesmere Road, which is already congested
- Dangerous access and egress points, particularly from Hubert Way
- Insufficient public transport and lack of sustainable travel options
- Suggestions for improved cycle and motorcycle shelters, and bus stop infrastructure
- Loss of valued walking and recreational space for families

Public Services and Community Impact

- Strain on local services: GPs, dentists, schools, and sewage systems
- Concerns about the adequacy of care home provision—some argue oversupply, others question the need
- Negative impact on existing elderly care facilities and potential inequality in access

Planning Process and Governance

- Financial incentives have influenced decisions
- Perceived disregard for community objections and heritage
- Application should be scrutinised by relevant groups
- Proposal has no public benefit

4.2.2 Shrewsbury Civic Society Objects.

- *Proposal to allow large scale development on the site has denied local people the excellent long-range views towards the town, now only to be enjoyed by residents of the facility*
- *Disappointing that although the form of the buildings would cater adequately for occupants, development would not have a positive visual impact*
- *Lack of innovative design which uses traditional local building materials in a contemporary form with heights and massing reducing the visual impact*
- *Concerns over possible environmental impact on adjacent wetlands of the Old River Bed; this needs further investigation*
- *Little attempt to address carbon reduction; could be more solar panels on the main nursing home block*
- *The choice of pale brick and zinc is alien to the traditional building materials of the area, e.g. red brick and slate etc. which could still have been used in an interesting contemporary manner*
- *Nursing home with twin roof, is dominated by dark colours, with only the middle floor offering some pale relief; forbidding palette for a reception building*

THE MAIN ISSUES

- 5.1
- Principle of development
 - Scale, layout and appearance
 - Landscaping

- Other considerations

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 Outline planning permission is in place for the provision of a care community development on the Hencote site. This planning permission, which was granted by the Planning Inspectorate on appeal by Public Inquiry, allows for the provision of a range of care accommodation, a nursing home and dementia unit, together with supporting facilities which include an amenities building, communal gardens and other open space and landscaping. This outline planning permission establishes that the principle of providing this development at this site is acceptable. In granting permission, the inspector stated that the development would result in substantial and compelling benefits, and that these benefits would outweigh the harm that it would have. The appeal decision is attached as Appendix 2 for reference.

6.1.2 Planning history:

Following on from the appeal decision, the outline planning permission has been varied as follows:

24/03534/AMP Non material amendment to the approved drawings referenced within condition 4 of the outline planning permission which relate to land use parameters and building heights, granted 5th November 2024

25/00403/VAR Variation of planning permission to remove condition 12 which required the submission of a District Level Licence with respect to great crested newts, granted 6th May 2025

6.1.3 The outline planning permission (as varied) requires that the detailed designs for the proposed development are submitted for approval before construction works can go ahead. These detailed elements are those which relate to the development's appearance, its scale, layout, and landscaping. These are the subject of the current 'reserved matters' application and are discussed below. Other matters which do not relate to these reserved matters are not relevant to consideration of the current application. In addition to the reserved matters, the permission also includes conditions that require other details to be submitted for approval. These include matters relating to a site remediation strategy; Construction Environmental Management Plan; drainage scheme; lighting plan; ground levels; and footway and parking provision. These are being considered separately to the current application.

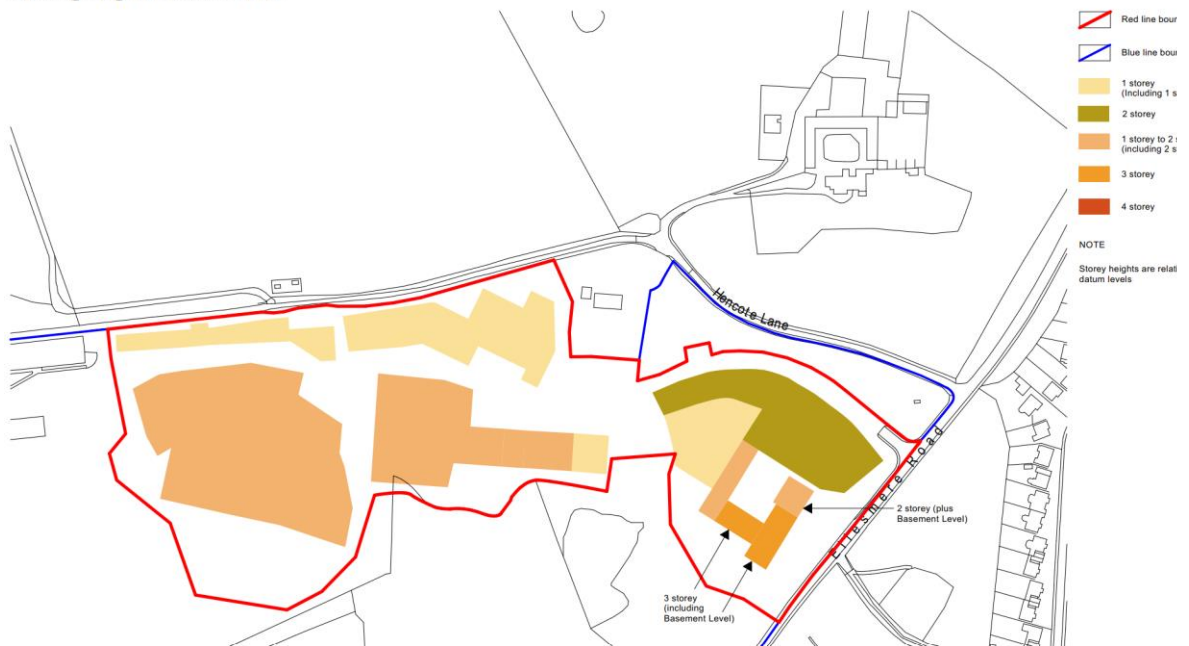
6.2 Scale, layout, and appearance

6.2.1 Core Strategy policy CS6 (Sustainable Design and Development Principles) requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development, and respond to the challenge of climate

change. This policy requires that all development is designed to be safe and accessible. Core Strategy policy CS17 and SAMDev Plan policy MD12 seek to protect and enhance environmental assets, including ecological and recreational corridors. SAMDev Plan policy MD2 requires that developments contribute to and respect locally distinctive or valued character of places. The policy states that proposals are required to embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.

- 6.2.2 The NPPF recognises that good design is a key aspect of sustainable development. It requires that decisions ensure that development functions well and adds to the overall quality of the area; is visually attractive; and optimises the potential of the site to accommodate an appropriate amount and mix of development including green and other public space (para. 135). It further requires that decisions should take into account the importance of securing well-designed, attractive and healthy places (para. 129).
- 6.2.3 Although the application which was the subject of the planning appeal was made in outline, it did include a detailed level of information which described how the development was to be brought forward. This design detail was discussed at the Public Inquiry. As part of the decision to allow the appeal, the inspector imposed a detailed set of planning conditions, including ones which define the general principles that the development must adhere to. Condition 4 states that the development shall conform to the details shown on the approved Land Use Parameters Plan and Building Heights Parameters Plan. Condition 5 specifies that the height that each type of building shall not exceed. Condition 6 states that reserved matters shall be in general accordance with the principles set out in the Planning Statement, the Indicative Landscape Masterplan, the Design and Access Statement, and the Landscape Strategy.
- 6.2.4 Scale:
In terms of scale the appeal decision requires that the development conforms to the approved Building Heights plan. This plan was modified as part of a non-material amendment to the planning permission which was issued in November 2024 (ref. 24/03534/AMP). The effect of this amendment was to reduce the three-storey element of the amenities building to two storeys; to reduce the four-storey element of the nursing home to three storeys; and to provide a basement level to part of the nursing home. Overall, these amendments have reduced the approved scale of the development from that which was granted at appeal.
- 6.2.5 The planning permission requires that the scale of the development accords with the amended Building Heights plan which is shown below:

Building Heights Parameter Plan



6.2.6 The submitted plans accord with the above. As such, the proposed development is acceptable in terms of scale.

6.2.7 Layout:

The outline planning permission requires that the layout of the development conforms to the approved Land Use Parameter plan, shown below:

Land Use Parameter Plan



6.2.8 In relation to the proposed detailed layout plans, the Extra Care and Close Care

units would be sited predominantly at the western and central parts of the site. The amenities building would occupy a central position; and the Care Home would be positioned at the eastern side of the site. This layout is in general accordance with the approved Land Use Parameters Plan.

- 6.2.8 The Extra Care and Close Care units would comprise individual blocks across the site. The amenities facilities and the Care Home would be provided in separate larger buildings. This is in accordance with the indicative plans which were submitted as part of the outline application and in line with the general principles laid out in the documents specified in the planning permission.
- 6.2.9 The apartment blocks would include a mix of bedrooms with separate bathrooms, and rooms with en-suite bathrooms, with living/dining space and kitchens. The amenities building would include a range of facilities, including a pool, library, gym at ground floor, with further accommodation units at first and second floor. The care home would include 75 bedrooms; lounge and dining rooms; staff rooms; and supporting facilities including a therapy room and activity rooms.
- 6.2.10 The internal road layout has been designed so that it can accommodate emergency vehicles to each building. The layout also provides access for refuse and recycling waste collection vehicles to the bin storage areas which would be spread across the site. Car parking would predominantly be located within the small parking court to each of the Extra Care units, and these parking spaces would include electric charging points. Space for the communal storage of cycles within the ground floor of each apartment block for the use of residents would be provided. For the care home, there would be 25 parking spaces situated adjacent to its entrance to the care home, including disabled spaces and electric charging points. There would be 25 cycle spaces for use by visitors and occupants to the care home. There would also be secure storage for ten bicycles within the amenities building, and it is proposed that a pool of communal electric bikes would be available for booking. Pedestrian and cycle access would be provided for via the main access road, with footway and cycle provision throughout the site. Pedestrian routes would be a combination of graded footpaths and more direct stepped accesses.
- 6.2.11 A mix of open space would be provided throughout the site, including formal gardens, an orchard, and outside seating areas. These have been designed to reflect the specific needs of occupants, and would provide attractive spaces throughout the site.
- 6.2.12 The proposed layout conforms to the principles set out in the documents that were approved as part of the outline permission. It reflects the requirements of the site to provide a range of care accommodation units with appropriate levels of connectivity through the site to areas of open space and amenities.
- 6.2.13 Appearance:
The outline planning permission requires that the appearance of the development

is in general accordance with the principles set out in specified documents which include the Design and Access Statement (DAS). The DAS envisaged that the development would have three character areas. The easternmost area would have traditional, pitched roof residential architecture, with modern materials. The westernmost area would be the most contemporary part of the site, with a more agricultural palette of materials. The central area would reflect a transition between the two areas.

- 6.2.14 In line with the planning permission description and approved plans, the proposed care home would have three floors set around a central courtyard. External materials would include blue brick for the lower ground floor level; buff brick for the ground floor; and grey zinc cladding for the upper floor, hood gables and pitched roof. Window and door frames would be copper-coloured aluminium, and there would be glass balustrades at upper levels.
- 6.2.15 The three-storey amenities building would have a pitched roof with a series of small gables interspersed with flat-roofed dormers across the north and south elevations, with balconies to the first and second floor rooms. External walls would be red multi brick with fibre cement cladding. Roof materials would be grey-coloured standing seam metal cladding. Window and door frames would be dark grey-coloured aluminium.
- 6.2.15 The palette of external materials to be used for the apartment blocks would include the following:
- Lower walls: off-white render; red multi brick; white brick
 - Upper walls: metal standing seam wall cladding in grey, brown, pale green; fibre cement timber effect cladding
 - Roof coverings: plain red tiles; slate tiles; standing seam cladding in grey, brown, pale green; living green roof
 - Window and door frames: dark grey-coloured aluminium.
- 6.2.16 The palette of external materials to be used for the apartment blocks would be appropriate in terms of its range and quality, and would provide visual interest across the site whilst maintaining common themes such as pitched roof, window scaling and balconies. The use of varied roofscape of the amenities building would help to break up the mass of the building and is an appropriate design. The design, materials and colour scheme of the care home would contrast with the adjacent apartments and would be appropriate in terms of its function and siting. Existing and proposed landscaping would break up open views from public areas to the east.
- 6.2.18 Landscaping:
The outline planning permission requires that the landscaping of the development accords with the Landscape Strategy which was submitted as part of the original outline application. That Strategy indicated that the landscaping would include tree planting spread across the site between the individual buildings and around the attenuation pond; an orchard at the north-eastern side of the site adjacent to

the site access; a mix of garden types including cottage gardens and ornamental and sensory gardens. These elements have been incorporated within the detailed designs for the development.

- 6.2.19 The landscaping of the site would include amenity borders, mixed native trees and hedgerow. In terms of hard landscaping, courtyards would include local stone features, raised planting beds and seating areas. There would be a range of surfacing materials used throughout the development. These would include buff-coloured porous resin bound gravel and porous asphalt for public pathways and shared surfaces; semi bound gravel for orchard paths; loose gravel for parking areas; and flagstones for private patios and pathways. The principal area of public viewpoints would be to the east of the site at Ellesmere Road. Existing trees alongside this side of the site would be retained. Additional landscaping in this area would include a proposed orchard at the north-eastern side of the site and native shrub planting and trees to infill gaps in the existing roadside tree screen.
- 6.2.20 Both the Council's landscape consultant and the Green Infrastructure Advisor have confirmed that the submitted landscaping proposals are acceptable. The proposals would provide an appropriate mix of native and ornamental planting, of a sufficient level soften the appearance of the development and contribute towards the biodiversity improvements and amenity of the area.
- 6.2.21 It is a requirement of the Unilateral Undertaking that the development provides biodiversity net gain of 13% and that the required Biodiversity Enhancement Plan is maintained through the life of the development.

6.3 **Other considerations**

- 6.3.1 Matters raised by the Council's Ecology team can be addressed as part of the existing planning condition on the outline permission which requires that details of habitat creation and management are submitted for approval. In addition, the Unilateral Undertaking requires the submission of a Biodiversity Enhancement Plan for approval. Similarly, in relation to comments received regarding the Travel Plan, the legal agreement requires that a Travel Plan is submitted for approval. It also includes an obligation to contribute £10,000 towards bus shelters. These matters will be considered separately to the current application.
- 6.3.2 The proposed design incorporates a range of features which seek to reduce its environmental impact. These include: solar panels to be installed on all residential blocks; electric car charging points to every parking space; the use of air source heat pumps to provide all heating and hot water needs; and mechanical ventilation with heat recovery (MVHR) to all buildings.

7.0 **CONCLUSION**

- 7.1 The reserved matters application sets out the detailed designs for the care community development at Hencote in Shrewsbury for which outline planning permission was granted in 2023. The permission sets out the principles that the

development should adhere to and the current proposals are in line with these. The development accords with the specific requirements of the permission in terms of scale, and layout and landscaping. The detailed set of plans that have been submitted demonstrate that the development has been carefully designed to align with the requirements of the outline planning permission and would provide a high quality environment to residents and visitors. The buildings have been sensitively designed within the parameters laid out in the planning permission and include an appropriate type and range of materials. Similarly, the landscaping proposals reflect the requirements of the planning permission and are of an appropriate mix to help to assimilate the development in the local area and provide a pleasant environment within the site.

- 7.2 Overall the proposal is acceptable in relation to the requirements of the outline planning permission and Development Plan policy. Therefore, it is recommended that reserved matters approval is granted subject to the conditions set out in Appendix 1.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives 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 on residents.

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

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10.0 Artificial Intelligence (AI)

AI can be used to support our work and to create content by bringing together or summarising responses to consultation. The report writer remains responsible for ensuring that the content of the report is factually accurate and that the use of AI is responsible and lawful. All original documents remain unaltered on the planning register should you wish to view them in full.

11.0 Background

Relevant Planning Policies

Central Government Guidance:
National Planning Policy Framework (NPPF)

Core Strategy and Saved Policies:
CS6 - Sustainable Design and Development Principles
CS17 - Environmental Networks
MD2 - Sustainable Design
MD12 - Natural Environment

Relevant Planning History:

21/05743/OUT A Continuing Care Community (Use class C2) comprising up to 182 units of Extra Care and Close Care accommodation with graduated care provision in the form of lodges and apartments; a 75 bed Nursing home and Dementia unit; an amenities building providing supporting care facilities, treatment / therapy rooms, fitness pool, restaurant, small shop and site management facilities, with open space, communal gardens, nature trails, landscaping, car parking and supporting infrastructure. REFUSED 14th April 2022

22/03369/OUT Outline application (access for consideration) for a Continuing Care Community (Use class C2) comprising up to 164 units of extra care/close care accommodation; graduated care provision in the form of lodges and apartments; a 75 bed nursing home/dementia unit; amenities building providing support and management facilities, treatment/therapy rooms, fitness pool, restaurant; open space/communal gardens, landscaping, car parking and supporting infrastructure (amended description) NOT PROCEEDED WITH 15th April 2024

24/03534/AMP Non material amendment to the approved drawings referenced within Condition 4 relating to planning Permission 21/05743/OUT GRANT 5th November 2024

25/00403/VAR Removal of condition 12 (Great Crested Newt District Level Licence) of planning permission ref. 21/05743/OUT (appeal decision ref. APP/L3245/W/22/3306381) GRANTED 6th May 2025

Appeal

22/03064/REF A Continuing Care Community (Use class C2) comprising up to 182 units of Extra Care and Close Care accommodation with graduated care provision in the form of lodges and apartments; a 75 bed Nursing home and Dementia unit; an amenities building providing supporting care facilities, treatment / therapy rooms, fitness pool, restaurant, small shop and site management facilities, with open space, communal gardens, nature trails, landscaping, car parking and supporting infrastructure. ALLOWED 2nd March 2023

12. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWBELBTDHXT00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) - Councillor David Walker
Local Member: Cllr Benedict Jephcott
Appendices APPENDIX 1 – Conditions APPENDIX 2 – Appeal decision, dated 2 nd March 2023

Northern Planning Committee – 16th September 2025

Proposed Care Community At
Hencote

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APPENDIX 1 - Conditions

STANDARD CONDITION(S)

1. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.

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