

**North Northamptonshire Area Planning Committee
(Thrapston)
19th July 2021**

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| Application Reference | 20/01019/FUL |
| Case Officer | Dean Wishart |
| Location | Manor Farm High Street Twywell Kettering Northamptonshire NN14 3AH |
| Development | Alteration and conversion of four disused agricultural buildings into four residential dwellings (Class C3), to include extension works, new car ports, associated site layout and landscaping works |
| Applicant | Tata Steel (UK) Ltd |
| Agent | Sean Rooney - Harris Lamb |
| Ward | Thrapston |
| Overall Expiry Date | 30th April 2021 |
| Agreed Extension of Time | 23rd July 2021 |

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there have been 3 or more objections from local residents and an objection from the Parish Council.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 This application seeks consent for the alteration and conversion of four disused curtilage listed agricultural barn buildings into four residential dwellings (Use Class C3). The barns are currently in very poor condition. The proposals would include extension works, new car ports, site layout and landscaping alterations. A diversion of public footpath PA10 to a new alignment further north had been proposed but this element has now been deleted from the scheme. The schedule of accommodation would be as follows:

- Barn 1 – 3 bed (no extension)
- Barn 2 – 4/5 bed (no extension)
- Barn 3 – 4/5 bed (no extension)
- Barn 4 – 3 bed (single storey extension)

2.2 A parallel application for listed building consent (20/01020/LBC) has also been submitted.

3. Site Description

3.1 The application site is a farmyard on the edge of Twywell village and within the conservation area. The principal site access is from High Street to the south. Twywell has two settlement boundaries within the Rural North, Oundle and Thrapston Plan (RNOTP) and this site, although located between the two built up areas of the village, is technically in open countryside to the north side of High Street. There are small areas of woodland to the west and south east of the site and open countryside to the north / north-west / north-east and east.

3.2 Public footpath PA10 runs to the north boundary of the site and connects into the village to the south east at Lower Street. Public Footpath PA12 runs along the west boundary and connects into the village to the south at High Street. The two paths currently meet at a crossroads at the north west corner of the site.

4. Relevant Planning History

4.1 20/01020/LBC – Listed Building Consent for the external and internal alterations to these barns to facilitate their conversion to four residential dwellings – Pending Consideration.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Twywell Parish Council

Originally supported the proposal but changed their stance to one of objection, raising the following points:

- Disappointed that the issue regarding reinstatement of the granite setts - a historical feature - has not been addressed;

- Seek confirmation that the barns will retain their original names - another historical feature;
- Wish to draw attention to the fact, that although footpath PA10 is shown on the drawings, with a proposal to reroute, that there is no inclusion of PA12, which runs along the north-west boundary of the site. Seek clarification on this matter; and
- Share concerns with waste department regarding the lack of provision for waste bins

Officer response: The Parish Council did not respond to the latest reconsultation which shows that the footpath diversion has now been deleted from the scheme. The Principal Conservation Officer has also confirmed in their comments below that the granite setts are not a historic feature.

5.2 Neighbours / Responses to Publicity

Seven letters of representation have been received. The material planning issues raised are summarised below:

- The principle is unacceptable as the buildings are:
 - In agricultural use and should remain so; and
 - Outside the settlement boundary
- Negative impacts upon:
 - Historic environment (listed buildings / conservation area) as a result of the design / layout;
 - Wildlife, including protected species;
 - The public footpath – will there be stiles in on the new alignment?
 - Residential amenity due to light / noise pollution;
 - Highway safety due to visibility and additional traffic; and
 - Drainage – current system is old and cannot cope (flooding occurs further down the road)
- Cumulative impact of development as multiple applications in the village are not being dealt with together

5.3 Local Highway Authority (LHA)

Originally sought further information on the following matters:

- Access onto High Street should comply with adoptable standards;
- Whether or not there would be a mix of residential and agricultural/commercial properties served from the same private access;
- The number of properties to be served from High Street; and
- Confirmation that the site is not accessible from two (vehicle) access points

Following clarification the above matters, are satisfied and raise no objections subject to a condition relating to any works to the public footpath (a new fence and gate are proposed)

Also provides information and informative notes relating to Public Rights of Way, which can be attached to a decision notice.

5.4 Fire and Rescue

Provide comments on minimum width, turning areas, specification of access strength and maximum distance the buildings should be from any road.

5.5 Waste Management

Not satisfied with the lack of detail shown on the plans but acknowledges that there appears to be ample space at the entrance on High Street to provide a sufficiently sized hardstanding presentation point.

5.6 Ramblers Association

No objection subject to a satisfactory segregation of pedestrians using PA12 from vehicles accessing the proposed dwellings. Also ask that the diversion of PA10 should be the least possible to allow the development to take place and would prefer the diversion line to follow the new boundary rural rail fencing.

5.7 Surface Water Drainage Assessment Team (Lead Local Flood Authority)

No objection and refers to standing guidance – any relevant informatives can be added to a decision notice

5.8 Environment Agency

No objection / does not wish to make any comments.

5.9 Natural England

No objection / does not wish to make any comments.

5.10 Principal Conservation Officer

Had concerns with the proposal as originally submitted but has no objections to the revised plans.

Recommends the inclusion of conditions for all external materials and joinery details, in addition to the programme of archaeology recommended by the council's Archaeological Advisor.

Notes the concerns which have been raised about the granite setts at the entrance to the site. Agrees that it would be good to retain this feature (or replicate a similar detail) but does not believe the existing setts are historic.

5.11 Archaeology

No objection subject to a condition for an archaeological programme of works.

5.12 Ecology

Bat roosts were identified. A protected species license will be needed but no objection subject to a condition.

Also recommends that the 1.8m 'hit and miss' timber fencing include small 'hedgehog holes' to allow hedgehogs to move between the gardens to forage and provide a measure of pest control for residents.

Also supports the ecologist's suggestion that a barn owl box be mounted in an appropriate place on the outside of one of the buildings.

5.13 Historic England

Do not wish to offer any comments and suggest that the council seeks the views of its specialist conservation adviser.

5.14 Environmental Protection

No objection on grounds of construction management or contamination subject to conditions.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
Policy 3 - Landscape Character
Policy 4 - Biodiversity and Geodiversity
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 11 - The Network of Urban and Rural Areas
Policy 25 - Rural Economic Development and Diversification
Policy 28 - Housing Requirements
Policy 29 - Distribution of New Homes
Policy 30 - Housing Mix and Tenure

6.4 Rural North, Oundle and Thrapston Plan (2011)

Policy 4 – Green Infrastructure
Policy 23 – Rural Buildings – General Approach

6.5 Emerging East Northamptonshire Local Plan Part 2 – Submission Plan (March 2021)

Policy EN1 – Spatial Development Strategy

Policy EN12 – Health and Wellbeing

Policy EN13 – Design of Buildings / Extensions

Policy EN14 – Designated Heritage Assets

Policy EN29 – Delivering Wheelchair Accessible Housing

Policy EN30 – Housing Mix and Tenure to Meet Local Need

6.6 Other Relevant Documents

Domestic Waste Storage and Collection Supplementary Planning Document (SPD), 2012

Northamptonshire County Council – Highways Parking Standards, 2016

Local Highway Authority Standing Advice for Local Planning Authorities, 2016

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Design / Layout / Amenity
- Highway Safety / Parking
- Ecology
- Archaeology
- Impact on Listed Buildings / Conservation Area
- Impact on Trees / Landscaping
- Sustainable Construction
- Drainage / Flooding

7.1 Principle of Development

7.1.1 The application site comprises of curtilage listed farm buildings associated with the Manor Farm complex in Twywell. Agricultural land does not represent previously developed land (as defined in the NPPF) and the farm complex is not within the identified settlement boundary for Twywell, however the majority of the site is within the conservation area, and the farm complex is located between the two main built areas of the village.

7.1.2 Development of the site would not only see the retention and re-use of curtilage listed buildings; it would also preserve the existing built form of the village with only marginal encroachment beyond the conservation area into open countryside to the north. This would be for amenity space only and would not encroach any further than the existing public footpath alignment. An existing Dutch barn at the north east corner of the site would be demolished and new car ports would be constructed for barns B1, B2 and B3. Barn B4, to the south of the site, would be extended at single storey level.

7.1.3 Some of the buildings are in clear need of renovation as they are in a poor state of repair. There are no specific policies which restrict or resist the suitable conversion/adaptation of rural buildings and in many cases, it can be a permitted development right. That is not the case here as the site is within the conservation area and within the curtilage of a listed building (Manor House). That in itself does not make the principle of development unacceptable; rather it ensures that the Council is able to exercise greater control over the detail of such proposals. Given the size and form of the buildings, their conversion to residential development is considered to be acceptable in principle.

7.2 Design / Layout / Amenity

7.2.1 Four barns, identified as B1, B2, B3 and B4 on the plans are proposed to be converted. The schedule of accommodation would be as follows:

- B1 – 3 bed (no extension)
- B2 – 4/5 bed (no extension)
- B3 – 4/5 bed (no extension)
- B4 – 3 bed (single storey extension)

7.2.2 There would be a single storey extension to the east of barn 4 but the others would all retain their existing size and form and where they are damaged / partially collapsed, they would be restored to their original form. An existing set of non-historic barns to the north east of barn 1 would also be demolished.

7.2.3 The site layout has been the subject of extensive discussions with the applicant's agent and Principal Conservation Officer. The application as originally submitted:

- Proposed a much larger curtilage to some of the properties;
- Included diverting the public footpath to the north boundary;
- Included elevation detailing and garages, which were considered to be inappropriate in design / historic impact terms.

The revised proposals have:

- Reduced the residential curtilages;
- Deleted the footpath diversion altogether; and
- Amended the elevations (including omission of the large glazed gable end to Barn B3), omitted one garage and redesigned another as a car port, all to the satisfaction of the Principal Conservation Officer

7.2.4 The revised layout now for consideration would have no impact on the alignment of either of the public footpaths which run to the north and west of the site, and would sympathetically alter / extend the buildings to provide four new dwellinghouses within the curtilage of the listed Manor Farmhouse. The new dwellings would share the same point of access onto the High Street, but would be served by their own shared driveway, thus allowing the farmhouse to retain its own driveway arrangements. The new dwellings would remain in the location of the existing buildings and would form a courtyard style development, which reflects the previous use of the site for agriculture.

- 7.2.5 The final / finer detail of materials for the properties, boundaries and access / parking areas can be agreed through condition, but the style and quality of these will reflect the curtilage listed status of the buildings, their former use for agriculture and the rural / historic / conservation area setting (e.g. Stone / slate / timber / conservation roof lights and pantiles).
- 7.2.6 The Council's Waste Management Officer has expressed concern about lack of information relating to bin collection, as it has not been highlighted on the site plan. It is clear from the site visit that bins for the existing and new properties could be placed adjacent to High Street on collection day to allow for a kerbside collection; a point that the Waste Management Officer also accepts. The site plan drawing has been updated to demonstrate this, and will be included in the condition which lists the approved drawings.
- 7.2.7 The layout provides for adequate internal and external amenity space for all four properties, whilst not affecting the amenity, in terms of privacy, light and space of the listed Manor Farmhouse. Internally the properties would meet the space standards as required by JCS Policy 3. The size of properties has largely been dictated by the existing building footprints but in terms of mix, there would be both smaller (3-bed) and larger (4-5 bed) properties which is considered to be acceptable.

7.3 Highway Safety / Parking

- 7.3.1 There would be ample parking for each of the new properties, in excess of the Local Highway Authority's standards of 2 spaces for a 3-bed and 3 spaces for a 4-bedroom property. There would also be two turning areas:
- To the west boundary of the site; and
 - Internally, between B2, B3 and B4's parking spaces
- 7.3.2 There would be a single point of access onto High Street and although the initial part of the access would be shared with the existing farmhouse, overall this would not exceed 5 properties off a shared drive, so wouldn't need to be constructed to an adoptable standard. In addition, the proposal would remove agricultural use from the site, so would represent an improvement in safety in this regard as there would not be a combination of residential and commercial uses.
- 7.3.3 The existing access point onto High Street is bounded by stone walls which are a prominent visual feature in the street scene. These would not be altered by the proposals and the LHA has not raised any concerns with regard to the access width, or visibility onto the High Street. The width, turning areas and distance between buildings and the nearest road also comply with the standards set by Northamptonshire Fire and Rescue. The LHA is satisfied subject to a condition relating to any works to the public right of way.

7.4 Ecology

- 7.4.1 There have been objections from the local community in respect of ecology. Relevant consultation has been undertaken and there has been no objection to the application from Natural England, whilst the Council's ecologist has requested conditions relating to a protected species license and replacement bird nesting facilities, together with an informative to warn the applicant about works taking place outside of the bird nesting season.
- 7.4.2 The Council's ecologist has advised that bat roosts were identified and a protected species license will be needed but has no objection subject to a condition to secure this. They also recommend that the 1.8m 'hit and miss' timber fencing should include small 'hedgehog holes' to allow hedgehogs to move between the gardens to forage and provide a measure of pest control for residents. They also support the inclusion of a barn owl box, to be mounted in an appropriate place on the outside of one of the buildings.
- 7.4.3 Subject to the above measures being secured, which are all reasonable, the proposal is considered to be acceptable in this regard.

7.5 Archaeology

- 7.5.1 The Council's archaeologist raises no objection to the application subject to a pre-commencement condition for an archaeological programme of works. This requirement is also supported by the Principal Conservation Officer. Subject to this condition being included, the proposal is considered to be acceptable in this regard.

7.6 Impact on Listed Buildings / Conservation Area

- 7.6.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.6.2 Furthermore, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.
- 7.6.3 The application site is in the conservation area and within the curtilage of the Grade II listed Manor Farmhouse. The scheme, in its amended form, has been the subject of discussions with the applicant's agent and the Principal Conservation Officer, who is raising no objections to the proposal subject to conditions to secure materials, as well as the archaeological programme of works being requested by the Archaeological Advisor. Joinery details can be secured on the parallel listed building consent application.
- 7.6.4 There is also a public benefit to the proposal in that it will bring these curtilage listed buildings back into permanent use, and will restore the damaged / collapsing parts to their previous state. This is desirable and will aid in preserving / enhancing the character and setting of not only the listed building, but also the wider conservation area.

7.6.5 The stone setts along the High Street (on the highway), which the Principal Conservation Officer has adjudged not to be historic, would be retained, and a condition is proposed to ensure that any damage caused during construction results in repair / replacement as appropriate.

7.7 Impact on Trees / Landscaping

7.7.1 Trees on the site already benefit from statutory protection afforded to them by virtue of being within the conservation area. The majority of trees on the site are confined to the west boundary, following the access route from High Street along to the north west corner of the site.

7.7.2 Larger wooded areas, also within the conservation area, lie to the west and south east of the site, and will be unaffected by the proposals.

7.7.3 The tree survey supplied with the application appraises most of the trees on the site as being of the lower 'C' or 'U' categories and proposes the removal of 8 individual trees (T9, T10, T16, T22, T30, T43, T44 and T45) and a small group (G19), all of which are within these lesser categories.

7.7.4 The removal of these trees would not adversely affect the overall woodland setting of the site, and will allow for improved access and amenity areas to be provided within the new layout, as well as protecting curtilage listed barn B1 from damage in future, as it is within very close proximity.

7.7.5 For the remaining trees, protection methods are proposed and these can be secured by condition, as can final hard and soft landscaping details.

7.8 Sustainable Construction

7.8.1 JCS Policy 9 requires development to incorporate measures to ensure high standards of resource and energy efficiency, together with reductions in carbon emissions. All residential developments should incorporate measures to limit use to no more than 105 litres / person / day and external water use of no more than 5 litres/person/day, or an alternative national standard in areas of water stress.

7.8.2 Measures to limit use to no more than 105 litres / person / day and external water use of no more than 5 litres / person / day can be secured by condition, as can:

- Minimum standards for gas fired boilers; and
- Electric vehicle charging points

7.8.3 Given the site's rural location, with very limited access to public transport, the development will be almost entirely reliant on the private car, so the inclusion of electric vehicle charging points is considered to be necessary.

7.9 Drainage / Flooding

7.9.1 A small drainage pond is proposed to the south east of the site (on the applicant's land), with a connection to the exiting watercourse. Although concerns have been raised by local residents, there has been no objection to the proposal from the Surface Water Management Team or Environment Agency. The onus will be on the applicant to liaise with the relevant water bodies to ensure that connections to the drainage system are carried out appropriately, and that the pond is maintained in a reasonable state.

8. Other Matters

8.1 Neighbour / Parish comments:

- *Developments being dealt with in a piecemeal fashion (reference drawn to current applications at Home Farm Cottages):* These applications have been made by the same applicant / agent, but the sites are distinct and distant from one another, and have their own individual setting. Theoretically one application could have been made for both sites as they are reasonably close to one another but equally it is reasonable to consider them separately on their individual planning merits. These proposals do not represent artificial subdivision of a site to deliberately circumnavigate planning obligations; it is reasonable to treat them as separate sites / applications.
- *Perceptions of preferential treatment of one applicant over another, and a wish for applications by this applicant to either all be approved or refused for consistency:* Each application must be determined on its individual planning merits, irrespective of who the applicant is. The council cannot determine applications based on who an applicant is. Planning permission goes with the land and not the applicant. There has been no preferential treatment of one applicant over another.
- *Names of the barns should be retained:* This is desirable but not a material planning consideration; however, an informative will be included to encourage this.

8.2 Equality: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

8.3 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. This is a rural site which abuts two public footpaths, which will allow for recreation. There is also ample amenity space for each property and footpath links to the wider village on High Street.

8.4 Contamination: A range of conditions are proposed to mitigate any impact arising from contamination.

- 8.5 Construction Management: Conditions are proposed to limit construction hours and limit nuisance associated with mud, dust and burning.

9. Conclusion / Planning Balance

- 9.1 The application represents an opportunity to convert, repair and re-use a range of curtilage listed barn buildings which are in poor condition. Subject to a range of conditions as set out below the proposal would be acceptable in terms of its impacts upon:

- The setting of the conservation area or, existing listed building;
- Users of the public footpaths;
- Existing and new residents;
- Highway safety and parking;
- Ecology;
- Archaeology;
- Drainage / flood risk

and is considered to be acceptable in all other regards.

- 9.2 The principle of development is acceptable and there are public benefits associated with the retention and repair of the buildings.

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions.

11. Conditions / Reasons for Refusal

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

- 2 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) fieldwork in accordance with the agreed written scheme of investigation;

(ii) post-fieldwork assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-fieldwork analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

3 Building works relating to the roof or interior of the farm buildings as identified on the approved plans listed in condition 22 must not commence shall not in any circumstances commence unless the local planning authority has been provided with either:

a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or

b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or

c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Reason: To mitigate the impact of the development upon protected species.

4 No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank / Public Holidays.

Reason: To ensure the protection of the local amenity throughout construction works.

5 There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity

6 No demolition products (concrete, bricks, soil, etc) shall be processed (crushed or sorted) on-site, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the protection of the local amenity throughout construction works

- 7 Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud refuse etc. deposited on the road as a result of the development must be removed immediately by the operator/contractor.

Reason: In the interests of residential amenity, highway safety and visual amenity.

- 8 During the demolition and construction phases the developer shall provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the development site. The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the development site. The developer shall provide and use suitably covered skips and enclosed chutes, or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the development site.

Reason: To ensure the protection of the local amenity throughout construction works

- 9 The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

a) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA without delay upon completion.

b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

This must be conducted in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure potential risks arising from previous site uses have been fully assessed

- 10 Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure the proposed remediation plan is appropriate.

- 11 Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: To ensure site remediation is carried out to the agreed protocol.

- 12 On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards.

- 13 If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with.

- 14 Prior to the commencement of development above slab level, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas;

(b) details of the hard surface areas, including the access drive (which must be able to take the weight of a 15 tonne fire appliance) pavements, pedestrian areas, reduced-dig areas, any crossing points and steps;

(c) details of boundary treatments, which are to include provision for hedgehog holes; and

(d) details of a waste collection point adjacent to High Street.

The agreed boundary treatments shall be in situ before each respective property is occupied and all planting shall take place no later than the first planting season following first occupation of the building(s) or on the completion of the development, whichever is the sooner.

Within the first 5 years any species which die, become damaged, diseased or are removed shall be replaced in the current/next planting season with others of similar size and species unless written consent is obtained from the Local Planning Authority to any variation.

Reason: In the interests of the visual amenity, residential amenity, ecology and crime prevention.

- 15 During construction, tree protection shall take place strictly in accordance with the details shown on drawing PR122496-03A Phase B (Tree Protection Plan).

Reason: In the interests of biodiversity, visual amenity and to ensure that protected trees are not harmed during the construction phase of development.

- 16 Before commencement of development above slab level, details and samples of the external roofing and facing materials (including all windows, doors and roof lights) to be used in construction of the dwellings / alterations shall have been provided on site and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To achieve a satisfactory appearance for the development and to preserve the character and setting of the conservation area and listed building.

- 17 A scheme for the provision of at least one barn owl box shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the property / properties to which the new facilities relate.

Reason: To compensate for the loss of existing bird nesting facilities and in the interests of promoting biodiversity.

18 No occupation of dwellings shall take place until details have been submitted to and approved in writing which demonstrate the following sustainability measures for the new buildings

- Electric vehicle charging points;
- Measures to limit use to no more than 105 litres / person / day and external water use of no more than 5 litres / person / day; and
- Minimum standards for gas fired boilers

Development shall only take place in accordance with the approved details and all measures shall be available for use upon first occupation of each respective property.

Reason: In the interests of sustainability.

19 Prior to first occupation, the shared site access and parking and turning facilities shall be constructed in accordance with the approved plans. All parking & turning areas shall be retained for these purposes in perpetuity and no surface water shall drain onto the public highway.

Reason: In the interests of residential amenity and highway safety.

20 Any damage caused to the granite setts at the site entrance on High Street during construction shall be repaired / replaced on a like-for-like basis.

Reason: To preserve the character of the conservation area in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

21 Prior to the commencement of works affecting any existing public right of way full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority.

Reason: In the interests of safety of users of the public rights of way which abut the site.

22 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order):

- No outbuildings shall be erected on the amenity area to the north of B3 or its car port, as shown on Drawing LA-001 Rev G (Site B Block Plan); and
- The areas identified as “paddock area” in yellow on approved plan LA-002 (Curtilages Plan) shall not be enclosed or sub-divided and shall only be used for agricultural purposes.

Reason: For the avoidance of doubt, to clarify the extent of domestic curtilage, in the interests of visual amenity and to avoid encroachment of domestic curtilage into open countryside, which would be contrary to policy, and could affect the setting of the conservation area and listed building.

23 The development hereby permitted shall be carried out strictly in accordance with the following plans / documents:

- Application form
- Tree Report ref PRI22496ts by ACD Environmental, dated 03.06.2019
- LP-001 Rev A – Site B Location Plan
- LA-001 Rev G – Site B Block Plan (including bin collection area inset)
- LA-002 Rev A – Curtilages Plan
- PL-203 Rev B – Proposed Plans (Barn B1)
- PL-204 Rev B – Proposed Elevations (Barn B1)
- PL-205 Rev C – Proposed Plans (Barn B2)
- PL-206 Rev C – Proposed Elevations (Barn B2)
- PL-207 Rev B – Proposed Plans (Barn B3)
- PL-208 Rev B – Proposed Elevations (Barn B3)
- PL-209 Rev B – Proposed Plans (Barn B4)
- PL-210 Rev B – Proposed Elevations (Barn B4)
- PL-213 Rev B – Proposed Plan and Elevations (Carports)

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

12. Informatives

1. Asbestos
2. Public Rights of Way
3. Drainage
4. Bird Nesting Season
5. Property Names