

Development Management Committee

8th November 2017

Appendix "A"

Application No. 17/00494/REMPP 12th June 2017
& Date Valid:

Proposal: APPROVAL OF RESERVED MATTERS: for construction / conversion of existing buildings to provide 116 dwellings (Use Class C3) in Development Zone D (McGrigor), together with associated access, parking and public open space, pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. at **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot**

Applicant: Grainger (Aldershot) Limited And Secretary Of State For Defence

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: AHL.01A;CSL.01B;DML.01A; EB.01 B;
LP.01 A; SE.01 A; SE.02 A;
SL.01 B; SS.01 A; SS.02 A; SS.03 A; PP.01 B;
SB.pe A; P.1.Ex.p A; P.1.Ex.e1 A;
P.1 Ex.e2 A; P.1.Pro.p A; P.1.Pro.e1A;
P.1.Pro.e2 A; P.7-8.Ex.p1 A; P.7-8.Ex.p2 A;
P.7-8.Ex.e1 A; P.7-8.Ex.e2 A; P.7-8.Pro.e1B;
P.7-8.Pro.e2 B; P.7-8.Pro.p1 B;
P.7 8.Pro.p2 B; P.100-104.e1 A; P.100-104.e2 A;
P.100-104.p A; P.105-109.e1 A; P.105-109.e2 A; P.105-
109.p A; P.110.e A; P.110.p A; FB-A.e1 A; FB-A.e2 A;
FB-A.e3 A; FB-A.e4 A; FB-A-p1 A; FB-A-p2 A; FB-A-p3
A; FB-B-A.e1 A; FB-B-A.p1 A; FB-B-B.p1 A; FB-B.e1 A;
FB-B.e2 A; FB-B.e3 A; FB-B.p1 A; FB-B.p2 A; FB-B.p3
A; FB-C.e1 A; FB-C.e2 A; FB-C.e3 A; FB-C.e4 A; FB-
C.p1 A; FB-C.p2 A; FB-C.p3 A; FB-D.e1 A; FB-D.p1 A;
FB-D.p2 A; FB-D.p3 A; FB-E.e A; FB-E.p A; BCS.01 A;
GAR.D01.pe A; GAR.S01.pe A; GAR.S02.pe

A; GAR.S03.pe A; GAR.S04.pe A; GAR.T01.pe A;
GAR.T02.pe A; GAR.T03.pe A; HT-2B4P.e A; HT
2B4P.p;
HT-2B4P.pA; HT.2B4P_OPT1.e A;
HT.2B4P_OPT2.e A; HT.2B4P_OPT2.p A;
HT.3B.1_OPT1.e A; HT.3B.1_OPT1.p A;
HT.3B.1_OPT2.e A; HT.3B.1_OPT2.p A; HT.3B.5.e A;
HT.3B.5.p A; HT.3B.5P_OPT1.e A; HT.3B.5P_OPT1.p
A; HT.3B.5P_OPT2.e A; HT.3B.5P_OPT2.p A; HT.4B.1.e
A; HT.4B.1.p A; HT.5B.1.e A; HT.5B.1.p A; HT.5B.1-A.e
A; HT.5B.1-A.p A; P2-5.e1 A; P2-5.e2 A; P2-5.p A;

P12.e A; P12.p A; P.37-38.e A; P.37-38.p A;
P.39-40_41-42.e A; P.39-40_41-42.p A; P.55-56_57-
58.e A; P.55-56_57-58.p A; P.86-87.e A; P.86-87.p A;
P.92-94.e A;
P.92-94.p A; P.95-96.e A; P.95-96.p A; P.97-98.e A;
P.97-98.p A; P.99.e A; P.99.p A; 2519-MG-LA-01 P6;
2519-MG-LA-02 P6; 2519-MG-LA-03 P6; 2519-MG-LA-
04 P6; 2519-MG-LA-05 P4; 2519-MG-LA-08 P8; 2519-
MG-LA-09 P5; 2519-MG-DT-01 P1; 2519-MG-DT-03 P1;
2519-MG-DT-04 P1; 2519-MG-DT-05 P2; 2519-MG-
DT-06 P1; GTASHOT_D/GA/01 D; GTASHOT_D/GA/02
D; GTASHOT_D/GA/03C; GTASHOT_D/GA/04D;
GTASHOT_D/GA/05E; GTASHOT_D/GA/06D;
GTASHOT_D/GA/07D; GTASHOT_D/GA/08D;
GTASHOT_D/GA/09C; GTASHOT_D/GA/10C;
GTASHOT_D/GA/11C; GTASHOT_D/GA/12A;
GTASHOT_D/RD/01C; GTASHOT_D/RD/02;
GTASHOT_D/RD/03; GTASHOT_D/RD/04;
GTASHOT_D/SK/03D; GTASHOT_D/SU/01D;
GTASHOT_D/UT/01D; GTASHOT_D/UT/02D;
GTASHOT_D/UT/03D; GTASHOT_D/UT/04D;
GTASHOT_D/VT/01A; GTASHOT_D/VT/02B;
GTASHOT_D/VT/03B; GTASHOT_D/LG/01 C;
GTASHOT_D/LG/02 B;
IR.ZGTASHOT.MCGRIGOR.21.1 D;
IR.ZGTASHOT.MCGRIGOR.21.2 D;
IR.ZGTASHOT.MCGRIGOR.21.5 D;
IR.ZGTASHOT.MCGRIGOR.21.3 D;
IR.ZGTASHOT.MCGRIGOR.21.4D; and
IR.GTASHOT.16A.16E.21.2.

Documents: Planning Statement (Savills, June 2017);
Design & Access Statement Revision A (Thrive
Architects, May 2017); Heritage Statement Revision D
(October 2017); Affordable Housing Development Zone
Strategy and Reserved Matters Statement (Grainger,
June 2017); Noise Assessment (WYG, February 2017);
Lighting Assessment (WYG, February 2017); Phase I

Desk Study ref: LP1076 (Leap Environmental Ltd., 15th January 2016); Phase II Site Investigation Report ref: LP001207 (Leap Environmental Ltd., Issue 3 26th October 2017); Construction Traffic Management Plan - Revision A (Mayer Brown, June 2017); Construction Environmental Management Plan (Mayer Brown, June 2017); Written Scheme of Investigation for an Archaeological Watching Brief ref: 79182.06 (Wessex Archaeology, February 2017); Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017); Phase 1 & Phase 2 Bat Survey (Lindsay Carrington Ecological Services, May 2016); Bat Tree Survey (Lindsay Carrington Ecological Services, November 2016); Landscape Management Plan ref: 2519-MG-RE-01-P7 (Allen Pyke Associates, May 2017); and Building 17B - Stable Block - Recording Document Rev B.

Reason - To ensure the development is implemented in accordance with the permission granted.

- 3 A schedule of the materials (including samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure satisfactory external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

- 4 Prior to first occupation of the development hereby approved, drawings detailing the amalgamation of the two ground floor affordable rented units in Block B identified on drawings GRAIN151116 FB-B.P1 A, GRAIN151116 FB-B.A.P1 A and GRAIN151116 FB-B.B.P1 A to create one bespoke accessible three-bedroom wheelchair unit, shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include layout plans and any associated external alterations to the elevations and access to the

building, together with a timescale for implementation agreed in consultation with the Housing Strategy and Enabling Manager. The unit shall be implemented in accordance with the approved details and the timescales as agreed, unless the Local Planning Authority confirms in writing that there is no identified need for the bespoke unit. In this event, the development shall be implemented in accordance with approved drawing GRAIN151116 FB-B.P1 A *

Reason - To provide wheelchair accessible affordable housing in response to an identified local need, in accordance with the provisions of the Wellesley Affordable Housing Strategy.

- 5 Prior to first occupation of those dwellings fronting Hospital Road and Hope Grants Lane (as identified in the Noise Assessment Report WYG, February 2017); details of the proposed glazing and ventilation strategy, with a sound reduction between Rw 31 - Rw 36 dB with windows closed and other means of ventilation provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.*

Reason - To safeguard future occupiers of the development against noise disturbance.

- 6 The development shall be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017). Prior to first occupation of the development, a completion report shall be submitted to and agreed in writing by the Local Planning Authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the ADS hereby approved.*

Reason - To safeguard existing and replacement trees within the site, in the interests of the character and appearance of the area and biodiversity.

- 7 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of

neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 The residents' and visitors' parking spaces (including life time homes and wheelchair housing bays) shall be laid out and allocated in accordance with details provided on drawing PP.01 B (Parking Plan) hereby approved, prior to first occupation of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the McGrigor Development Zone.*

Reason - To ensure the provision and availability of adequate off-street parking and to safeguard residential amenity.

- 9 The cycle parking spaces shown on the approved plans shall be provided prior to the first occupation of any part of the development to which they relate and kept available at all times thereafter for the parking of bicycles. *

Reason - To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.

- 10 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017) hereby approved, to ensure that no active nests are present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

- 11 The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief (Wessex Archaeology - ref: 79182.06, February 2017).

Reason - To secure the protection of archaeological assets if they are discovered.

- 12 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan (Mayer Brown, June 2017) hereby approved.

Reason - In order to safeguard local environmental conditions and wildlife during the construction of the development.

- 13 The development shall be carried out strictly in accordance with the Construction Traffic Management Plan REV A (Mayer Brown, June 2017) hereby approved.

Reason - To prevent any adverse impact on traffic and parking conditions and highway safety in the vicinity of the site.

- 14 The proposed refuse and recycling storage for the development shall be provided in accordance with the details shown on the approved drawings prior to the first occupation of any part of the development to which they relate, and shall be retained thereafter for the life of the development.*

Reason - To safeguard the amenities and character of the area and to meet the functional needs of the development.

Application No. & Date Valid: 17/00495/LBC2PP

13th June 2017

Proposal: LISTED BUILDING CONSENT: for internal and external alterations, (including demolition of Stable Block (Building 17B) and rear additions to Cambridge House (Building 17A) and St Michaels House (Building 18A), to facilitate the conversion of Cambridge House and St Michaels House to provide 3 dwellings as part of a scheme for 116 dwellings (Use Class C3) in Development Zone D (McGrigor). (PLEASE SEE APPLICATION REFERENCE 17/00494/REMPP FOR DRAWINGS AND DOCUMENTS) at **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot**

Applicant: Grainger (Aldershot) Limited And Secretary Of State For D...

Conditions: 1 The consent hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: AHL.01 A; CSL.01 B; DML.01 A; EB.01 B; LP.01 A; SE.01 A; SE.02 A; SL.01 B; SS.01 A; SS.02 A; SS.03 A; PP.01 B; SB.pe A; P.1.Ex.p A; P.1.Ex.e1 A; P.1 Ex.e2 A; P.1.Pro.p A; P.1.Pro.e1 A; P.1.Pro.e2 A; P.7-8.Ex.p1 A; P.7-8.Ex.p2 A; P.7-8.Ex.e1 A; P.7-8.Ex.e2 A; P.7-8.Pro.e1 B; P.7-8.Pro.e2 B; P.7-8.Pro.p1 B;P.7-8.Pro.p2B;P.100-104.e1A;P.100-104.e2 A; P.100-104.p A; P.105-109.e1 A; P.105-109.e2 A; P.105-109.p A; P.110.e A; P.110.p A; FB-A.e1 A; FB-A.e2 A; FB-A.e3 A; FB-A.e4 A; FB-A.p1 A; FB-A.p2 A; FB-A.p3 A; FB-B-A.e1 A; FB-B-A.p1 A; FB-B-B.p1 A; FB-B.e1 A; FB-B.e2 A; FB-B.e3 A; FB-B.p1 A; FB-B.p2 A; FB-B.p3 A; FB-C.e1 A; FB-C.e2 A; FB-C.e3 A; FB-C.e4 A; FB-C.p1 A; FB-C.p2 A; FB-C.p3 A;FB-D.e1 A; FB-D.p1 A; FB-D.p2 A; FB-D.p3 A; FB-E.e A; FB-E.p A; BCS.01 A; GAR.D01.peA;GAR.S01.peA;GAR.S02.peA;GAR.S03.p eA;GAR.S04.peA;GAR.T01.peA;GAR.T02.peA;GAR.T03 .peA;HT-2B4P.eA;HT2B4P.p;HT-2B4P.pA;HT.2B4P_OP T1.eA;HT.2B4P_OPT2.eA;HT.2B4P_OPT2.pA;HT.3B.1_ OPT1.eA; HT.3B.1_OPT1.pA;HT.3B.1_OPT2.eA;

HT.3B.1_OPT2.pA;HT.3B.5.eA;HT.3B.5.pA;HT.3B.5P_O
PT1.eA;HT.3B.5P_OPT1.pA; HT.3B.5P_OPT2.e A;
HT.3B.5P_OPT2.p A; HT.4B.1.e A; HT.4B.1.p A;
HT.5B.1.e A; HT.5B.1.p A; HT.5B.1-A.e A; HT.5B.1-A.p
A; P2-5.e1 A; P2-5.e2 A; P2-5.p A; P12.e A; P12.p A;
P.37-38.e A; P.37-38.p A; P.39-40_41-42.e A;
P.39-40_41-42.p A; P.55-56_57-58.eA;P.55-56_57-58.p
A; P.86-87.e A; P.86-87.p A; P.92-94.e A;P.92-94.p A;
P.95-96.e A; P.95-96.p A; P.97-98.e A; P.97-98.p A;
P.99.e A; P.99.p A; 2519-MG-LA-01 P6; 2519-MG-
LA-02 P6; 2519-MG-LA-03 P6; 2519-MG-LA-04 P6;
2519-MG-LA-05 P4; 2519-MG-LA-08 P8; 2519-MG-
LA-09 P5; 2519-MG-DT-01 P1; 2519-MG-DT-03 P1;
2519-MG-DT-04 P1; 2519-MG-DT-05 P2; 2519-MG-
DT-06 P1; GTASHOT_D/GA/01 D; GTASHOT_D/GA/02
D;GTASHOT_D/GA/03C;GTASHOT_D/GA/04D;
GTASHOT_D/GA/05E;GTASHOT_D/GA/06D;
GTASHOT_D/GA/07D;GTASHOT_D/GA/08D;
GTASHOT_D/GA/09C;GTASHOT_D/GA/10C;
GTASHOT_D/GA/11C;GTASHOT_D/GA/12A;
GTASHOT_D/RD/01C;GTASHOT_D/RD/02;
GTASHOT_D/RD/03;GTASHOT_D/RD/04;
GTASHOT_D/SK/03D;GTASHOT_D/SU/01D;
GTASHOT_D/UT/01D;GTASHOT_D/UT/02D;
GTASHOT_D/UT/03D;GTASHOT_D/UT/04D;
GTASHOT_D/VT/01A;GTASHOT_D/VT/02B;
GTASHOT_D/VT/03B;GTASHOT_D/LG/01C;

GTASHOT_D/LG/02 B;
IR.ZGTASHOT.MCGRIGOR.21.1 D;
IR.ZGTASHOT.MCGRIGOR.21.2 D;
IR.ZGTASHOT.MCGRIGOR.21.5 D;
IR.ZGTASHOT.MCGRIGOR.21.3 D;
IR.ZGTASHOT.MCGRIGOR.21.4D; and
IR.GTASHOT.16A.16E.21.2.

Documents: Planning Statement (Savills, June 2017);
Design & Access Statement Revision A (Thrive
Architects, May 2017); Heritage Statement Revision D
(October 2017); and, Building 17B - Stable Block -
Recording Document Rev B.

Reason - To ensure the works are implemented in
accordance with the consent granted.

- 2 No demolition works hereby approved shall commence until a Demolition Method Statement (including methodology to protect existing structures) is submitted to and approved in writing by the Local Planning Authority. The demolition works shall be carried out

strictly in accordance with the approved strategy.

Reason: To safeguard the special architectural and historic character of the buildings.

- 3 The Building Recording Document submitted with the application for Stable Block Building 17B shall be made available through the relevant public archive prior to the commencement of the demolition hereby approved, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

Reason - To record and advance understanding of the significance of any heritage assets to be lost.

- 4 No works other than the demolition of Building 17B Stable Block hereby approved shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

(i) A detailed written Schedule of External and Internal Works. The schedule shall refer to approved and supplementary plans and shall include method statements where appropriate;

(ii) Detailed drawings and methodology of proposed internal partitions and any proposed building insulation, demonstrating how the original internal fabric and features of the building would be affected, such as existing doors, windows and reveals, floorboards/coverings, walls, ceilings, cornices, picture rails, skirtings and other decorative features;

(iii) Details (drawings and/or samples where appropriate) of new internal and external materials and features, including plasterwork and decorative features, internal doors, joinery, flooring, roof tiles, ridge tiles, other roof coverings, stonework, external doors and windows, brick types (including extent of re-use of bricks), brick bond, mortar mix, pointing method, flashing, and exterior metal work, including external balconies/balustrades;

(iv) Typical large scale detailed drawings (1:5 and/or 1:20), including vertical and horizontal cross-sections through openings, of new windows and external doors,

including materials, finishes, head, sill, lintels and depth of reveal;

(v) Methodology (drawings where appropriate) for the refurbishment of retained windows and doors, including any required modifications (e.g. for thermal or sound attenuation purposes);

(vi) Details of proposed/refurbished external services and fixtures, including rainwater goods, soil stacks, flues, vents and ductwork where applicable.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.*

5 No works to clean or repoint external brickwork or stonework of any retained listed building shall be undertaken until the following details have been submitted to and approved in writing by the Local Planning Authority:

(i) Details of the extent of cleaning and repointing proposed;

(ii) Details of proposed cleaning method together with a sample area of brickwork/stonework has been prepared on site and inspected by the Local Planning Authority;

(iii) A sample panel/s not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site and inspected by the Local Planning Authority.

The sample panels/areas shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved samples.

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest.*

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Application No. & Date Valid: **17/00744/REVPP** **5th September 2017**

Proposal: MINOR MATERIAL AMENDMENTS to development approved under planning permission 16/00451/FULPP dated 16/08/2016 (for erection of 1 x studio flat, 2 x one bedroom flats and 1 x two bedroom flat with associated car parking,) to create a new parapet wall in the boundary with number 8 Queens Road, to add a dormer on the East elevation to create the required headroom for the approved stairs, to add six additional high-level roof-lights on the second floor to give more light to the property and one additional roof-light to provide a light tunnel to serve flat 3 of the first floor and amendments to internal layout of flats

at 10 Queens Road Farnborough Hampshire GU14 6DN

Applicant: Mr & Mrs A & K Sahni

Conditions: 1 The permission hereby granted shall be carried out in accordance with the following approved drawings - BR-04 REV F, BR-05 REV E, BR-06 REV E, BR-07 REV E, BR-08 REV F. BR-09 REV D and BR-16.

Reason - To ensure the development is implemented in accordance with the permission granted

2 The development shall be carried out and completed in accordance with the details that were approved under reference 17/00012/CONDPP on 19/5/2017, pursuant to conditions 3, 4, 5, 6, 7, 8, 10 and 13 of planning permission 16/00451/FULPP.

Reason - To ensure a satisfactory form of development.

3 The parking spaces shown on the approved plans shall be provided before the first occupation of the development hereby permitted and used only for the parking of vehicles ancillary and incidental to the residential use. These spaces shall be kept available at all times for parking and shall not be used for the storage of caravans, boats or trailers.

Reason - To safeguard residential amenity and ensure the provision and availability of adequate off-street parking.

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity.

- 5 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

Application No. & Date Valid: 17/00787/COUPP

19th September 2017

Proposal: Installation of secure bin and covered cycle store outbuildings; and change of use of existing offices (Use Class B1) to community healthcare resources hub (Use Class D1) for healthcare delivery for Farnborough at **Voyager House 2 Apollo Rise Farnborough Hampshire**

Applicant: North East Hampshire & Farnham Clinical Commissioning Group

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - PWP Architects Drawing Nos.5900 1000, - 1001 Rev.B, -1100 Rev.A (incorporating Design & Access Statement), -1101, -1105, -1106, -1107, -1300 Rev.A & -1301; Planning Statement and Site Photographs.

Reason - To ensure the development is implemented in accordance with the permission granted.

3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purposes of a community healthcare facility and for no other purpose, including any other purpose within Class D1, without the prior permission of the Local Planning Authority.

Reason - Having regard to the specific nature and circumstances of the proposed use and to ensure that

the implications for the amenities of the area and highway safety and convenience can be appropriately considered by the Local Planning Authority in the event that any other form of use falling within Use Class D1 is contemplated in the future.

- 4 The development hereby approved shall not be occupied until details for the specific provision for servicing (including by ambulances and passenger transport vehicles) and refuse collection has been submitted to and approved in writing by the Local Planning Authority, Furthermore, the development hereby approved shall not be occupied until disabled parking spaces, secure bicycle parking and facilities for servicing have been provided, marked-out etc in accordance with the approved plans. These facilities shall be thereafter retained solely for their identified purposes, and to be used by the occupiers of, and visitors to, the development as appropriate to their function.

Reason - To ensure the provision and retention of adequate parking and other vehicular facilities at the site to reflect the nature of the use hereby permitted in the interests of the safety and convenience of highway users.