<table>
<thead>
<tr>
<th>Application Number</th>
<th>19/00593/VAR</th>
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</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Mount Battenhall, Battenhall Avenue, Worcester, WR5 2HP</td>
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<tr>
<td>Description of Development</td>
<td>Variation of condition 1 of application P18B0059 to allow minor material amendments to internal layout and external appearance of Villa A.</td>
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<tr>
<td>Case Officer</td>
<td>Dr Paul Collins</td>
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<tr>
<td>Applicant</td>
<td>Enterprise Retirement Living Ltd.</td>
</tr>
<tr>
<td>Ward Member(s)</td>
<td>Battenhall Ward</td>
</tr>
<tr>
<td>Agent</td>
<td>Mr Jorge Eguiguren</td>
</tr>
<tr>
<td>Reason for Referral to Committee</td>
<td>In accordance with the adopted Scheme of Delegation</td>
</tr>
<tr>
<td>Expiry Date</td>
<td>1 November 2019</td>
</tr>
<tr>
<td>Key Issues</td>
<td>The principle of development and whether the proposal would be sustainable form of development having regard to the 3 dimensions of sustainable development in terms of its economic role, social role and environmental role.</td>
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<tr>
<td>Web link to application</td>
<td><a href="https://plan.worcester.gov.uk/Planning/Display/19/00593/VAR">https://plan.worcester.gov.uk/Planning/Display/19/00593/VAR</a></td>
</tr>
<tr>
<td>Recommendation</td>
<td>The Deputy Director - Economic Development and Planning recommends that the Planning Committee grants planning permission subject to the conditions set out in section 9 of this report.</td>
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1. **Background**

1.1 The application was registered on 2 August 2019 and was due for a decision on 1 November 2019. An extension of time for the determination of the application has been agreed to allow determination by the Planning Committee.

1.2 The application has been referred to the Planning Committee in accordance with the adopted Scheme of Delegation.

2. **The site and surrounding area**

2.1 The application site is located south west of the City Centre within substantial grounds, c.2.6 hectares in total, and consists of Battenhall Mount, a grade II* listed building that was constructed between 1863-67 as a family home, with later extensions, and three ancillary buildings, all grade II listed in their own right, known as The Stables, The Lodge (Gatehouse) and the Gardener’s Cottage. The site is also located within the Battenhall Villas Conservation Area. Consent has been granted for three new contemporary villa buildings (A, B & C) which are to be used as additional retirement accommodation and various extensions to the above buildings. Work has commenced upon the above buildings.
3. The Proposal

3.1 The application seeks consent to vary condition 1 of planning application P18B0059 to allow the applicant to make small material changes to the internal arrangements and the external appearance of a consented residential block known as ‘Villa A’.

3.2 The application is submitted under Section 73 of the Town and Country Planning Act 1990 that allows an application to be made to vary conditions associated with a planning permission. Section 73 of the Town and Country Planning Act confirms that on such applications the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and:

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

3.3 Thus, it is possible to apply for conditions to be struck out, or for their modification or relaxation. However, in terms of decision making a Section 73 application should be treated just like any other application, and in making their decisions Local planning authorities should focus their attention on national and development plan policies, conditions attached to the existing permission and other material considerations which may have changed significantly since the original grant of permission. A successful application to amend conditions results in the issue of what is in effect a new planning permission, but does not cancel the old permission.

3.4 In this respect, section 96A of the Act provides:-

"(1) A local planning authority ... may make a change to any planning permission or any permission in principle (granted following an application to the authority) relating to land in their area if they are satisfied that the change is not material.
(2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission or permission in principle as originally granted.
(3) The power conferred by subsection (1) includes power to make a change to a planning permission —
   (a) to impose new conditions;
   (b) to remove or alter existing conditions.
(4) The power conferred by subsection (1) may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission or permission in principle relates."

3.5 Guidance for determining s73 applications is set out in the NPPG which states that a minor material amendment is one "whose scale and nature results in a development which is not substantially different from the one which has been approved". It is further stated that the development which the application under s.73 seeks to amend will by definition have been judged to be acceptable in principle at an earlier date. Consequently, the extent of the material planning considerations are somewhat restricted and only the amendments being applied for should be considered at this stage in light of current policy. In terms of decision making a local planning authority therefore has to make a decision on the amendments being applied for with regard to relevant national or local policies which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought.

3.6 Notwithstanding the above, a Section 73 application cannot be used to extend the lifespan of a planning permission. New permissions granted via this Section 73 application should therefore change this condition accordingly.

3.7 In accordance with Article 15 (7) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended by The Town and Country Planning (Local Authority Consultations etc.) (England) Order 2018), full details of the application have been published on the Council’s website.
As such, Members will have had the opportunity to review the submitted plans and documents in order to familiarize themselves with the proposals prior to consideration and determination of the application accordingly.

3.8 The amendments proposed here relate to consented Villa A, which is both the closest to the grade II* listed house and the first to be built. As the scheme has developed, through further discussion with the applicants regarding end users, operations and maintenance, plus with a greater degree of input from and coordination with other members of the design team (largely Structural and Mechanical & Electrical engineers), the need for a number of small changes to the consented scheme have become apparent. Some of these have already been formally incorporated into planning consents (e.g. P18B0059 & P18B0194); others, and those in this application, have only been finalised through detailed scrutiny of design decisions as part of the production of detailed designs for tender purposes.

3.9 Three changes are proposed to the consented internal layout of Villa A: -

a) First floor visitor’s apartment amended to provide an additional owners’ apartment. A small increase of internal area of approx. 8m$^2$ to the first floor and ground floor will be required to enable this change. Reason: - As the overall development of the site is now proposed to be phased, Villa A is the first new building to be constructed. The applicants have decided that having 2No. visitors’ apartments (with 1No. in the host property and 1No. in Villa A) as part of this first phase is excessive. As a result, the visitor’s apartment proposed in Villa A is to be changed to an owner’s apartment and an alternative location for the second visitor’s apartment will be agreed in either Villa B or C.

b) General small adjustments to the size and location of windows on all floors (the majority of these changes would be at third floor level). Reason: - Throughout the design stage window sizes and locations have been carefully scrutinised and reviewed against the requirements of the end users. Changes to windows have generally been driven by the ambitions of ERL to ensure that these new apartments provide openable windows that do not present the occupiers of the apartments with a threat to their security.

c) In consented apartments 41 & 42 on the third floor the internal area is proposed to be increased by a total of approx. 7m$^2$. Reason: - This small increase would simplify the detailing of the waterproofing to the roof and balcony, and reduce the complexity of the roof structure in this area.

3.10 One change is proposed to the consented external appearance of Villa A: -

The consented full-height window/doors on all floors are to be replaced with openable ones having a sill height of approximately 1m above floor level. Reason: - Feedback from the applicant’s other retirement schemes indicates that people – particularly when sleeping at night – prefer not to have an external ‘door’ open as it can leave them feeling exposed, and that they feel less uncomfortable with a more conventional design of bedroom window.

3.11 The application is accompanied by a full set of plans together with a suite of supporting documents that include:
3.12 A separate application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be submitted for the corresponding variation of condition 2 of application for listed building consent granted under application P18B0194.

4. Planning History

4.1 The site has been the subject of the following applications of relevance to the current proposal:

- P16B0575 - Demolition of modern structures, conversion, change of use and new build to create a care community with communal areas and facilities. APP Jul 21 2017

- P18B0059 - Variation of Condition 2 of planning application P16B0575 & application for listed building consent L18B0065. APP May 25 2018

- P18B0194 - Variation of condition 4 of application for listed building consent L16B0065 to enable partial demolition prior to a contract for redevelopment works being let. APP Jun 27 2018

- Planning Application 19/00670/FUL & Application for Listed Building Consent 19/00671/LB - Erection of 3no. apartment units as part of the existing retirement community – 2no. additional apartments in a first floor extension to the host property and 1no. apartment in a small extension to the stables building. Undetermined.

- Planning Application 19/00676/FUL & Application for Listed Building Consent 19/00677/LB - Alteration, extension and change of use of existing building to create 2no care apartment units as part of approved scheme within main building. Undetermined.

5. Planning Policy

5.1 The Town and Country Planning Act 1990 (‘the Act’) establishes the legislative framework for consideration of this application. Section 70(2) of the Act requires the decision-maker in determining planning applications/appeals to have regard to the Development Plan, in so far as it is material to the application/appeal, and to any other material consideration. Where the Development Plan is material to the development proposal it must therefore be taken into account. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application/appeal to be determined in accordance with the Plan, unless material considerations indicate otherwise.
5.2 These provisions also apply to applications made under Section 73 of the Town and Country Planning Act. However, in making their decisions Local Planning Authorities are required to focus their attention on national and development plan policies, conditions attached to the existing permission and other material considerations which may have changed significantly since the original grant of permission.

5.3 The Development Plan for Worcester now comprises:

- The South Worcestershire Development Plan (SWDP) which was adopted February 2016
- The Worcestershire Waste Core Strategy, which was adopted in December 2012

**South Worcestershire Development Plan (SWDP)**

5.4 The following policies of the SWDP are considered to be relevant to the application proposals:-

- SWDP 1 Overarching Sustainability Principles
- SWDP 2 Development Strategy and Settlement Hierarchy
- SWDP 3 Employment, Housing and Retail Provision Requirement and Delivery
- SWDP 4 Moving Around South Worcestershire
- SWDP 5 Green Infrastructure
- SWDP 6 Historic Environment
- SWDP 8 Providing the Right Land and Buildings for Jobs
- SWDP 13 Effective Use of Land
- SWDP 20 Housing to Meet the Needs of Older People
- SWDP 21 Design
- SWDP 22 Biodiversity and Geo-diversity
- SWDP 24 Management of the Historic Environment
- SWDP 25 Landscape Character
- SWDP 27 Renewable and Low Carbon Energy
- SWDP 28 Management of Flood Risk
- SWDP 29 Sustainable Drainage Systems
- SWDP 30 Water Resources, Efficiency and Treatment
- SWDP 31 Pollution
- SWDP 33 Waste
- SWDP 38 Local Green Network

5.5 There have been no changes to the South Worcestershire Development Plan since the original grant of permission.

**The Waste Core Strategy for Worcestershire - Adopted Waste Local Plan 2012-2027**

5.6 The Waste Local Plan was adopted on 15 November 2012 and is a plan outlining how to manage all the waste produced in Worcestershire up to 2027. The following policies are relevant to this application:

- WCS1 (Presumption in favour of sustainable development)
- WCS17 (Making provision for waste in new development)
5.7 There have been no changes to the Waste Core Strategy for Worcestershire - Adopted Waste Local Plan 2012-2027 since the original grant of permission.

**Material Considerations**

1. **National Planning Policy Framework (NPPF)**

5.8 Following the meeting of the Planning Committee in March 2016 the updated version of the National Planning Policy Framework (NPPF) was published and came into effect in February 2019. Whilst this represents a material change in policy circumstances, nevertheless the provisions of the recently published revised NPPF version are largely consistent with, and transferred directly from, the previous version of the NPPF. The terminology and paragraph numbers may differ somewhat but the broad objectives of the revised NPPF are consistent with those of the previous original NPPF. As such, the Local Planning Authority’s decision to grant planning permission for the development remains based on a decision rooted in valid planning material considerations, rigorously assessed and justified.

5.9 The revised National Planning Policy Framework was updated on 19 February 2019 and sets out the government’s planning policies for England and how these are expected to be applied and is a material planning consideration in determining planning applications. All the policies in the NPPF constitute Government’s view of what sustainable development in England means in practice: an economic role, contributing to a strong, responsive, competitive economy; a social role, supporting vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment with accessible local services that reflect the community’s needs; and an environmental role, protecting and enhancing our natural, built and historic environment. Economic, social and environmental improvement should be sought jointly and simultaneously.

5.10 Paragraph 38 of the NPPF encourages Local Planning Authorities to approach decision taking in a positive way and to foster the delivery of sustainable development. Local Planning Authorities are advised to approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

2. **National Planning Practice Guidance (NPPG)**

5.11 On 6th March 2014 the Government also published National Planning Practice Guidance (NPPG) to compliment the NPPF that has been revised and updated in the meantime and comprises, amongst other matters, air quality, design, housing and economic land availability assessment, noise, Travel Plans, Transport Assessments and statements in decision-taking, Flood risk and coastal change, Use of planning conditions, Flexible options for planning permissions, and Planning obligations. Similarly, in October 2019 the Government has published the National Design Guide.
5.11 With regard Section 73 applications, pertinent advice is given at paragraphs 13 – 18 of NPPG: Flexible Options for Planning Permissions under the heading: ‘Amending the conditions attached to a permission including seeking minor material amendments (application under Section 73 TCPA 1990)’.

5.12 Further guidance is contained in NPPG: Use of Planning Conditions. Paragraph 7 states that: ‘Care should be taken when considering using pre-commencement conditions that prevent any development authorised by the planning permission from beginning until the condition has been complied with.’ The measure aims to speed up the planning process by discouraging decision makers from including unnecessary pre-commencement planning conditions that might slow down starts on-site. Paragraph 31 advises that in deciding an application under section 73 of the Town and Country Planning Act 1990, the local planning authority must only consider the conditions that are the subject of the application – it is not a complete re-consideration of the application. A local planning authority decision to refuse an application under section 73 can be appealed to the Secretary of State, who will also only consider the condition in question.

5.13 Furthermore, it advises that the original planning permission will continue to exist, whatever the outcome of the application under Section 73. To assist with clarity, decision notices for the grant of planning permission under Section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. In granting permission under Section 73 the local planning authority may also impose new conditions – provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning permission. (Any pre-commencement conditions may not be imposed without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018)).

5.14 There have been no significant changes to the National Planning Practice Guidance since the original grant of permission, which are relevant here.

3. Supplementary Planning Documents

5.15 The following Supplementary Planning Documents are relevant to the application proposals:-

- **Design Quality SPD**

  The Design Quality SPD was adopted on 5\textsuperscript{th} March 2018 and replaces the previous Supplementary Planning Guidance Note 3: Design (SPG3). Both documents encourage high standards of design for development proposals in accordance with the aims and interests that the NPPF seeks to protect and promote in this regard. The Design Quality SPD is consistent with the planning policies in the SWDP.

- **Planning for Health in South Worcestershire SPD**
The Planning for Health SPD - primarily focuses on the principal links between planning and health. It provides guidance and interpretation of the SWDP from a public health perspective. The SPD addresses following nine health and wellbeing principles:

- Sustainable development
- Urban form - design and the public realm
- Housing and employment
- Age-friendly environments for the elderly and those living with dementia
- Community facilities
- Green infrastructure and play spaces/recreation
- Air quality, noise, light and water management
- Active travel
- Encouraging healthier food choices

4. Worcestershire’s Local Transport Plan (LTP4) 2018 – 2030

5.16 LTP4 set out issues and priorities for investment in transport infrastructure, technology and services, focussed on supporting travel by all modes. In accordance with national and local objectives, a series of local transport-specific objectives are identified in the LTP4:

- "To support Worcestershire’s economic competitiveness and growth through delivering a safe, reliable and efficient transport network.
- To limit the impacts of transport in Worcestershire on the local environment, by supporting enhancements to the natural environment and biodiversity, investing in transport infrastructure to reduce flood risk and other environmental damage, and reducing transport-related emissions of nitrogen dioxide, particulate matter, greenhouse gases and noise pollution. This will support delivery of the desired outcomes of tackling climate change and reducing the impacts of transport on public health.
- To contribute towards better safety, security, health and longer life expectancy in Worcestershire, by reducing the risk of death, injury or illness arising from transport and promoting healthy modes of travel.
- To optimise equality of opportunity for all of Worcestershire’s citizens with the desired outcome of creating a fairer society.
- To enhance the quality of life for Worcestershire’s residents by promoting a healthy, natural environment, for people, wildlife and habitats, conserving our historic built environment and preserving our heritage assets."


5.17 The ‘Streetscape Design Guide’ (SDG) was produced to aid architects, engineers, planners, developers, designers and other professionals in preparing transport infrastructure related to new developments. It is to be considered in conjunction with Manual for Streets 1 and 2, as well as the Design Manual for Roads and Bridges.

5.18 Chapter 4 relates to ‘Planning for Parking’ and seeks to provide an approach as to how car parking in Worcestershire should be provided to support development in a manner which embraces the NPPF.
It is considered that if the applicant is the end user that they are well placed to assess operational demands but all sites must be considered against a planning use class to ensure they equally address the needs of future users. Therefore applications should provide a suitable evidence base to ensure vehicles are not displaced onto the highway to ensure highway safety is not compromised and maintain the free flow of traffic to the benefit of the local economy. This document only reflects a small part of managing vehicle demands and therefore should be read alongside the Local Transport Plan (above) which contains policies to promote sustainable travel through the provision of physical infrastructure and travel planning initiatives.

5.19 Car and cycle parking standards are provided within the SDG which replace those contained in WCC’s Interim Car Parking Standards (2016). However, car parking standards for commercial and non-residential development proposals are not provided within the SDG, which states that operators should have a good understanding of their needs and will determine how land under their control could be managed. Provision for car parking will be determined based on operational need:

“Car parking need is a subjective matter particularly in the mind of neighbours; the applicant should provide a minimum parking provision for each development along with an evidence base to demonstrate the appropriateness of the provision. Trip rates accumulation should either be derived from first principles or from existing data, for example; TRICS or comparison to facilities of similar size and geographic circumstance.

Adequate space for heavy goods, delivery and public service vehicles must be made within the site boundary, which should not conflict with the proposed parking arrangements.”

6. **Consultations**

6.1 Formal consultation, including display of site notices, has been undertaken in respect of the application. The following comments from statutory and non-statutory consultees and interested third parties have been received in relation to the original and amended proposals and are summarised as follows:

**Neighbours and other third party comments:** No comments have been received from neighbours

**Worcester City Council Landscape and Biodiversity Adviser:** No objections

**Worcester City Council Tree Protection Officer:** No objections

6.2 Members have been given the opportunity to read all representations that have been received in full. At the time of writing this report no other consultation responses have been received. Any additional responses received will be reported to members verbally or in the form of a late paper, subject to the date of receipt.
7. **Comments of Deputy Director - Economic Development and Planning**

7.1 Condition 1 of application P18B0059 states as follows:

The development hereby approved shall be carried out in complete accordance with the submitted plans and supporting documentation, except where otherwise stipulated by conditions attached to this permission.

For the following reason:

For the avoidance of doubt and to secure a satisfactory form of development in accordance with policies SWDP 1, 3, 4, 6, 7, 13, 14, 15, 21, 22, 27, 29 and 43 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

7.4 The purpose of the proposal is to allow the applicant to make small material changes to the internal arrangements and the external appearance of a consented residential block known as Villa A via the submission and approval of amended drawings detailing these.

7.5 In my opinion, the variation proposed is acceptable in principle and with the benefit of the proposed variation the proposal continues to represent sustainable development in accordance with the Development Plan. In reaching this conclusion I have had regard to whether the variations sought would create a fundamental alteration to the original proposal and I am satisfied that it would not do so. As proposed, I consider the proposal is acceptable and would accord with the aims and interests that the Development Plan, emerging SWDP and the National Planning Policy Framework seek to protect and promote in this regard.

8. **Planning balance and conclusion**

8.1 In my opinion, the proposals are acceptable when compared with the original proposal. In reaching this conclusion I have had regard to whether the variation to the conditions sought would create a fundamental alteration to the original proposal and I am satisfied that in the wider context of the scheme it would not do so. As proposed, I consider the proposal is acceptable and would accord with the aims and interests that the Development Plan, emerging SWDP and the National Planning Policy Framework seek to protect and promote in this regard.

9. **Recommended Conditions**

9.1 In the event that members resolve to vary condition 1 of application P18B0059 the following conditions are recommended:

1. The development hereby approved shall be carried out in complete accordance with the submitted plans and supporting documentation, except where otherwise stipulated by conditions attached to this permission.

For the following reason:
For the avoidance of doubt and to secure a satisfactory form of development in accordance with policies SWDP 1, 3, 4, 6, 7, 13, 14, 15, 21, 22, 27, 29 and 43 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

2. Samples of facing, roofing and surfacing materials shall be submitted to and approved by the local planning authority in writing prior to implementation as part of the development hereby approved. The development shall not be carried out otherwise than in accordance with such approved details.

For the following reason:

To maintain the character of the site and the quality of the street scene in accordance with policies SWDP 6, 21 and 24 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

3. Full details of the following matters including any details shown on the submitted plans shall be submitted to and approved by the local planning authority in writing prior to implementation as part of the development hereby approved.

Schedule:-

- all new external joinery (windows and doors)

The development shall not be undertaken other than in full accordance with such approved details.

For the following reason:

Insufficient details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted and policy SWDP 21 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

4. Full details of the following matters including any details shown on the submitted plans shall be submitted to and approved by the local planning authority in writing prior to implementation as part of the development hereby approved.

Schedule:-

- all new rain water goods

The development shall not be undertaken other than in full accordance with such approved details.
For the following reason:-

Insufficient details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted and policy SWDP21 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

5. Full details of the following matters including any details shown on the submitted plans shall be submitted to and approved by the local planning authority in writing prior to implementation as part of the development hereby approved.

Schedule:-

- any plant, including extract ventilation facilities, air conditioning equipment and their noise generation levels, and any noise attenuation measures

The development shall not be undertaken other than in full accordance with such approved details.

For the following reason:-

Insufficient details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted and policy SWDP21 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

6. Full details of the following matters including any details shown on the submitted plans shall be submitted to and approved by the local planning authority in writing prior to implementation as part of the development hereby approved.

Schedule:-

- renewable and sustainable measures to be incorporated within the scheme

The development shall not be undertaken other than in full accordance with such approved details.

For the following reason:-

Insufficient details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted and policy SWDP21 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

10. If during the course of the works hereby approved any of the following features of interest are uncovered, the local planning authority shall be notified immediately and no works affecting such features shall take place until they have been inspected by persons authorised by the local planning authority and a scheme for their retention and/or treatment agreed in writing.
Schedule of features of interest:

- Archaeological remains of 17th century or earlier date

For the following reason:-

To allow the historical and archaeological potential of the site to be realised in accordance with policies SWDP 6 and SWDP 24 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

11. Notwithstanding any details shown on the submitted plans groundworks and foundations shall be constructed in accordance with details to be agreed in writing by the local planning authority before works commence.

For the following reason:-

To preserve the archaeological interest of the site in accordance with policies SWDP6 and SWDP 24 of the South Worcestershire Development Plan and aims and objectives of the National Planning Policy Framework.

12. Provision shall be made before any unit is occupied for the storage and collection of refuse in relation to that unit in accordance with details to be submitted and approved in writing by the local planning authority.

The development shall not be undertaken other than in full accordance with such approved details.

For the following reason:-

To ensure the satisfactory provision of this necessary residential facility in accordance with policy SWDP 21 and the aims and interests that the National Planning Policy Framework seeks to protect and promote in this regard.

13. Details of any floodlighting/external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

For the following reason:-

Insufficient details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted and policy SWDP21 f the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

14. Prior to occupation of the approved scheme full details of landscaping scheme shall be submitted and approved in writing by the local planning authority. The scheme of landscaping shall include details of all existing trees and shrubs, new tree and shrub planting, seeding, surface treatments, screen walls, boundary fences and boundary treatments and make specific provision for additional screening to shared boundaries.
For the following reason:-

To maintain the visual and environmental quality of the site and surrounding area in accordance with policies SWDP 5 and SWDP 21 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out by the developer in the first respective planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of ten years from the completion of the landscape planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and such new planting shall be similarly maintained for a five year period from its planting.

For the following reason:-

To maintain the visual and environmental quality of the site and surrounding area in accordance with policies SWDP 5 and SWDP 21 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

19. Prior to the first occupation of the development hereby permitted, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.

For the following reason:-

In the interests of highway safety and to ensure the safety and free flow of traffic using the adjoining highway in accordance with policy SWDP 4 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

20. Four car parking spaces shall be provided on the site for the use by electric vehicles in a location to be agreed in writing by the Local Planning Authority. Such spaces shall be equipped with a rapid charging point and reserved solely for that purpose. The spaces shall be made available prior to the developments occupation.

For the following reason:-

To secure satisfactory off-street parking in accordance with policy SWDP 4 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.
21. The development hereby permitted shall not be occupied until the applicant has submitted to and have approved in writing a travel plan that promotes sustainable forms of access to the site with the Local Planning Authority. This plan thereafter will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

For the following reason:-

To ensure that the site is accessible for all potential users if the site in a manner that does not rely solely on the private motor car in accordance with policy SWDP 4 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

22. Prior to the first occupation of the approved scheme secure cycle parking to comply with the Council's standards shall be provided within the curtilage of the site and these facilities shall thereafter be retained for the parking of cycles only.

For the following reason:-

To secure satisfactory cycle provision in accordance with policy SWDP 4 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

23. Full details of the following matters including any details shown on the submitted plans shall be submitted to and approved by the local planning authority in writing before the buildings are first occupied.

Schedule:-

- Interpretation scheme/information artwork to indicate the history of the site

The development shall not be undertaken other than in full accordance with such approved details.

For the following reason:-

To allow the historical and archaeological potential of the site to be realised in accordance with policies SWDP 6 and SWDP 24 of the South Worcestershire Development Plan and the aims and objectives that the National Planning Policy Framework seeks to protect and promote.