

## **APPLICATION REPORT – 17/00719/FUL**

**Validation Date: 17 July 2017**

**Ward: Heath Charnock And Rivington**

**Type of Application: Full Planning**

**Proposal: Erection of single storey dwelling house following demolition of existing stables building**

**Location: Land North Of 125 Rawlinson Lane Heath Charnock**

**Case Officer: Mr Iain Crossland**

**Authorising Officer: CT**

**Applicant: Miss L.J. Calderbank**

**Agent: Mr Simon Lewis-Pierpoint**

**Consultation expiry: 1 September 2017**

**Decision due by: 10 November 2017**

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### **RECOMMENDATION**

1. It is recommended that planning permission is granted subject to conditions.

### **SITE DESCRIPTION**

2. The application site consists of a rectangular shaped 8 bay stable building located on Rawlinson Lane, Heath Charnock and is in the Green Belt. The stables building is constructed in timber under a low pitched corrugated metal sheet roof with associated equestrian facilities located to the west side of Rawlinson Lane to the north-west of Heath Charnock. The site is bound by the highway and a dense hedgerow to the east and is open on all other sides. Immediately to the west of the stable block lies a ménage, to the north is the access track and turning area characterised by hardstanding and post and rail fencing to the boundary. To the south is a pond. Beyond the application site lie open fields within the ownership of the applicant.
3. The application site lies close to a ribbon of residential development stretching appropriately 300 meters north towards the A5106 Wigan Lane on the opposite side of Rawlinson Lane. The built form is largely characterised by semi-detached two storey properties constructed in brick and render to the elevations under hipped concrete tile roofing. Three brick built bungalows are located within the immediate vicinity of the application site. The south is largely open to countryside with sporadic predominantly low rise residential development of varying design and palette of materials.

## DESCRIPTION OF PROPOSED DEVELOPMENT

4. The proposal seeks the demolition of the existing stable block and the erection of a detached single storey dwelling house, set perpendicular to the highway. The proposed property has a contemporary appearance with extensive use of glazing and timber cladding beneath a flat roof. The proposed dwelling would make use of the existing vehicular access and the curtilage would reflect that of the developed part of the site.

## REPRESENTATIONS

5. Five objections have been received that raise the following issues:
  - Erosion of the Green Belt.
  - Protection of wildlife particularly with regards to great crested newts in the nearby pond.
  - If this application is approved a further application for stables for the displaced horses would be required.
  - Current planning regulations appear to be flawed.
  - The Government's approach to Green Belt policy needs to be challenged by Chorley Council.
  - The applicant follows a repetitive pattern in the area and should be resisted.
  - The volume exceeds existing.
  - The footprint is different to existing buildings.
  - To be considered as an exception development in a Green Belt area should have very exceptional features in terms of design, sustainability, and sympathy with environment and ecology, this proposal has none of these.
  - Encroachment of the Green Belt.
  - The development would result in an isolated home.
  - Loss of green fields.
  - Local residents do not want this.

## CONSULTATIONS

6. **The Coal Authority:** No objection to the proposed development subject to the imposition of a condition.
7. **Greater Manchester Ecology Unit:** No objection.
8. **United Utilities:** No objection.
9. **Heath Charnock Parish Council:** The Parish Council considered the application, which is very similar to 16/00905/FUL. In light of the discussion and the comments from residents it had received, the Parish Council confirmed its objections on the grounds that:
  - i. The site is within the greenbelt and should be protected from residential development. Even though the proposal would create one single storey property, it will have an incremental impact changing the character of what should be an 'open' area
  - ii. The current stable building is a sectional building. Once it is taken down it should have no impact on the 'greenfield' condition of the land. The stables should be capable of being dismantled and the site being re-instated to its former condition, and
  - iii. Concern that if granted, the proposed application represents a 'back-door' route to planning permission for residential development in what should be a protected area of greenbelt. Local residents and the Parish Council are concerned that the initial securing of planning permission for an acceptable agricultural use seems now to be a way to get round the spirit of planning legislation and the accepted Development Framework that is in place until 2026 within the Chorley BC area.

For these reasons the Parish Council agreed to ask that Chorley Borough Council, as the planning authority, refuse this planning application.

## PLANNING CONSIDERATIONS

11. The application site is located wholly within the Green Belt, The National Planning Policy Framework (the Framework) states that the construction of new buildings should be regarded as inappropriate in the Green Belt, except in a limited number of specific circumstances.
12. Heath Charnock is not specified as an area for growth within Core Strategy Policy 1 and falls to be considered as an 'other place'. Criterion (f) of Core Strategy Policy 1 reads as follows: "In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes."
13. National guidance on Green Belt is contained in Chapter 9 of the Framework which states:

*79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

*80. Green Belt serves five purposes:*

  - *to check the unrestricted sprawl of large built-up areas;*
  - *to prevent neighbouring towns merging into one another;*
  - *to assist in safeguarding the countryside from encroachment;*
  - *to preserve the setting and special character of historic towns; and*
  - *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

*87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

*88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*

*89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

  - *buildings for agriculture and forestry;*
  - *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
  - *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
  - *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
  - *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
  - *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*
14. The application site comprises buildings that are in equestrian use. Equestrian uses are not excluded from the definition of previously developed land set out in the Framework. There is therefore the potential to engage with bullet point six of paragraph 89 of the Framework in this instance.

15. Policy BNE5 of Chorley Local Plan 2012 – 2016 relates to previously developed land within the Green Belt and reflects guidance contained within the Framework as follows:  
*The reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following criteria are met:*  
*In the case of re-use*  
a) *The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;*  
b) *The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance.*  
*In the case of infill:*  
c) *The proposal does not lead to a major increase in the developed portion of the site, resulting in a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*  
  
*In the case of redevelopment:*  
d) *The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.*
16. Whilst the test for sites such as this relates to the impact on openness it is important to note that the Framework contains no specific definition of 'openness'.
17. It is considered that in respect of the Framework that the existing site currently has an impact on the openness of the Green Belt. However, it is important to note that merely the presence of an existing building on the application site currently does not justify any new buildings. The new buildings must also not "have a greater impact on the openness of the Green Belt".
18. Whether the proposed buildings have a greater impact on openness is a subjective judgment which is considered further below. Objective criteria could include the volume of the existing buildings although it is important to note that the Framework does not include such an allowance or capacity test. To engage with the exceptions of paragraph 89 of the Framework, which is reflected in Policy BNE5 of the Local Plan, the test relates to the existing development. The openness of an area is clearly affected by the erection or positioning of any object within it no matter whether the object is clearly visible or not. The openness test relates to the whole of the application site.
19. The proposed development of a single dwelling would have a similar overall footprint to the existing buildings on the site, whilst the volume would be slightly greater (23%) in relation to the existing buildings. The height of the proposed dwelling would be similar to the existing buildings on the site. Overall it is considered that the proposed building would have no greater impact on the openness of the Green Belt. Although the siting of the building would differ from the position of the existing buildings it would be located on the area of the sand paddock within the developed part of the site. It would not therefore result in the site encroaching any further than it already does.
20. Given the above it is considered that the proposed development would not have a greater impact on the openness of the Green Belt and as such would not represent inappropriate development in the Green Belt.
21. In addition to the above it is considered that the proposed development would not interfere with any of the five purposes of the Green Belt, and would result in the efficient use of part of this previously developed site.

#### Impact on character and appearance of the locality

22. Policy BNE1 of the Local Plan states that planning permission will be granted for new development provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ration, height, scale and massing, design, orientation and use of materials.

23. Paragraph 56 of the Framework states that 'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'
24. Additionally, the paragraph 60 advocates that 'Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'
25. The proposal seeks the construction of a contemporary timber framed dwellinghouse faced with a mixture of timber cladding and glazing panels beneath a flat roof. Further to undertaking a site visit and reviewing the amended plans, it is considered that the simple contemporary approach identified within the design is appropriate in the context of this semi-rural location and the low level buildings that exist on site.
26. In respect to the height and scale of the proposed development it is not considered that the scheme is too dissimilar in size from the existing stables, albeit located more centrally within the site, and therefore does not have any greater impact upon the overall massing of built form as viewed from the public domain. Fencing and gating details have not been provided alongside this application and therefore to ensure the rural character and appearance streetscape is maintained, a condition is recommended to provide such details prior to first occupation of the dwellinghouse.
27. As seen within the wider context, the proposal lies close to a ribbon of residential development along Rawlinson Lane and would not be seen as an incongruous land use in this particular setting. The design is noticeably distinctive from other neighbouring properties, however a contemporary low level design approach utilising timber and glazing has the ability to assimilate more successfully within the wider rural landscape than a more traditional built form, which is likely to be more bulky in appearance, and a greater departure from the existing built form on site.
28. Taking this into account it is considered that the development promotes originality through a contemporary design approach which endorses local distinctiveness. There would no discernible impact upon the character and appearance of the street scene and therefore the development complies with paragraph 56 of the NPPF and policy BNE1 of the Local Plan.

#### Impact on Neighbour Amenity

29. The proposed dwelling would be located over 40m from the nearest dwellings at 170 Rawlinson Lane to the north east of the site. It is not considered that there would be any adverse impacts upon the amenities of other properties along Rawlinson Lane given the position, orientation, degree of natural screening and distances between neighbouring occupiers within the surrounding area.
30. The proposal therefore meets the requirements of Policy BNE1 of the Local Plan.

#### Highway Impact and Access

31. It is noted that there is already vehicular access to the site from Rawlinson Lane, which would be used to provide access to the proposed dwelling. It is noted that the site is currently accessed by vehicles using the stables and facilities on the land. The access track is wide with a wide entry onto the highway and Rawlinson Lane is straight and flat in this location. It is considered that the creation of a single dwelling in place of the existing equestrian facility would have a limited impact on the highway network in this location, which would not result in a severe cumulative impact.
32. The site plan demonstrates that off street parking of sufficient size to accommodate at least three cars would be provided. On this basis the scheme would comply with the parking standards specified in policy ST4 of the Adopted Chorley Local Plan 2012 – 2026.

### Ecology

33. The applicant has provided adequate ecological information supplied by an experienced ecological consultancy. No evidence of bats was found and the building has been assessed as low risk. Similarly the pond was assessed as low risk. The presence of swallows nesting in the stables was confirmed.
34. The pond adjacent to the site was assessed as having poor potential for great crested newts and is of low value habitat. As a precaution an informative would be attached to any grant of planning reminding the developer that under the Habitat Regulation it is an offence to disturb, harm or kill great crested newts. If a great crested newt is found during the development all work should cease immediately and a suitably licensed amphibian ecologist employed to assess how best to safeguard the newt(s).
35. As the presence of nesting swallows has been confirmed, it is recommended that a condition relating to landscaping specifically requests mitigation for loss of bird nesting habitat.

### Public Open Space

36. The Development Plan requires public open space (POS) contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided.
37. A written Ministerial statement from the 28 November 2014 sought to set a National Policy and remove the ability of Councils to secure S106 contributions on small sites (i.e. 11 or less) and resulted in the National Planning Practice Guidance (NPPG) being changed. This was challenged by a consortium of Councils in the High Court who were successful and the change to the NPPG was removed. Chorley resisted the change to the NPPG and applications were processed through Committee rather than delegated decision (officers gave up their delegated powers).
38. The Government challenged the decision of the High Court in the Court of Appeal on four grounds and the outcome was that on the 13 May the decision gave legal effect to the written Ministerial Statement of 28 November 2014. The NPPG has been changed again but highlights that the Ministerial statement should be taken into account. The Ministerial Statement (28 November 2014) carries weight in the decision making process, as does the National Planning Policy Guidance.
39. The Court of Appeal judgement does however state that “the aim or goal of a policy’s author is that his policy should be followed” this remains subject to “the proper operation of s 38(6)” and that the policy guidance does not have to explicitly express that an alternative view can be reached as “the changes were introduced as policy, not binding law”. The judgement goes on to highlight “In the determination of planning applications the effect of the new national policy is that although it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy” (evidence submitted on behalf of the SofS)
40. The Council must determine what lower thresholds are appropriate based on local circumstances as an exception to National Policies and how much weight to give to the benefit of requiring a payment for 1 or 2 dwellings.
41. It is considered that the benefit of securing a public open space contribution on the basis of one dwelling would not be sufficient or carry significant weight to outweigh the national policy position. The benefit to the Council is the delivery of improvements to play space however the cost of managing the end to end process of delivering those improvements is high and not commensurate to the benefit. The likely success of delivering improvements is

also in doubt due to the difficulty of identifying schemes to pool small amounts of money secured through Section 106 agreements.

42. Therefore a POS commuted sum is not requested for this scheme.

#### Community Infrastructure Levy

43. The proposed development is CIL liable, however, It is likely that a self-build exemption will be applied for in respect of the proposals which may result in a £0 CIL liability on the proviso that the correct procedures are adhered to including the submission of an assumption of liability form.

#### **CONCLUSION**

44. It is considered that the proposed dwelling on this site would not be inappropriate development as the proposal represents the redevelopment of previously developed land, which will not have a greater impact on the openness of the Green Belt or conflict with the Green Belt purposes. The impact on the appearance and character of the area are acceptable as the proposed dwelling is appropriately designed, of an appropriate scale and relates well to the street scene. The impact on neighbour amenity is considered to be acceptable as is the impact on highway safety.

**RELEVANT POLICIES:** In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

#### **RELEVANT HISTORY OF THE SITE**

**Ref:** 04/00727/FUL **Decision:** WDN **Decision Date:** 2 September 2004  
**Description:** Erection of stable block, barns and formation of sand paddock,

**Ref:** 04/00969/FUL **Decision:** PERFPP **Decision Date:** 30 September 2004  
**Description:** Erection of stables, tack room and midden and formation of sand paddock,

**Ref:** 05/00465/INV **Decision:** APPVAL **Decision Date:**  
**Description:** AGR Application for an agricultural building

**Ref:** 05/01035/AGR **Decision:** WDN **Decision Date:** 28 October 2005  
**Description:** Application for Determination in respect of an agricultural building

**Ref:** 07/00255/FUL **Decision:** PERFPP **Decision Date:** 23 May 2007  
**Description:** Revision to Planning Permission 04/969/FUL by modification of condition 11 - no machinery or vehicles (including horseboxes and trailers) shall be stored or kept within the site overnight.

**Ref:** 07/00825/FUL **Decision:** WDN **Decision Date:** 27 September 2007  
**Description:** Proposed hay store for the storage of hay to feed assorted animals

**Ref:** 07/01132/FUL **Decision:** PERFPP **Decision Date:** 16 November 2007  
**Description:** Erection of hay store,

#### Suggested Conditions

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory</i>

	<i>Purchase Act 2004</i>												
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location plan and site plan</td> <td>0282 (S)2-01-PP Rev.A</td> <td>15 July 2017</td> </tr> <tr> <td>Proposed elevations</td> <td>0282 (E)5-01-PP Rev.A</td> <td>15 July 2017</td> </tr> <tr> <td>Proposed plans</td> <td>0282 (P)4-01-PP Rev.A</td> <td>15 July 2017</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Drawing Reference	Received date	Location plan and site plan	0282 (S)2-01-PP Rev.A	15 July 2017	Proposed elevations	0282 (E)5-01-PP Rev.A	15 July 2017	Proposed plans	0282 (P)4-01-PP Rev.A	15 July 2017
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3.	<p>Notwithstanding the details shown on the submitted plans, the proposed car parking and turning areas shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety and to prevent flooding</i></p>												
4.	<p>Before the development hereby permitted is first commenced, other than demolition and enabling works, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>												
5.	<p>Prior to the commencement of development, other than demolition and enabling works, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>												
6.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species..</p> <p><i>{\i Reason: In the interest of the appearance of the locality.}</i></p>												
7.	<p>All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>												
8.	<p>Prior to the commencement of the development, other than demolition and enabling works, details shall be submitted to and approved in writing by the Local</p>												

	<p>Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.</p>
9.	<p>No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>
10.	<p>No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA. <i>Reason: To prevent harm to British birds nests and eggs, which are protected by Section 1 of the Wildlife &amp; Countryside Act 1981.</i></p>
11.	<p>No development shall take place (including any demolition, ground works, site clearance) until a scheme of intrusive site investigations has been submitted to and approved in writing by the Local Planning Authority. The intrusive site investigations shall thereafter be carried out in accordance with the approved scheme.</p> <p>Reason: The application site is within an area where coal existed at or close to the surface which may have been worked at some time in the past. In addition, whilst the information available identifies coal outcrops beyond the site's southern boundary, the report suggests that geological maps may contain slight inaccuracies, and as a result, it is considered possible that the outcrops to these coal seams may actually lie slightly further to the north and may therefore impact upon the proposed development. This is required to be a pre-commencement condition to ensure the site is, or can be made, safe and stable for the proposed development before building works commence.</p>
12.	<p>No development shall take place (including any demolition, ground works, site clearance) until a report of the findings arising from the intrusive site investigations, including the results of gas monitoring, has been submitted to and approved in writing by the Local Planning Authority. The report shall include the submission of a scheme of remedial works for approval. The development shall thereafter be carried out in accordance with the approved remedial works.</p> <p>Reason: The application site is within an area where coal existed at or close to the surface which may have been worked at some time in the past. In addition, whilst</p>

	<p>the information available identifies coal outcrops beyond the site's southern boundary, the report suggests that geological maps may contain slight inaccuracies, and as a result, it is considered possible that the outcrops to these coal seams may actually lie slightly further to the north and may therefore impact upon the proposed development. This is required to be a pre-commencement condition to ensure the site is, or can be made, safe and stable for the proposed development before building works commence.</p>
13.	<p>No development shall take place (including any demolition, ground works, site clearance) until a method statement for swallows has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:</p> <ul style="list-style-type: none"> <li>a) Purpose and objectives for the proposed works;</li> <li>b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);</li> <li>c) Extent and location of proposed works shown on appropriate scale maps and plans;</li> <li>d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;</li> <li>e) Persons responsible for implementing the works;</li> <li>f) Initial aftercare and long-term maintenance;</li> </ul> <p>The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter</p> <p>Reason: In the interests of nesting Swallows and associated habitat.</p>
14.	<p>Prior to the construction of the new dwelling hereby permitted the existing stables on the site shall have been demolished in full.</p> <p>Reason: the development is located in the Green Belt and has been considered acceptable on the basis that the existing buildings would be replaced.</p>