

Appendix 4

18/2410/FUL

Caldecote Farm

CONDITIONS SUGGESTED IN THE EVENT OF APPROVAL

The planning officer's recommendation is that this application be refused. However, in the event that the Referrals Committee is minded to approve the application (subject to the Secretary of State having been given the opportunity to call the case in) the following is a list of conditions that could be applied:

To commence within 3 years

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

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

Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing 1150-100e – site layout plan
- Drawing 1150-101c – site / roof plan
- Drawing 1150-102f – ground floor plan
- Drawing 1150-103c – first floor plan
- Drawing 1150-104e – sections of proposed stables building
- Drawing 1150-105c – elevations of proposed stables building
- Drawing 1150-106a – entrance gate detail
- Drawing 1150.LP(A3)H – location plan
- Drawing WD810LM01 – landscape mitigation plan

Reason: For the avoidance of doubt and in the interests of proper planning.

Materials to be submitted

No construction work shall commence above the level of the damp-course until samples of the external materials proposed for the walls and the roof have been submitted to and approved in writing by the Local Planning Authority.

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Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

Landscape proposal

The Landscape Proposal that is hereby approved (drawing WD810LM01) shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Policy SADM12 of the Site Allocations and Development Management Policies Plan 2016 and Policies CS12 and CS22 of the Hertsmere Core Strategy 2013.

Surface drainage to be approved (pre-commencement)

No development shall take place until a scheme for the on-site storage and regulated discharge of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure the proposed development does not overload the existing drainage system, or result in surface water run-off onto neighbouring land, resulting in flooding or surcharging. To comply with Policies SADM13, SADM14 and SADM15 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS16 of the Hertsmere Core Strategy 2013.

Sewerage to be approved (pre-commencement)

No development shall take place until a scheme for the disposal of sewage has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that adequate facilities are provided for the disposal of sewage and waste water, pursuant to Policy SADM17 (Water Supply and Waste Water) of the Site Allocations and Development Management Policies Plan 2016, and that

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these facilities do not harm the open character or the visual amenity of this Green Belt site.

Waste facilities to be approved (pre-occupation)

The equestrian centre shall not be occupied or brought into use until detailed proposals for the storage and disposal of waste (including horse manure) and for recycling have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that adequate and sustainable means for the storage, recycling and disposal of waste (including horse manure) are in place, in the interests of hygiene and public health, and to prevent nuisance to neighbouring premises, pursuant to Policy SADM19 (Waste Storage in New Development) of the Site Allocations and Development Management Policies Plan 2016

No change of use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), the site shall not be used for any use other than as an equestrian centre. For the avoidance of doubt, this condition prohibits changes of use within Use Class D2 (Assembly and Leisure) as well as changes to other use classes.

Reason: As other uses (including other uses within Class D2) could give rise to different numbers of users, noise levels, parking requirements and traffic flows, any change of use should be assessed via a fresh application for change of use planning permission, so that its potential impacts can be properly assessed.