



# NEWHAVEN TOWN COUNCIL

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To: Planning and Development Committee **Agenda Item 6.**

Date: 29<sup>th</sup> July 2025

Contact for this report: Ken Dry - Town Clerk

Subject: **Recent Planning Decisions by Lewes District Council**

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## **LEWES DISTRICT COUNCIL PLANNING DECISIONS**

### **PLANNING APPLICATIONS APPROVED**

**Conditions for Approved Applications can be found at Appendix 1 of this report.**

**LW/25/0223**

**2 Rothwell Court Newhaven**

Loft conversion with rear dormer and rooflights

*Not considered by this committee*

**LW/25/0311**

**Community Arts Space 23A Clifton Road**

Change of use from art studio to Class E (Commercial, Business and Service)

*Considered by this committee 24<sup>th</sup> June 2025. The committee unanimously objected to this application for the following reasons;*

- They were disappointed to see that only minimal effort had been made to secure an Art related function for the space,*
- Rather than a 'commercial/business' use, the committee felt that a more innovative 'community based' use for the space could be achieved*

**LW/25/0262**

**Telecommunications Mast Drove Road**

The removal and replacement of the existing 17.32 metre high monopole with a 23.1 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes, and ancillary development thereto including the installation of 1 no. GPS module.

*Not considered by this committee*

**LW/25/0247**

**45 Beresford Road Newhaven**

Single storey first floor extension with roof extension and fenestration alterations

*Considered by this committee 24<sup>th</sup> June 2025. The committee unanimously supported this application.*

**LW/25/0151**

**2 Chapel Street Newhaven**

Demolition of former Newhaven Social Club and erection of 2 and 3 storey building comprising 6no. 2 bedroomed flats(C3) on first and second floors and 5no. business units on ground floor for Class E uses - Resubmission of LW/22/0152 (approved)

*Considered by this committee 6<sup>th</sup> May 2025. The committee objected to this application for the following reasons;*

- *'Overlooking' and loss of light to neighbouring properties,*
- *Over-development,*
- *Lack of parking, and*
- *No disabled access provision.*

**SDNP/25/01172/HOUS**

**Nore Down House Lewes Road**

Erection of first floor rear extension with Juliet balcony, to enclose existing balcony.

*Considered by this committee 27<sup>th</sup> May 2025. The committee had no objection to this application.*

**SDNP/25/00744/FUL**

**Lewes Road Cemetery Lewes Road**

Readjustment of toilets and extension of entrance gates

*Considered by this committee 25<sup>th</sup> March 2025. The committee had no objection to this application.*

**SDNP/25/00585/FUL**

**Homestead Lewes Road Newhaven**

Demolition of existing dwelling and construction of a replacement dwelling further back within the plot, and alterations to the vehicular access to the site, including a permeable driveway and tree and hedge planting

*Considered by this committee 25<sup>th</sup> March 2025. The committee had no objection to this application.*

**PLANNING APPLICATIONS REFUSED**

**LW/25/0204**

**Land off Westdean Avenue**

Change of use of former agricultural land to the use of the site for holiday tourer or caravan accommodation including regularisation of hard landscaping works with retrospective permission for new access, and hard landscape

*Considered by this committee 27<sup>th</sup> May 2025. The committee objected to this application for the following reasons;*

- *Outside the Planning Boundary,*
- *Destruction of natural habitat,*
- *Lack of utilities (water, electricity and drainage etc)*
- *Increased Traffic, and*
- *Sets a precedent.*

## **Appendix 1**

### **Planning Conditions for Approved Applications.**

**LW/25/0223**

**2 Rothwell Court Newhaven**

The proposal complies with Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

**LW/25/0311**

**Community Arts Space 23A Clifton Road**

Notwithstanding the provision of Class E of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) the unit hereby approved shall not be used as E(d) Indoor sport, recreation or fitness (or any other purpose in any provision equivalent to Class E (d) in any statutory instrument revoking and re-enacting the Order with or without modification).

Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM23 of the Lewes District Local Plan Part Two.

All activities and operations associated with the Class E use hereby permitted shall take place only between the hours of 08.00 and 20.00 on Mondays to Sundays including Bank and Public Holidays. No customers shall remain on the premises outside the hours of 08.00 to 20:00 daily.

Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM23 of the Lewes District Local Plan Part Two.

Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987, the approved use extends to cover all uses falling within Use Class F - Local Community and Learning.

Reason: To ensure suitable flexibility to allow a community use to be carried out in the unit should such a use be found in order to enhance benefits available to the local community in accordance with LLP1 policy CP7, NNP policy ES1 and ES2 and para. 98 of the NPPF.

**LW/25/0262**

**Telecommunications Mast Drove Road**

The proposed development complies with the requirements of Class A, Part 16, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would have an acceptable impact on the built environment and local amenity.

**LW/25/0247**

**45 Beresford Road Newhaven**

**NW FF Obscure Windows**

The windows in the north-western side elevation on the first floor of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: to protect the privacy of neighbouring residents at 47 Beresford Road, in accordance with Policy DM28 of Lewes Local Plan Part 2.

**Matching Materials**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy DM25 of the Lewes Local Plan Part 2.

Prior to the first occupation of the dwellings hereby approved, a minimum of 1 x functioning electric vehicle charging point shall be installed in accordance with details provided on the approved plans and submitted documents. The charging point shall be maintained in operational condition thereafter throughout the lifetime of the development.

Reason: In order to encourage the uptake in ownership of electric vehicles in the interest of controlling emissions in accordance with LLP1 policy CP14, the Electric Vehicle Charging Points Technical Guidance Note and NPPF para. 117.

Prior to the first occupation of any part of the development hereby approved, the bin and cycle storage facilities shown on the approved plans shall be installed in accordance with the approved plans and maintained in place thereafter throughout the lifetime of the development.

Reason: In order to encourage the use of sustainable modes of transport in accordance with LLP1 policy CP13 and NPPF para. 117 and in the interest of visual and environmental amenity in accordance with LLP1 policy CP11, LLP2 policies DM20 and DM25 and para. 135 of the NPPF.

No external materials or finishes shall be applied until full details have been submitted to and approved by the Local Planning Authority. This must include confirmation of the retention of the two existing clocks on the building exterior in a suitable position on the new building. The development shall thereafter be carried out in accordance with those approved details.

Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11, LLP2 policy DM25, para. 135 of the NPPF.

Prior to the occupation of any individual unit hereby approved, air source heat pumps and blue roofing shall be installed in accordance with the approved plans and specifications to be submitted to and approved by the Local Planning Authority. The installed panels shall be maintained in operational condition thereafter for the lifetime of the development.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with LLP1 policy CP14, LLP2 policy DM25 and para. 164 of the NPPF

The development shall not be occupied until the parking areas shown on the approved plans have been constructed, surfaced, and marked out. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with LLP1 policy CP13, LLP2 policy DM25 and para. 115 of the NPPF

No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period.

The Plan shall provide details as appropriate but not be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- hours of working
- the method of access and egress and routeing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials, and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway

Reason: In the interests of highway safety and the amenities of the area in accordance with LLP2 policies DM20, DM22 and DM23 and para. 115 and 117 of the NPPF.

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate surface water network capacity is available to adequately drain the development.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22, and para. 181 and 182 of the NPPF.

Prior to the occupation of any individual unit hereby approved, suitable screening shall be provided on all balconies and louvered windows shown on the approved plans as well as partial frosting/screening for ground floor commercial unit windows and doors facing onto Chapel Street in accordance with details to be submitted to and approved by the Local Planning Authority and maintained in place in accordance with those details thereafter.

Reason: To safeguard the privacy of the occupiers of adjoining properties in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF.

Prior to the occupation of each commercial unit hereby approved, a Delivery and Service Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the hours and numbers of deliveries; identifying the size of vehicles along with means for controlling noise, light and air emissions. The use of the unit shall thereafter be undertaken in full accordance with the approved plan.

Reason: In the interest of residential and environmental amenity in accordance with LLP1 policy CP11, LLP2 policies DM20, DM23 and DM25 and para. 117, 134, 187 and 200 of the NPPF.

Prior to the occupation of the development hereby approved, a scheme for landscaping shall be submitted to and approved by the Local Planning Authority.

The scheme shall include: -

- a) details of all hard surfacing;
- b) details of all boundary treatments;
- c) details of all proposed planting, including quantity, species, and size
- d) details of biodiversity enhancements

All soft landscaping shall be carried out, at the latest, during the first planting season following the first occupation of the building. Any 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.

Reason: In the interest of visual amenity and biodiversity in accordance with LLP1 policies CP10 and CP11, LLP2 policy DM24 and DM27 and para. 135 of the NPPF.

Prior to the first occupation of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Sussex Police Designing Out Crime Officers. Once approved, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of living conditions for future occupants and the amenities of the surrounding area in accordance with section 8 of the NPPF, LLP1 policy CP11 and LLP2 policy DM25.

No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

The archaeological work shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.

Reason: To enable the recording of any items of historical or archaeological interest in accordance with LLP1 policy CP11 coupled with the requirements of section 16 of the NPPF.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation strategy shall be implemented as approved and a verification report for remediation shall be submitted to the Council.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Planning Policy Framework, para. 196 and 197

Prior to demolition, a full asbestos survey must be carried out on the building to be demolished. Any asbestos containing materials (ACMs) must be removed by a suitable qualified contractor and disposed off-site to a licenced facility. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Planning Policy Framework para. 196 and 197.

Details shall be submitted to and approved by the local planning authority prior to the first occupation of the development for the installation of a HVAC system with air inlets at the property's rear façade (facing away from the A259 and Bridge Street). The details as approved shall be implemented prior to the first occupation of the development and shall thereafter be permanently retained.

Reason: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site and to manage air quality in accordance with NPPF para. 199.

If any boilers are to be installed, details shall be submitted to and approved by the local planning authority prior to the first occupation of the development to confirm the installation of Ultra-Low NOx boilers with maximum NOx emissions less than 40 mg/kWh (or a zero emission energy source). The details as approved shall be implemented prior to the first occupation of the development and shall thereafter be permanently retained.

Reason: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site and to manage air quality in accordance with NPPF para. 199.

Prior to the commencement of development, a Site Waste Management Plan covering the construction and operational phase of the development shall be submitted to and approved by the Local Planning Authority and thereafter adhered to at all times.

Reason: In the interest of achieving sustainable development in accordance with section 14 of the NPPF, LLP1 policy CP14 and the LDC Sustainability in Development Technical Advice Note.

Prior to the first occupation of the development hereby approved, details of how the noise mitigation measures identified in the approved noise assessment have been incorporated into the development shall be submitted to and approved by the Local Planning Authority and the development maintained in accordance with the approved details thereafter.

Reason: In the interest of the living conditions of future occupants and of maintaining the viability and vitality of the town centre in accordance with LLP1 policies CP4 and CP6, LLP2 policy DM23 and para. 187 and 198 of the NPPF.

### **SDNP/25/01172/HOUS      Nore Down House Lewes Road**

The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to policies SD5 and SD7 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

Prior to the installation of any glazing to the development hereby permitted, details of measures to reduce light pollution including use of low transmittance glass (e.g. with a visible light transmission (VLT) value of 50% (+/- 5%)), automated black-out blinds, and the method of opening of all windows, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: In order to safeguard the international dark night skies designation within the South Downs National Park and to mitigate against excessive light pollution.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order or revoking and reenacting that order with or without modification, no rooflights, skylights, windows or other openings (other than those shown on the plans hereby approved) shall be added to any flat or pitched roof slope to the extension hereby permitted, without the prior permission of the local planning authority in an application on that behalf.

Reason: In the interests of amenity; to safeguard the character and appearance of the dwelling and the local roofscape; and to mitigate the impact of upward artificial light pollution that may otherwise have an adverse effect on the International Dark Night Skies designation within the South Downs National Park.

Notwithstanding the Ecosystem Services Statement submitted, further details of additional mitigation measures, such as rainwater collection butt(s), bird and/or bat boxes, for example, to include the siting and product details as appropriate, shall be submitted to the local planning authority for approval in writing, together with a timetable for their implementation. The development shall be implemented in accordance with the approved details and maintained as such thereafter.

Reason: In order to enhance the natural capital and biodiversity of the site, in accordance with Ecosystem Services objectives.

**SDNP/25/00744/FUL                      Lewes Road Cemetery Lewes Road**

The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

All ground surfaces of the development, hereby approved, shall be constructed in porous materials or shall discharge surface water onto porous areas within the application site and shall remain as such for the lifetime of the development. No surface water shall be discharged onto the public highway or adjoining land.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect the public highway or adjoining properties.

The solar panels/PV cells hereby approved shall be finished in a matte or non-reflective surfaces.

Reason: To reduce solar glare and to enable the Local Planning Authority to control the development in the interests of amenity.

**SDNP/25/00585/FUL                      Homestead Lewes Road Newhaven**

Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to policies SD5 and SD7 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

All hard surfaces hereby permitted shall be made of porous materials, or provision made to direct run-off water from the hard surface(s) to a permeable or porous area or surface within the curtilage of the dwellinghouse. The development shall be maintained as such thereafter.

Reason: In the interests of amenity, allowing for natural and sustainable drainage, and in order to reduce the risk of flooding.

The development hereby permitted shall be implemented in accordance with the approved Ecosystem Services Statement and maintained as such thereafter. All planting measures shall be fully implemented in the first planting season following commencement of the development hereby permitted, and completed in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting seasons with others of similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: In order to enhance the natural capital and biodiversity of the site, in accordance with Ecosystem Services objectives.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved and a verification report shall be submitted subsequently to the local planning authority.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 187, 196 & 197].

The development hereby approved shall not be occupied until the covered, secure cycle parking areas have been provided in accordance with the approved plans. The cycle parking areas shall thereafter be retained for that use.

Reason: In the interests of amenity of future occupiers of the development having regard to Policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

The development hereby approved shall incorporate the following measures:

- a) Reduce predicted CO<sub>2</sub> emissions by at least 12% due to energy efficiency measures and onsite renewable energy, compared with the maximum allowed by Part L1A 2021
- b) Provide electric vehicle (EV) charge points, in a suitable location to ensure simultaneous charging, with a minimum power rating output of 7kW and a universal socket
- c) Have predicted water consumption of no more than 110 litres per person per day
- d) Have separate internal bin collection for recyclables matching local waste collection service; and
- e) Have a private compost bin
- f) The building and landscaping are designed to adapt to climate change including overheating risk
- g) Be constructed of sustainable materials (all timber shall be FSC or 'Grown in Britain' certified) The development shall be maintained as such thereafter.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

Within one calendar month of the first residential occupation of any part of the development hereby permitted, detailed information in a Post Construction Stage Sustainable Construction Report demonstrating how the development has been carried out in accordance with all of the requirements set out in Condition No. 8 (above) shall be submitted to, and approved in writing by, the Local Planning Authority. This documentary evidence shall include, but not be limited to, As Built SAP 10 assessments, photographic evidence of materials etc and other assessments.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

The development hereby permitted, including site clearance, demolition and all preparatory work, shall be carried out in accordance with the recommendations, tree and ground protection measures, set out in the submitted Arboricultural Implications Assessment by Broad Oak Tree Consultants Limited, dated 31 January 2025.

Reason: In order to ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development process and up until completion and full occupation of the buildings for their permitted use within 2 years from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.

Reason: In order to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.

No development above ground floor slab level of any part of the development hereby permitted shall take place until details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and reenacting that Order with or without modification) no development described in Part 1, classes A-E of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to policies SD5 & SD30 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order or revoking and reenacting that order with or without modification, no rooflights, skylights, windows or other openings (other than those shown on the plans hereby approved) shall be added to any flat or pitched roof slope to the property (as extended) without the prior permission of the local planning authority in an application on that behalf.

Reason: In the interests of amenity; to safeguard the character and appearance of the dwelling and the local roofscape; and to mitigate the impact of upward artificial light pollution that may otherwise have an adverse effect on the International Dark Night Skies designation within the South Downs National Park.

No development shall take place above ground floor slab level until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include details of hard surfacing, means of enclosure (e.g. the position, height and materials of any fences or walls). The development shall be implemented in accordance with the approved details.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies SD4 and SD5.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; 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, unless the local planning authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies SD4 and SD5.

All solar panels incorporated into the development hereby permitted shall have matte/non-reflective surfaces and shall be maintained as such thereafter.

Reason: In order to mitigate against potential reflections and/or glare that might otherwise be harmful to landscape character and distance views.

The vehicular access shall be a minimum of 4.8m in width, as per the approved plans, and shall be maintained as such thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

The vehicular access shall not be used until the areas shown hatched yellow on the submitted Proposed Site Plan Rev A are cleared of all obstructions exceeding 600mm in height and these areas shall be kept clear thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

The proposed parking spaces shall measure at least 2.5m by 5m (adding an extra 50cm where spaces abut walls or fences).

Reason: In the interests of amenity and to provide adequate space for the parking of vehicles and ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

During demolition and construction, and any form of earthworks and/or excavations that are carried out as part of the development hereby approved, provision shall be made within the site to ensure that debris, spoil, is prevented from being spread onto the public highway, and prevented from contaminating or damaging the public highway (for example wheel washing facilities).

Reason: In the interests of highway safety and for the benefit and convenience of the public at large 22. In respect of the vehicular access, insofar as it is practicable, steps shall be taken to maintain visibility splays of 2.4m by 120m in both directions.

The vehicular access shall be maintained as such thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.