

PLANNING COMMITTEE – 21st March 2023

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REFERENCE NUMBER: 22/00574/FL Application Expiry Date: 05.08.2022

Application Type: Full Planning Permission

Proposal Description: Change of use from agriculture to dog exercise and training facility

At: Land south of Little Chatsworth Cottages Millthorpe Lane Holmesfield

For: Ms. Harriett Wordsworth

Third Party Yes Parish: Holmesfield

Reps:

Ward Name: Holmesfield

Author of Asbury Planning Date of 08.03.2023
Report: Report:

MAIN RECOMMENDATION: Approve Planning Permission



Figure.1 Application site

1.0 Reason for Report

- 1.1 The application has been called in to Planning Committee by the Local Ward Member to allow Planning Committee the opportunity to consider the appropriateness of the proposed use of land within the Green Belt in terms of its impact on the landscape, traffic and noise.

2.0 Proposal and Background

SITE DESCRIPTION

- 2.1 The application site comprises an agricultural field which is laid to grass. It is approximately 1.66 hectares in area (see Figure 2 below).



Figure 2: Application site

- 2.2 The site is located within the North East Derbyshire Green Belt and within a Primary Area of Multiple Environmental Sensitivity (AMES). The Landscape Character Type is Wooded Slopes and Valleys within the Derbyshire Peak Fringe and Lower Derwent area.
- 2.3 The site lies close to the southern edge of, but outside, the settlement boundary for Holmesfield. The site is accessed via an existing field gate off Millthorpe Lane which abuts the north western boundary of the site, the boundary to the road is defined by a stone wall, metal field gate and hedgerow. The boundary of the wider site is defined by post and rail fencing combined with mature trees and hedgerow.
- 2.4 Neighbouring land uses are agricultural to the western and southern boundaries. The northern boundary abuts the residential curtilage of No.3 Little Chatsworth Cottages. The western boundary abuts an equestrian facility which comprises of stables, parking and paddocks and which is accessed off Millthorpe Lane.
- 2.5 The site falls from north to south and Public Rights of Way FP 26 runs to the east of the site.



Figure 3: View towards the site access and Millthorpe Lane (Taken from the submitted Design and Access statement)

PROPOSAL

- 2.6 The applicant seeks consent to change the use of the land to a dog exercise and training facility including for alterations to the existing access, a parking area and fencing.
- 2.7 The alteration to the existing access consists of widening it to 6 metres, re-locating the existing gate to a point 6 metres back from the edge of Millthorpe Lane with hard surfacing to the first 6 metres from the Lane, and providing visibility splays from the access in both directions onto Millthorpe Lane of up to 34 metres. The existing access is shown in Figure 4 below.



Figure 4: Existing Access arrangements

- 2.8 Parking provision proposed within the site would comprise of 4 spaces with a turning area as shown in Figure 5 below.

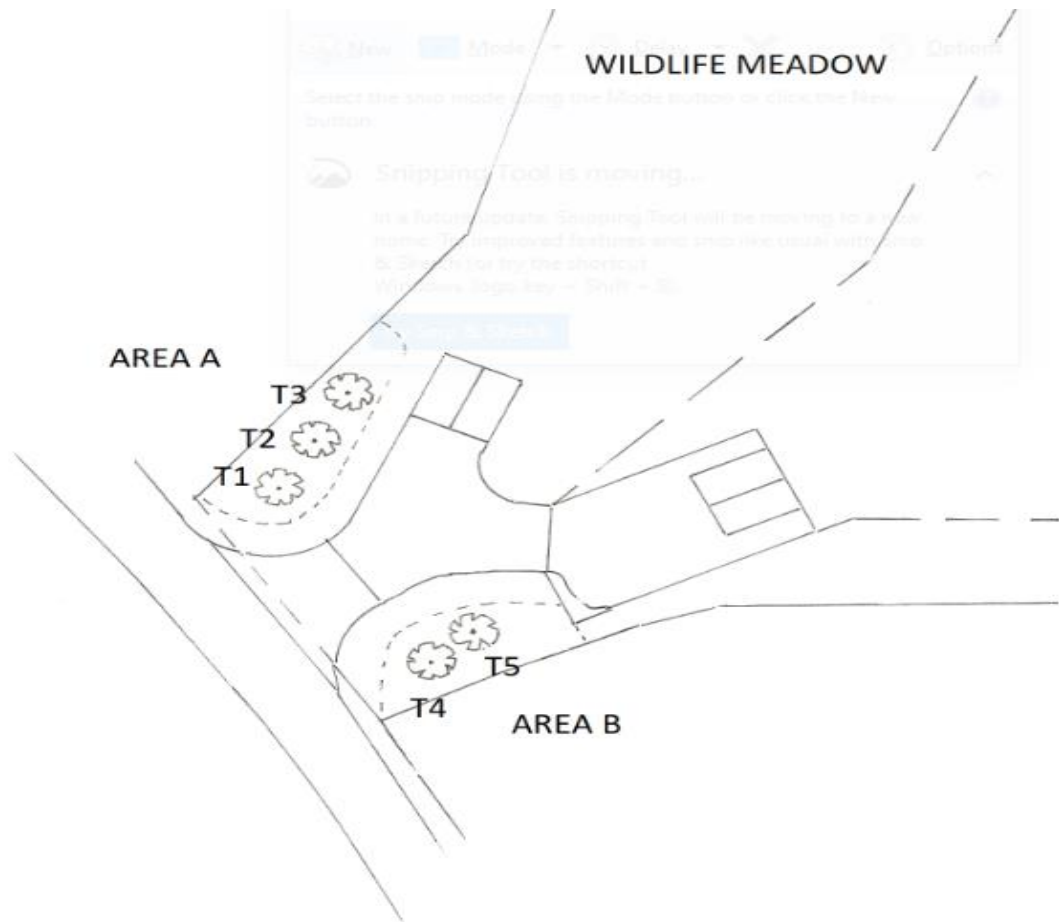


Figure 5: New access and parking proposals

- 2.9 The fencing proposed for the enclosure is described as wire stock/deer fencing with timber posts to a height of 1.82m with 0.9 m of rabbit netting (or similar) around the lower part of the fence. The enclosure would be accessed via a 3.7m wide, 1.86m high meshed deer gate.
- 2.10 The proposal incorporates landscaping proposals including tree planting to the northern part of the site, wildflower meadow, and hedgerow enhancement.

3.0 PLANNING HISTORY

- 3.1 There is no relevant planning history for the application site.

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Two neighbouring properties were consulted by letter and a site notice posted at the access to the site on the 17th June 2022.

73 objections and 77 letters of support have been submitted. The comments are summarised below.

Objection

- Detrimental to those living in the valley as parking will be an issue
- Increased danger due to traffic, noise and antisocial behaviour
- It will affect the views and dog obstacles are brightly coloured
- Risk of attack from dogs
- Dog fouling will become an issue
- Visual impact of fencing will be detrimental
- The road is too narrow and dangerous for increased usage
- In winter there will be serious light pollution due to the site being open until 9pm
- Cyclists will be forced into the road by cars
- This is an already busy bus route, which cars have difficulty passing due to blind corners
- Green belt should be preserved and remain natural
- Dogs barking will cause unnecessary and excessive noise

Support

- Great idea, I would definitely use this facility. There is nowhere in the local area for people to properly exercise and train their dogs
- This is an opportunity to train dogs in a safe space. Training facilities promote responsible dog ownership and are a valuable asset in any community. Dogs would not be allowed to practice behaviours such as barking at horses or sheep. The point of the facility is to teach our dog acceptable social behaviour not to allow him to run wild.
- Due to the increase of dog thefts, it would be a safe place to let your dog off the lead.
- More pleasant for people who aren't dog owners, to have them in one place
- This sounds like a great idea. It can be very hard to find a good place to train my nervous dog
- It is a perfect solution for land not being used for agriculture any more
- Adults/ children with mental health issues can find walking their pet in busy areas very stressful and would find using a field much easier to walk the family pet

Officer Note: The representations received have been summarised for the purposes of this report and can be viewed in full via the Council's website.

Consultation responses:

- 4.2 Highways Authority:** A speed-reading survey was submitted which showed an acceptable average approach speed of 28mph towards Main Road to the north and 23mph towards New Road to the south, further information was required by the Highway Authority in respect of traffic generation, access, parking and visibility. The applicant responded to the Highways Authority's original comments with the Bancroft Consulting response of 3rd October 2022. Additional information including visibility splays, access and a swept path assessment was provided as shown on plan F22119/01 within the Bancroft Consulting letter. This was considered acceptable by the Highway Authority and it was recommended that the submitted details are conditioned. The parking provision shown on plan F22119/03 Rev A is considered acceptable subject to a condition requiring a Parking Management Strategy to be submitted and approved by the Local Planning Authority prior to the commencement of operations and to include details of the booking and management of the proposed parking spaces and the monitoring of parking. The generation figures submitted were also considered acceptable subject to a condition requiring a Traffic Monitoring Programme/Traffic Management Strategy to be submitted and approved by the Local Planning Authority prior to the commencement of operations.

The Highways Authority has no objections to the proposal subject to conditions.

- 4.3 Environmental Health:** The original comments of the Environmental Health Officer raised concerns in relation to land contamination, drainage and statutory nuisance in terms of noise and odour. The response from the applicant published 1st September 2022 addressed the concerns relating to land contamination and drainage, and referred to the Terms and Conditions and Code of Conduct submitted as part of the application documents in response to the concerns regarding noise and odour. Following negotiations amended versions of the above documents were submitted to include a noise management plan comprising of limitations on the numbers of cars and dogs per session, and prohibiting the use of loud training aids.

The Environmental Health Officer suggested that should permission be granted; it should be for a temporary period of two years to allow for an evaluation of the effectiveness of the noise management plan.

- 4.4 Derbyshire Wildlife Trust (DWT):** The Ecology report submitted on 30th May 2022 lacked sufficient information on the ecology of the site and the potential impact of the development on protected species and grassland. A Preliminary Ecological Appraisal (PEA) was requested, and it was

advised that losses and gains are demonstrated using the Defra Biodiversity Metric. Following the submission of the PEA, DWT commented that the proposals appeared to be acceptable as the fencing is proposed to be set in by several metres from the field boundary. It was recommended that the field margins are allowed to grow taller to enable a more diverse sward to establish at the site perimeters. A Biodiversity Net Gain report was also submitted which stated that a BNG of +54.08% could be achieved with the on-site mitigation proposals in the form of tree and hedgerow planting, and that biodiversity enhancement is achievable with the provision of bat and bird boxes. DWT stated that on balance, the proposals appear acceptable but a copy of the metric should be submitted with the application to enable a full review of the BNG calculations. A condition was recommended requiring a Biodiversity Enhancement Plan to be submitted and approved prior to first use.

4.5 Ward Councillor: Ward Councillor Trafford-Stephenson submitted an objection stating the proposal is not an appropriate use of the land. The area where the land is situated is amongst green belt land, the proposal would harm the nature of the locality with its proposed development, use, operating times and increased traffic to the site. This will also contribute to noise issues.

4.6 Parish Council: No comments received.

5.0 PLANNING POLICY CONSIDERATIONS

5.1 The Development Plan comprises of the North East Derbyshire Local Plan 2014-2034.

The following policies are those considered most important to the determination of the application:

- SS1 - Sustainable Development
- SS2 - Spatial Strategy and the Distribution of Development
- SS9 - Development in the Countryside
- SS10 - North East Derbyshire Green Belt
- SDC3 - Landscape Character
- SDC12 - High quality Design and Place-Making
- ID3 - Sustainable Travel
- SDC2 - Trees, Woodland and Hedgerows
- SDC4 - Biodiversity and Geodiversity
- SDC13 - Environmental Quality

6.0 PLANNING ISSUES

Principle of Development

- 6.1 The application site is located outside the defined settlement limits for Holmesfield and within the countryside and Green Belt.
- 6.2 Policy SS9 of the North East Derbyshire Local Plan (Development in the Countryside) is therefore applicable. The proposed development is considered to fall within category 1.d. of the policy as a small-scale use related to recreation and so in principle should be approved provided it respects the form, scale and character of the landscape through careful siting, scale, design and use of materials. As such, Officers are satisfied that the general principle of a recreational use on the site is acceptable, subject to the other relevant considerations.
- 6.3 The site lies within the Green Belt where Policy SS10 applies and where inappropriate development will not be approved except in very special circumstances. No new buildings are proposed here and engineering operations are not inappropriate providing they preserve the openness of the Green Belt and don't conflict with its purposes. The National Planning Policy Framework notes that material changes in the use of land are also not inappropriate in the same circumstances.
- 6.4 Officers note that the five purposes of Green Belt are as follows:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 6.5 Paragraph 145 of the NPPF states that, once Green Belts have been defined local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 6.6 Based on the above policy consideration, Officers are satisfied that the general principle of the proposed use and associated development within the Green Belt is not inappropriate subject to it preserving openness and not conflicting with Green Belt uses.
- 6.7 Policy SD3 of the Local Plan states that proposals for new development will only be permitted where they would not cause significant harm to the

character, quality, distinctiveness or sensitivity of the landscape, or to important features or views, or other perceptual qualities such as tranquillity. Development proposals should be informed by, and be sympathetic to, the distinctive landscape areas identified in the Derbyshire Landscape Character Assessment and the Areas of Multiple Environmental Sensitivity (AMES), and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape taking into account its wider landscape character type.

- 6.8 The site is located within a primary AMES. The Local Plan states that such areas are the most sensitive areas of landscape, and which are most likely to be negatively affected by change or development. In these areas, there will be a strong focus on the protection and conservation of their environmental assets. The Landscape Character Type is described in The Derbyshire Landscape Character Area Assessment as: Wooded Slopes and Valleys within the Derbyshire Peak Fringe and Lower Derwent area, the site demonstrating the typical character of irregular field pattern bounded by mixed species hedgerows, and having an agriculturally poor soil type traditionally associated with woodland (Grade 4). The site falls within an area identified as having an average tranquillity rating of -18 to -3 according to the tranquillity map for Derbyshire prepared by Derbyshire County Council as part of the AMES study. Officers are satisfied that the general principle of the proposed development within the primary AMES is acceptable subject to the proposals being in accordance with other applicable Local Plan Policies, and other relevant technical planning matters being acceptable.

Impact on the Openness of the Green Belt

- 6.9 The proposal seeks no new buildings but it does seek consent for alterations to the existing access point and the creation of a parking and hardstanding area. Fencing is also proposed.
- 6.10 Officers consider that the physical works proposed are limited in scale and extent and not out of character with this area where development takes place in association with agriculture and other rurally based activities. Officers conclude that they would not affect openness or result in an unacceptable encroachment into the countryside.
- 6.11 The parking of vehicles on the new hardstanding areas and the associated comings and goings could give rise to a visual impact. However, Officers are of the view that the number and extent of vehicles is limited and not dissimilar in scale to that associated with agricultural activities and so also preserve openness and would not be an unacceptable encroachment.

- 6.12 Therefore, officers conclude that the development proposed is not inappropriate in the Green Belt.

Impact on Landscape Character

- 6.13 The topography of the site slopes from north to south. The parking area is proposed at its northernmost point where it is visible from Millthorpe Lane. The material proposed for the track and parking area is crushed sandstone, to be laid in a 'tramlines' formation. The access is to be marked out with timber post and rail fencing. The existing gate is to be re-located and set back 6 metres from the highway. The neighbouring sites to the north and south both have similar access and parking arrangements. Therefore, the proposed arrangement is not considered out of character in this locality and considered to maintain the agricultural character of the site and respect the form, scale and character of the landscape in accordance with Policies SS9 and SDC3.
- 6.14 In addition, the distinctive local character of irregular field patterns bounded by mixed species hedgerows would be maintained and enhanced by the proposed landscaping plans. The additional tree and hedgerow planting proposed is in line with the Planting and Management Guidelines for Wooded Slopes and Valleys as described within 'The Landscape Character of Derbyshire'.
- 6.15 In terms of tranquillity, the site falls within an area identified as having a medium level tranquillity rating of -18 to -3 according to the tranquillity map for Derbyshire (prepared by Derbyshire County Council as part of the AMES study). The expected traffic movements generated by the proposed use have been calculated as part of the information provided in response to the comments of the Highways Authority. The figures are based on the maximum possible movements likely to be carried out and these are not considered to be significantly more than could reasonably take place for an agricultural use on the site.
- 6.16 The applicant has submitted a noise management scheme which is incorporated into the amended proposed Terms and Conditions and Code of Conduct for users of the field. The scheme limits the numbers of cars per 50 minute session to 2 and the number of dogs to 4 per session. The use of training aids is restricted only to those which do not emit a sound which is detectable to humans. Any dogs reported to be barking persistently will be denied future access to the field through the booking system proposed by the applicant. Having regard to the location of the field access on a relatively busy lane, where there are currently residential and equestrian uses taking place on neighbouring sites, traffic passing through the area, and footfall on nearby Public Rights of Way, these are

considered to be reasonable measures in order to retain the level of tranquillity which the area currently enjoys.

Residential Amenity

- 6.17 Policy SDC12 states that all new development should be of a high-quality design and this includes protecting the amenity of existing occupiers.
- 6.18 The closest residential dwelling is located approximately 55 metres to the north of the proposed parking area, and approximately 70 metres from the proposed entrance to the secure area (see Figure 2 above). There is an outbuilding / garage which lies approximately 10 metres from the site boundary within the curtilage of the dwelling. The ground level of the field drops away to the south and away from the dwelling where the ground level is 20 metres lower. It is expected that activity within the field is likely to take place largely in the southern section of the site which is approximately 250 metres from the dwelling to the north and 150 metres from the dwelling to the south, which is separated from the site by another field with mature trees on the boundaries.
- 6.19 The activity within the area around the access and upper part of the field is expected to be solely in connection with the vehicular movements of the field users arriving and departing. This level of activity is not considered to be significantly in excess of the expected vehicle movements for an agricultural use, or that of the neighbouring equestrian and residential uses. It is, as such, considered acceptable.
- 6.20 Concerns have been raised regarding potential noise disturbance arising from the proposed use of the site. The applicant has submitted a noise management scheme as part of the Terms and Conditions and Code of Conduct for use of the field following negotiations with Planning and Environmental Health Officers. The numbers of cars would be limited to two per session and dogs to no more than 4 per session. The use of loud training aids would be prohibited. Appointments are to be scheduled around 50-minute sessions to allow for a 10-minute change over period. It is not therefore anticipated that there will be multiple vehicles entering or leaving the site at any one time.
- 6.21 The applicant states within the proposed terms of use that new field users will provide details, and sign to agree to the terms and conditions and to follow the code of conduct. The applicant will carry out an induction at the field prior to new users first field session. The field will be unsupervised during the day but checked in person at least once daily and monitored through CCTV. Neighbouring properties and the wider community will be encouraged to report any issues directly to the applicant so they can be dealt with appropriately. Any field users not adhering to the code of

- conduct and terms and conditions will be prohibited from further use. A register of bookings will be kept and made available to the Council on request at all times.
- 6.22 In order to further mitigate any impact on the amenity of the neighbouring property, the proposals include a landscaping plan which incorporates tree planting to the north and south of the access and parking area. This will provide some noise buffering and amenity whilst retaining the view from the dwelling across the field to the south.
- 6.23 Hours of operation are to be daylight hours only and no lighting is to be installed on the site. These matters can be controlled by condition. The proposed hours of operation are as follows:
October: 7am to 6pm
November: 8am to 4pm
December: 8am to 4pm
January: 8am to 4pm
February: 8am to 5pm
March: 7am to 6pm
April to September: 7am to 8pm
- 6.24 Officers are satisfied that the nature of the proposed use controlled with the recommended conditions to include adherence with the noise management plan would prevent any unacceptable harm to neighbouring amenity. The proposal would therefore accord with Policy SDC12.
- 6.25 Notwithstanding this, in view of the concerns raised, Officers consider that it would be appropriate at this stage, and based on the advice of the Environmental Health Officer, to limit any permission to a temporary 2 year period. This would enable the use to be monitored and assess if a permanent permission subsequently could be granted. Officers recommend this accordingly subject to the temporary impacts on the proposed finalised scheme as detailed below.

Highways

- 6.26 Policy ID3: Sustainable Travel, states that planning permission will only be refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.
- 6.27 The site has an existing agricultural access with a metal field gate which is set back from the edge of the highway by approximately 2.5 metres. This is not adequate for any vehicles currently entering the site to be able to open the gate without the waiting vehicle obstructing the lane. The proposal therefore comprises an improvement of the existing access by

setting back the gate by 6 metres from the highway edge with hard surfacing to reduce the spread of deleterious material from the field on to the highway. It is proposed to widen the access to 6 metres and to create visibility splays of up to 34 metres on to the lane.

- 6.28 Parking provision for 4 cars is proposed within the site with turning space to allow vehicles to leave the site in forward gear.
- 6.29 A speed survey and traffic generation figures were submitted along with detailed access and parking plans. The Highway Authority were consulted and are satisfied with the proposals subject to conditions requiring a Parking Management Strategy and Traffic Monitoring Programme being appended to any approval.
- 6.30 Officers are satisfied that the intensity of the use would not generate significant numbers of trips to or from the site resulting in undue pressure on local infrastructure or causing highway safety issues. In these respects the proposal is considered acceptable and in compliance with Policy ID3.

Environmental Quality

- 6.31 Policy SDC13: Environmental Quality seeks to ensure that development does not result in any adverse environmental effects. The initial comments of the Environmental Health Officer (EHO) raised concerns regarding land contamination which have been addressed by the applicant to the satisfaction of the EHO.
- 6.32 The proposal is not expected to cause light pollution, no lighting scheme is proposed, and the hours of operation are to be limited to daylight hours only. These matters can be conditioned.
- 6.33 Noise mitigation measures are proposed within the noise management scheme incorporated into the Terms and Conditions and Code of Conduct for users of the field as detailed above. The additional tree planting proposed would also help to mitigate any noise which may be created by the use. It is however a consideration that the use is unlikely to create any more noise than the activity of walking dogs in the countryside using public footpaths, and that the vehicular movements may create no more noise than vehicles associated with an agricultural use of the field.

Biodiversity

- 6.34 Policy SDC4 seeks to protect and enhance the natural environment and seek to increase the quantity and quality of biodiversity through the development process. The enhancement of all development sites in terms of biodiversity is encouraged by supporting measures which improve

existing and create new wildlife habitats. Such measures could include maintaining trees, native vegetation and improving green infrastructure for the benefit of wildlife.

- 6.35 The applicant has undertaken a Preliminary Ecological Appraisal which concluded that the site as existing is generally of very low wildlife value, this owing to the relatively poor floristic diversity present (i.e. grazed/mowed improved grassland). However, the hedges with trees enclosing the field provide nesting habitat for birds, and good quality habitat for foraging and/or commuting bats.
- 6.36 A Biodiversity Net Gain (BNG) Assessment was also undertaken which concluded that an overall predicted net gain of 54.08% in habitat units could be achieved on the site. The actual BNG calculation was not been submitted with the report, and this was subsequently requested by the Derbyshire Wildlife Trust following consultation. A suitably worded condition was suggested to ensure that suitable biodiversity enhancement would be achieved across the site to include the provision of bird and bat boxes, native hedgerow gap planting, and relaxed management of site margins to establish more diverse grassland.
- 6.37 Landscaping plans were submitted by the applicant which include native tree planting to the north and south of the proposed parking areas, hedgerow gap planting and the creation of a wildflower meadow. The location of the secure fencing is proposed to be set in by several metres from the field margins to allow the grass to grow taller between the fence and existing hedgerows. This would enable a more diverse sward of grassland to establish at the site perimeters, providing additional habitat.
- 6.38 Officers are satisfied that the objectives of Policy SDC4 are met by the proposed development.

Other Considerations

- 6.39 Due to the concerns of residents regarding potential noise impact, it was suggested by the Environmental Health Officer that the permission should only be for a temporary of 2 years to allow the effectiveness of the noise management plan to be evaluated. Officers are in agreement with this approach as set out above.
- 6.40 The applicant has submitted a statement of temporary proposals due to the cost implications of implementing the full landscaping and surfacing proposal should the development only be granted temporarily. This would consist of the installation of the fencing for the secure area, and the alterations to the access to include access widening, formation of visibility splays, and hard surfacing of the first 6 metres of the access.

- 6.41 The temporary proposal comprises a reduction of the landscaping proposal to comprise only of the tree planting in areas A and B as detailed on the landscaping plan, (see above) along with the gapping up of the boundary hedges. All other planting and wildflower meadow provision would follow if a full and permanent permission was granted.
- 6.42 With regard to the proposed materials the applicant proposes the temporary surfacing of the track and parking areas with crushed sandstone rather than the Grasscrete or similar as detailed within the plans submitted. The access would be marked by timber post and rail fencing rather than the re-use of the existing stone wall material, which is to be stored for later use should a full permission be granted.
- 6.43 In terms of noise monitoring it is anticipated that should any complaints be received, that the applicant would have the opportunity to work collaboratively with the council to address them. The applicant has stated that they will encourage residents to contact her directly in the first instance should they experience any issues regarding noise from the use of the field.

Conclusion

- 6.44 Officers consider that, in accordance with the relevant policies of the North East Derbyshire Local Plan and the guidance contained within the National Planning Policy Framework, the proposed development is appropriate to the character of the countryside location and is considered to be appropriate development in the Green Belt.
- 6.45 Subject to the recommended conditions of approval. It is not considered that the proposed use would lead to any unacceptable harm to the amenity levels currently enjoyed by the neighbouring occupiers. In this regard, the proposals would be compatible with adjacent uses. It is not considered that there would be an unacceptable impact on highway safety and ecological interest can be protected and potentially enhanced.
- 6.46 Notwithstanding this, and in response to the concerns raised locally, Officers consider that in this instance a temporary permission would be appropriate to enable a two year period of monitoring to take place. This would impact on the scheme in its initial form but these deficiencies could be fully rectified if a subsequent full permission was granted and so this is not considered to weigh against the scheme.
- 6.47 On the basis of the above considerations, Officers are of the view that the proposals represent an acceptable form of development.

7.0 Recommendation

GRANT Planning Permission for a temporary two year basis subject to the following conditions with the final wording and content of the conditions delegated to the Planning Manager (Development Management):

1. Temporary permission (2 years).
2. The development hereby approved shall be carried out in accordance with the details shown on the Location Plan and Site Layout uploaded to the Council's website on 30 May 2022.

Highways

3. Before any other operations are commenced, a new vehicular access shall be created to Millthorpe Lane in accordance with the application drawings F22119/01, F22119/02 laid out, constructed and provided with visibility splays as shown on the plan in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.
5. The proposed access shall be no steeper than 1 in 15 for the first 10m from the nearside highway boundary.
6. There shall be no gates or other barriers within 6m of the nearside highway boundary, and any gates shall open inwards only.
7. Within 3 months of the date of this permission, a Traffic Monitoring Programme/Traffic Management Strategy for the control of traffic generation from the site shall be submitted to and be approved in writing by the Local Planning Authority. The traffic monitoring programme shall then be implemented as agreed.
8. The use, hereby permitted, shall not be taken into use until space has been provided within the application site in accordance with the application drawing F22119/03/A for the parking and manoeuvring of 4 vehicles. It shall then be maintained as such thereafter.
9. Within 3 months of the date of this permission, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted Parking Management Strategy shall include details of the booking and management of proposed parking spaces and the monitoring

of parking within the site and on surrounding streets. The strategy shall then be implemented as agreed.

Biodiversity

10. Within 3 months of the date of this permission, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. It shall be in line with Section 4.2 of the Preliminary Ecological Appraisal (PEA) (ML Ecology, October 2022). The approved measures shall then be implemented in full as agreed and be maintained as such thereafter.

The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- bat and bird boxes in suitable perimeter trees
- native hedgerow gap planting
- relaxed management of site margins to establish more diverse grassland

Environmental

11. The use hereby permitted shall be carried out solely in accordance with the submitted Terms and Conditions, Code of Conduct and Noise Management details uploaded to the Council's website on 28 Feb 2023.

12. The site shall not be floodlit or artificially illuminated in any way.

13. The site shall only be in use for the permitted activity during the following times:

October: 7am to 6pm; November: 8am to 4pm; December: 8am to 4pm;
January: 8am to 4pm; February: 8am to 5pm; March: 7am to 6pm and
April to September: 7am to 8pm