

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	17/00597/FULD 17/00598/LBC2 Lambourn	28 April 2017	Change of use and conversion of public house into 1 and 2 bedroom flats. The Malt Shovel, Upper Lambourn, Hungerford, Berkshire. Mr R. McCabe.

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00597/FULD>

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00598/LBC2>

Recommendation Summary: **The Head of Development and Planning be authorised to grant planning permission**

Ward Member(s): Mr A.G. Lundie
 Mr. A.G. Jones

Reason for Committee Determination: Petition of more than 20 signatories

Committee Site Visit: 13 July 2017

Contact Officer Details	
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1. Site History

Application Number	Decision Status	Date Case opened	Date Case Closed	Proposal
77/07646/ADD	APPROV		15.03.1978	Alterations to bars and beer store extension car park extension with new garage for tenant
00/57577/FUL	APPROV		25.10.2000	Extension to public house to form bedrooms and restaurant and replacement kitchen store and wc
00/01206/LBC	APPROV	3rd November 2000	09.01.2001	Extension to Public House to form bedrooms, restaurant, replacement kitchen, store and WC.
03/01874/LBC	RETURN	27th August 2003	11.01.2005	Replace existing windows for new due to rotting double glazed, timber.
05/00377/FUL	WITHDR	15th February 2005	24.03.2005	Extensions and alterations to an existing Inn to provide accommodation and restaurant.
05/00378/LBC	WITHDR	15th February 2005	24.03.2005	Extensions and alterations to an existing Inn to provide accommodation and restaurant.
05/01235/FUL	REFUSE	31st May 2005	25.07.2005	Extensions and alterations to an existing Inn to provide accommodation and restaurant.
05/01603/LBC	REFUSE	13th July 2005	22.09.2005	Extensions and alterations to an existing Inn to provide accommodation and restaurant.
15/00893/FUL	APPROV	31st March 2015	03.07.2015	Retrospective in part - Re-roof and part re-built beer cellar.
15/00895/LBC2	APPROV	17th April 2015	03.07.2015	Retention in part - Re-render front elevation. The main roof over the existing building was re-tiled with existing tiles and new hipped end similar to existing flat roof to beer store replaced. New door to beer store. New door to main entrance and side entrance to be fitted. Six new external lights fitted.
16/02023/FULD	WITHDR	20th July 2016	03.10.2016	Proposed change of use and conversion of Public House (A4 use) to 6 dwellings (C3 use).

2. Publicity of Application

Press Notice

Site Notice Expired: 6 April 2017

3. Consultations and Representations

Lambourn

Parish Council:

No objection. Comment that the Parish Council regret that there has been no concerted effort to continue the business. Concern expressed that the external appearance of the building is maintained and that the parking for the building is restricted to the car park.

Highways:

Amendments requested to the car parking and visibility splays. Following receipt of amended plans no objection raised subject to conditions on vehicle parking, cycle storage, and construction method statement.

Environmental Health:

No objections.

Waste Management:	Amendments requested to bin store area. Following receipt of amended plans no objection raised subject to condition.
Housing Strategy:	1 unit required as affordable housing via a Section 106 legal agreement.
Conservation:	Amendments requested regarding details of specific internal works required. Following receipt of additional plans no objections subject to condition.
Environment Agency:	Objection for lack of flood risk assessment. Flood risk assessment subsequently received. Objection maintained subject to raising of finished floor levels above the 1% annual probability flood level and 35% allowance for climate change level.
Public Rights of Way:	Objection. Comment: Lambourn Footpath 10 is on the opposite side of the road. The Lambourn Valley Way (a WBC Promoted Route long distance route spurring off the Ridgeway National Trail) follows nearby Byway 25 Fulke Walwyn Way & its continuation past the pub and onto Uplands Lane. There is also an alternative LVW route using Byway 65 to the north of this area. So PROW usage in this area would be expected to be greater than other equivalent areas. The presence of country pubs along these routes has many benefits for users and is deserving of protection where possible.
Land Drainage:	No comments received.
Ramblers' Association:	No comments received.
North Wessex Downs AONB:	No comments received.
Correspondence:	<p>Petition of objection with 34 signatures.</p> <p>3 letters of objection.</p> <p>Summary of matters raised:</p> <ul style="list-style-type: none"> • Loss of public house and its contribution to the race horse industry locally and visitors. • Loss of public house as local facility for residents. • Harm to character and appearance of the area from the residential use. • Inadequate design and access statement. • Continued viability of public house. • Community desire to find an owner to retain the public house. • Inability of future residents to obtain house insurance due to the location in a flood zone.

4. Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

- 4.2 The statutory development plan comprises:
- The West Berkshire Core Strategy 2006-2026
 - The Housing Site Allocation Development Plan Document 2017
 - The West Berkshire District Local Plan Saved Policies 2007
 - The South East Plan 2009 Policy in so far as Policy NRM6 applies
 - The Replacement Minerals Local Plan for Berkshire 2001
 - The Waste Local Plan for Berkshire 1998
- 4.3 The following Core Strategy policies carry full weight and are relevant to this application:
- National Planning Policy Framework Policy
 - Area Delivery Plan Policy 1: Spatial Strategy
 - Area Delivery Plan Policy 5: North Wessex Downs Area of Outstanding Natural Beauty
 - CS 1: Delivering New Homes and Retaining the Housing Stock
 - CS 5: Infrastructure Requirements and Delivery
 - CS 6: Affordable Housing
 - CS 9: Location and Type of Business Development
 - CS 10: Rural Economy
 - CS 11: Hierarchy of Centres
 - CS 13: Transport
 - CS 14: Design Principles
 - CS 16: Flooding
 - CS 17: Biodiversity and Geodiversity
 - CS 18: Green Infrastructure
 - CS 19: Historic Environment and Landscape Character
- 4.4 The following Housing Site Allocations Development Plan document policies carry full weight and are relevant to this application:
- C1: Location of New Housing in the Countryside
 - C4: Conversion of Existing Redundant Buildings in the Countryside to Residential Use
 - P1: Residential Parking for New Development
- 4.5 The saved policies of the West Berkshire District Plan carry due weight according to their degree of conformity with the National Planning Policy Framework. The following saved policies are relevant to this application:
- TRANS.1: Meeting the Transport Needs of New Development
 - OVS.5: Environmental Nuisance and Pollution Control
- 4.6 As the Malt Shovel public house is a listed building the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant.
- 4.7 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework 2012
 - The Planning Practice Guidance Suite 2014
 - Manual for Streets

- 4.8 In addition the following locally and regionally adopted policy documents are material considerations relevant to this application:
- The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014-2019
 - Lambourn Parish Plan
 - Supplementary Planning Guidance: Public Houses 2000

5. Description of Development

- 5.1 There are 2 applications. A full application for the change of use of the Malt Shovel public house to 6 flats of 1 and 2 bedroom units. The other is a listed building consent for the conversion works to the building.
- 5.2 4 flats are proposed on the ground floor, 2 on the first floor. Two of the units would be 2 bedroom, the remainder 1 bedroom. The internal works are mainly removal of bar fittings and the introduction of some partitioning in flat 4 of the original core of the building.
- 5.3 Externally a new entrance would be created for flat 2, and the replacement of the existing flat roof over the beer store is proposed to the building. The existing car park will be partly retained for 11 car parking spaces and amenity areas both communal and private for the ground floor units. A bin enclosure is proposed adjacent to the existing access.

6. Consideration of the Proposal

- 6.1 The Council has a Supplementary Planning Guidance document on public houses outlining the criteria against which applications involving the loss of a public house are to be assessed. These are:
- (1) Whether it would have an adverse effect on the local character, diversity and amenity of the area;
 - (2) Whether it can be demonstrated that alternative public house provision exists;
 - (3) Evidence exists that the loss of the public house would comprise an unacceptable decline in the standard of community services for locals and visitors;
 - (4) Whether it can be demonstrated that the public house is no longer economically viable and that all reasonable attempts have been made to sell or let the building as a public house at a realistic prices for no less than 6 months;

EFFECT ON LOCAL CHARACTER

- 6.2 Upper Lambourn is a village with no defined settlement boundary. It also has a Conservation Area which this site falls within. The building is Grade II listed.
- 6.3 Under policy C1 of the Housing Site Allocation DPD new housing outside of settlement boundaries would not normally be permitted. However, there are exceptions to this including conversions of existing buildings. As the proposal is for conversion without any extension it does represent an exception under policy C1.
- 6.4 Policy C4 of the Housing Site Allocation DPD is specific to conversions of existing buildings. In terms of its criteria the building is structurally sound and capable of conversion without substantial rebuilding, extension or alteration. There would be a

satisfactory level of amenity space for the proposed flats. The conversion retains the character, fabric and historic interest of the building itself.

- 6.5 Policy C4 includes criteria on impact on rural character; and whether the residential curtilage would be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape. There will be little change in terms of the bulk and mass of the existing building. There are minimal external alterations required to convert the building. The Conservation Officer does not consider the conversion to detrimentally impact on the heritage assets of the building itself or its setting in the Conservation Area. The overall plot size that the building is set within will not be enlarged by the change of use, and alterations to boundary treatments and landscaping can be controlled by condition. Similarly a condition would be considered necessary for external lighting details. Being within an Area of Outstanding Natural Beauty ADPP5 identifies dark night skies as a characteristic to be retained. Numerous, bright and upward pointing lights would be out of keeping with this. It is therefore expected that only the minimum external lighting necessary to ensure residents safety should be provided and those should be downward pointing with motion sensors.
- 6.6 The change of use itself will have an impact on the rural character. The pattern of movement to and from the building will more likely be during morning and evening commuting times, as well as potentially the school run. The pattern of movement with a trading public house would be a potentially greater number of overall people around the lunchtime and dinner time periods, and into the evening. Rather than a fairly featureless car park to the public house, this area will become more domesticated in terms of formalised parking and some garden/private amenity landscaping.
- 6.7 Whilst the residential impact differs from that of the commercial public house impact, it is not considered that the overall change in character resulting from the change of use would be harmful on the rural character of the area or the setting of the Conservation Area. As such the application is considered to meet the first part of the SPG on Public Houses and the criteria of policy C4 of the Housing Site Allocations DPD that relate to the character of the area.

ALTERNATIVE PUBLIC HOUSE PROVISION AND VIABILITY/MARKETING

- 6.8 With regard to parts (2) and (4) of the SPG on Public Houses an independent 3rd party viability assessment was recently provided by the applicant, having been prepared by reputable and experienced consultants. The assessment utilises the CAMRA test criteria. It finds that whilst there is no alternative public house provision in Upper Lambourn, there is provision in Lambourn nearby. In terms of the viability of the public house from the information submitted there was a historic lack of viability under a previous owner/tenancy, and details of the lack of business more recently. The public house was on the market for 6 months through a reputable agency. The report conclusion is that due to the location of the pub away from other tourist attractions for passing or destination trade, and the population size of Upper Lambourn as its immediate client base, neither are sufficient for it to be a viable enterprise.
- 6.9 The objections to the application include assertions that the public house has been viable in the recent past and that it contributes to the local race horse industry for

those employed by it locally and visitors to it. From the information that is available and has been assessed by the viability appraisal it would seem that the contribution the racing industry has made to the public house has not been sufficient to maintain its viability. On this basis parts (2) and (4) of the SPG on Public Houses is considered met.

- 6.10 In terms of policy C4 of the Housing Site Allocations DPD the building is required to be genuinely redundant and the change of use not to result in a subsequent request for a replacement building. The public house is understood to have recently ceased trading. The business was on the market for 6 months prior to the application submission. The viability assessment concludes that the public house is not economically viable and that further investment into the building itself would not address this.
- 6.11 Whilst the building is not currently redundant (in that it remains capable of being used as a public house), as there is no reasonable prospect of it being economically viable it is considered to effectively mean that the building would be redundant as a public house. The finding that a public house in this location is unlikely to be economically viable is also considered to mean that a request for a replacement public house is unlikely. As such this criteria of policy C4 is considered met.

EFFECT ON AMENITY, COMMUNITY SERVICES AND LOSS OF PUBLIC HOUSE

- 6.12 The second part of (1) and part (3) of the Public House SPG relate to the impact of the loss of the public house as a community asset. As the only public house and community asset of Upper Lambourn the loss of the Malt Shovel would have an adverse impact on the community as a base for community services. This has been raised in the petition and separate objections to the application.
- 6.13 Both the Council's SPG and the National Planning Policy Framework at paragraph 70 resist the loss of public assets such as public houses. In this respect the application conflicts with the SPG and national guidance. In terms of the NPPF paragraph 70 states that planning policies and decisions should,
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- 6.14 The public house as a community facility enables residents to meet in a shared public space. The day to day needs of the residents are otherwise not met in Upper Lambourn. Lambourn is the nearest service village with a wider range of services. As the assessment finds the public house to be economically unviable refusing planning permission would not necessarily bring the public house back into operation; it is likely the public house would be lost in any event. As such the application is not considered to represent an 'unnecessary loss'.
- 6.15 The objections to the application include comments on the contribution the public house makes to the local race horse industry including for short term accommodation. It is not known what the exact demand for this bed and breakfast service is. From the assessment it would seem that the demand from the local race horse industry and that of local residents has not been sufficient to ensure the viability of the public house, and/or this demand is being met elsewhere.

- 6.16 Reference was made in the objections to the application of the desire of the community to save the public house. As far as the Council is aware no dialogue has been entered into by the local residents with the applicant with a view to taking on the public house as a community asset. A number of local residents objected to the previous application which was withdrawn. Following the withdrawal of the application the public house was put on the market for sale/let.
- 6.17 The register of assets of community value held by the Council and published on its website does not include the Malt Shovel. Nor is an application to have the public house registered on the Council's website. Under the Localism Act being on the register of assets of community value allows the local community a right to bid when the asset comes up for sale. The first application appears not to have triggered an application to have the public house registered as an asset of community value to enable the local community a right to bid when it subsequently went on the market for sale.
- 6.18 The Council's Public Rights of Way Officer objects to the loss of the public house in close proximity to a number of public rights of way. Whilst the change of use would not impact the public rights of way itself in terms of harm to its use or enjoyment, its presence on a promoted public right of way route contributes to the amenity of its users. The public house therefore supports the protection of the districts local green infrastructure under Core Strategy policy CS 18. It does appear however that ant passing trade that is generated, is of insufficient benefit to the trading position as a whole.
- 6.19 No comments were received from the Ramblers' Association so it is not known how frequently those who use the public rights of way utilise the public house. Again, the viability assessment indicates that the level of business generated is not sufficient to ensure the viability of the public house.
- 6.20 The Lambourn Valley Way promoted route map on the Council's website indicates two other public houses in nearby Lambourn. There is therefore alternative provision within a relatively short distance. It is therefore considered unlikely that the loss of the Malt Shovel would in itself cause significant harm to the overall enjoyment of users of the longer routes and the shorter routes would not necessarily be affected by the presence or otherwise of a public house.

LISTED BUILDING AND CONSERVATION AREA

- 6.21 The Malt Shovel is a Grade II listed building and within the Conservation Area of Upper Lambourn. A heritage impact assessment was submitted with the application. The Council's Conservation Officer requested additional plans and information on the historic fabric of the building and what elements would be affected by the conversion works. The additional information and plans overcame this concern and the Conservation Officer has recommended listed building consent be granted subject to conditions. The Conservation Officer did not raise an objection of the change of use on the setting of the Conservation Area. As such the application is in accordance with CS 19 of the Core Strategy in terms of its impact on heritage assets.

FLOODING

- 6.22 The site is within flood zone 3 and as such a flood risk assessment is required. An objection also raised concern that future residents would find it difficult to obtain house insurance due to being within a flood zone.
- 6.23 The Environment Agency commented on the flood risk assessment that was subsequently provided. In order to remove their objection the internal floor level on the ground floor needs to be raised above the 1% annual probability flood level with at least a 35% allowance for climate change level, or if not possible (for example where this would result in inadequate head room) the floor levels raised as high as possible and incorporate further flood resilience and resistant measures to account for the shortfall. This will require existing and proposed ground and finished floor levels, as well as demonstrating safe access and egress above the 1% annual probability flood level.
- 6.24 This matter has not been addressed at the time of writing and as such a condition is proposed to achieve this prior to commencement of development. The proposed measures will be subject to consultation with the Environment Agency, the Council's Land Drainage team, and the Conservation Officer where the works affect the fabric of the listed building.

AFFORDABLE HOUSING

- 6.25 Policy C6 of the Core Strategy requires on site provision of affordable housing. This application would provide between 5 and 9 units and as such 20% affordable housing provision is required under the policy. This equates to 1 unit.
- 6.26 The Council's Housing Strategy advised that they would require the affordable unit for social rent. They provided a list of social housing providers and stated that alternatively the Council may be interested in purchasing the affordable unit once the change of use is complete.
- 6.27 The Council has an adopted SPD on Planning Obligations which sets out that affordable housing is separate from the Community Infrastructure Levy, which is also payable on this development, and is to be secured by Section 106 agreement. As the policy has a sliding scale on the amount of provision required the single unit is considered fairly and directly related to the development. The Council's Housing Strategy consultation response set out the demand for affordable housing across the district and the number on the register who have expressed a preference for Lambourn.
- 6.28 The Council's legal services have been recently instructed to undertake a Section 106 agreement to secure the affordable housing unit. Should the Committee determine to grant planning permission this would be subject to the completion of a Section 106 agreement.

OTHER MATTERS

- 6.29 Amended plans were received to address Highways issues regarding the layout and sizing of the parking spaces and the location of the bin store to enable safe collection. The proposal as amended would be in accordance with TRANS.1 of the

Local Plan, CS13 of the Core Strategy and P1 of the Housing Site Allocations DPD. This is subject to amended plans on an outstanding matter on the car parking layout and for the parking and bin store to be provided prior to the flats being occupied. Furthermore, a construction method statement for contractors parking and storage of materials during the conversion works is also required, directed at removing contractor parking from the highway.

- 6.30 As the proposed change of use and conversion involves new residential development the flats are subject to the Community Infrastructure Levy. As the site is within the Area of Outstanding Natural Beauty area of the district the rate is £125 (which is index linked since adoption) per m² of gross internal area.

7. Planning Balance and Conclusion

- 7.1 Starting with the matters that weigh against the proposal is the social loss of the public house as a community facility. In particular that the Malt Shovel is the only community facility in Upper Lambourn. The viability assessment finds the public house not economically viable and unsustainable by the local population and race horse industry. There are other public houses and day to day services in Lambourn a relatively short distance away. The site is also within flood zone 3 where there is a greater environmental risk of flooding, although there are mitigation measures to minimise the risk of flooding to people and property.
- 7.2 In terms of the matters that weight in favour of the proposal is the social and economic provision of 6 new dwellings, one of which would be affordable for social rent. This would contribute towards the Council's housing supply for new dwellings in the AONB by conversion of an existing building. Whilst new dwellings would not normally be acceptable in a location which is outside of a settlement boundary there is an exception for conversions. The other social and environmental matters are the site is capable of achieving the required shared amenity space, car parking, and bin store. Furthermore, the conversion works and change of use would conserve the heritage asset of the listed building and ensure its continued use.
- 7.3 Taking account of the social, environmental and economic factors of sustainable development overall the benefits of the scheme are considered to outweigh the adverse impacts. On balance the proposal would constitute sustainable development and is recommended for conditional approval.

8. Full Recommendation

The Head of Development and Planning be authorised to grant Listed Building Consent to application number 17/00598/LBC2 and to grant Planning Permission to application number 17/00597/FULD subject to the completion, within 2 months of the date of committee, of a Section 106 agreement to secure the provision of a unit of affordable housing on site in accordance with Policy CS 6 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document: Planning Obligations. The respective permission to be subject to the following conditions:

LISTED BUILDING CONSENT CONDITIONS:17/00598/LBC2

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This listed building consent relates only to work described on the drawings/and/or/in the documents identified below:

Drawing number RM/12 received on 3 March 2017,
Drawing numbers RM/09, RM/N/01, RM/10, RM/N/02, RM/11 received on 10 April 2017,
Drawing number RM/02 received on 12 June 2017,
Heritage Statements received on 10 April 2017.

No work shall be carried out other than in accordance with the above drawings and documents.

Reason: To clarify what has been approved under this consent in order to protect the special architectural or historic interest of the building. This condition is imposed in accordance with Policies CS 14 and CS 19 of the West Berkshire Core Strategy 2006-2026, and the National Planning Policy Framework 2012.

3. All works of making good and repair to the retained fabric, whether internal or external, shall be finished to match original/adjacent work with regard to the methods used and to materials, colours, textures and profiles.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework 2012 and Policies CS 14 and CS 19 of the West Berkshire Core Strategy 2006-2026.

4. The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques has specifically been approved by the Local Planning Authority.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework 2012 and Policies CS 14 and CS 19 of the West Berkshire Core Strategy 2006-2026.

5. Unless such work is clearly and specifically referred to on drawings or other documents hereby approved, no existing features of architectural or historic interest such as doors, linings, shutters, panelling, cornicing, decorative plasterwork, floorboards, skirting, fireplaces, lath and plaster ceilings, wattle and daub panels shall be altered, replaced or removed until a written description of the steps to be taken has been submitted to and approved by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework 2012 and Policies CS 14 and CS 19 of the West Berkshire Core Strategy 2006-2026.

6. No development shall take place until details of all new windows and/or external doors have been submitted to and approved in writing by the Local Planning Authority. The details shall include materials and finishes, at a minimum scale of 1:20 and 1:2. The windows//doors shall be installed in accordance with the approved details.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework 2012 and Policies CS 14 and CS 19 of the West Berkshire Core Strategy 2006-2026.

FULL PERMISSION:17/00597/FULD

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawings and other documents listed below:

- (i) RM/12 received on 3 March 2017;
- (ii) RM/11, RM/N/01, RM/N/01, RM/09, RM/10 received on 10 April 2017;
- (iii) RM/02 received on 12 June 2017
- (iv) Heritage statement received on 10 April 2017.

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

3. No dwelling shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the treatment of hard surfacing (to incorporate the use of a porous material to any hard surfaced areas), and boundary treatments, and materials to be used, a schedules of plants (noting species, plant sizes and proposed numbers/densities), an implementation programme, and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:
 - a) completion of the approved landscaping scheme within the first planting season following the first occupation of one or more of the dwellings or in accordance with a programme submitted to and approved in writing by the Local Planning Authority as part of the details submitted for this condition; and
 - b) any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development/of the completion of the approved landscaping scheme shall be replaced in the next planting season by plants of the same size and species; and

Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design 2006.

4. No dwelling shall be occupied until details of the external lighting to be used in the areas around the building and on site have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the external lighting has been installed in accordance with the approved scheme. No external lighting shall be installed except for that expressly authorised by the approval of details as part of this condition. The approved external lighting shall thereafter be retained.

Reason: The Local Planning Authority wish to be satisfied that these details are satisfactory, having regard to the setting of the development and the character of the area. The area is unlit at night and benefits from dark night skies. Inappropriate external lighting would harm the special rural character of the locality. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policies CS 14 and CS 19 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design 2006.

5. No development shall take place until details of the internal floor levels of the change of use hereby permitted in relation to existing and proposed internal floor levels have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate the proposed internal floor levels will be raised above the 1% annual probability flood level (with at least a 35% allowance for climate change level). Where it is justified this cannot be achieved the floor levels shall be raised as high as possible and incorporate flood resilience and resistant measures to account for the shortfall. No dwelling shall be occupied until the development has been completed in accordance with the approved internal floor levels and flood mitigation measures.

Reason: To reduce the risk of flooding to people and property on a site located within flood zone three. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policies CS 14 and CS 16 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design 2006.

6. No dwelling shall be occupied until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the parking spaces are to be surfaced and marked out. No dwelling shall be occupied until the vehicle parking and turning spaces/areas, and bin stores, have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.

7. No dwelling shall be occupied until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.

8. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework 2012, Policies CS5 and CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.