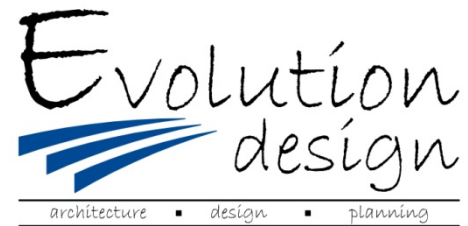


Proposed Information for Planning Condition Discharge

Planning approval ref – H03-0339-19, parent planning permission H03-1291-16

New farm shop, tea room, car parking and access



Parent Planning Permission ref H03-1291-16 contains 10 No Planning Conditions. There are four Conditions on the above approval that require discharging – notably Condition No 4, 6, 7 and 10. Conditions 1, 3, 5, and 8 are statements to be adhered to. Conditions 2 and 9 are partially no longer application in that Condition 2 is replaced by the drawings noted on the Non Material Amendment approval ref H03-0339-19, accepting that the Flood Risk statement is common throughout and that Condition 9 is not applicable as the design (soffit / fascia detail / material) changed under the Non Material Amendment approval ref H03-0339-19.

It should also be noted that Conditions 4, 6 and 10 have already been discharge (ref H03-0833-17) prior to the Non Material Amendment submission.

Condition No 4 – Surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

- See Steve Gilman Design Ltd. drawing No 5994/010 (Drainage Layout), Drainage Strategy Report and SW Calculation document.

Condition No 6 – schedule of external materials of building and hard surfaced areas.

Building

- Walling – up to DPC / FFL / cladding / timber cladding base line – blue engineering brick
- Walling – cladding – Tata Trisomet 333, colour Merlin Grey
- Walling – cladding trims and flashings – coated metal work, colour black
- Walling – timber boarding – Thermowood, natural
- Windows – powder coated aluminium, colour black
- External doors – powder coated aluminium, colour black, glazed and solid
- Roofing – cladding – Tata Trisomet 333, colour Merlin Grey
- Rainwater goods – metal gutters and down pipes, colour black
- Feature Columns – timber clad – Thermowood, natural
- External roller shutters to external sales area – coated metal work, colour black
- Roof lights – Velux
- PV panels – proprietary product
- Signage – specialist package to areas identified

Hard standing

- External sales area – block paving, Marshalls Keyblok, colour Charcoal
- Perimeter to building – block paving, Marshalls Keyblok, colour Charcoal
- External café area – anti slip composite Clarity decking by Ecoscape, colour Walnut
- Service yard / access – brushed concrete
- Disabled car parking spaces – block paving, Marshalls Keyblok, colour Brindle, with symbol
- Car parking – Ecogrid permeable system with gravel fill
- New access off highway – tarmac

- Site access gates and fencing – 1.2m high black metal security gates (vehicular gate to be sliding, pedestrian gate to be hinged) with 1.2m Lincolnshire post and rail fencing back to existing hedge

Also see proposed site plan, building and landscaping drawings No 268-V-3b, 4f and 5.

Condition No 7 – External door design details, door and window frame details.

- See drawing No 268-V-6.

Condition No 10 – Scheme of landscaping and tree planting.

- See drawing No 268-V-5. Note, this scheme repeats the already approved proposals under H03-0833-17. Also see proposed site plan drawing No 268-V-3b.

Flood Risk - Proposed Floor Level

- In accordance with the flood risk assessment prepared by Geoff Beel Consultancy (dated February 2017), the proposed floor level will be set either at:-
 - o A minimum 300mm above the existing ground levels, with a further 300mm of flood resistant construction above,OR
 - o 600mm above the existing ground levels.

Also see proposed site plan and building drawings No 268-V-3b and 4f.