



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**  
**to**  
**NORTH WESTERN AREA PLANNING COMMITTEE**  
**03 SEPTEMBER 2018**

---

<b>Application Number</b>	<b>FUL/MAL/18/00587</b>
<b>Location</b>	Agricultural Buildings, Honeywood Farm, Honeypot Lane, Stow Maries, Essex
<b>Proposal</b>	Section 73A application for the change of use of agricultural buildings to Use Class B8 (storage and distribution)
<b>Applicant</b>	Mr A Brown
<b>Agent</b>	Mrs Leanne Frost - Acorus Rural Property Services Ltd
<b>Target Decision Date</b>	16.07.2018 E.o.T. requested for 07.09.2018
<b>Case Officer</b>	Spyros Mouratidis
<b>Parish</b>	Cold Norton
<b>Reason for Referral to the Committee / Council</b>	Not Delegated to Officers – Change of use more than 1,000m <sup>2</sup>

**1. RECOMMENDATION**

**APPROVE** subject to conditions as detailed in Section 8 of this report.

**2. SITE MAP**

Please see overleaf.

# Agricultural Buidlings, Honeywood Farm, Honeypot Lane, Stow Maries

FUL/MAL/18/00587



## Copyright

For reference purposes only.  
No further copies may be made.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright.  
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
Maldon District Council 100018588 2014



[www.maldon.gov.uk](http://www.maldon.gov.uk)

Scale: 1:2,500

Organisation: Maldon District Council

Department: Department

Comments: North West Committee

Date: 15/08/2018

MSA Number: 100018588

### **3. SUMMARY**

#### **3.1. Proposal / brief overview, including any relevant background information**

- 3.1.1. The application site lies outside of any development boundary within a rural area, to the east of Honeypot Lane. The nearest settlement is Stow Maries, a smaller village, to the north-west of the application site. Across the road from the application site is Stow Maries Halt, a local wildlife site. To the north is Fowler's Farm, a listed building. To the south of the application site there is a public footpath running along the decommissioned train line.
- 3.1.2. The application site is occupied by four poultry sheds which are no longer used for agricultural purposes but for other commercial purposes. Throughout the application site there are containers, skips, vehicles and other paraphernalia which in some instances may be associated with the commercial use of the buildings. Under the same ownership but outside the application site is a detached bungalow, a storage building and a fifth shed, for which prior approval was granted for a change of use to a dwellinghouse.
- 3.1.3. Planning permission is sought for the change of use of the four buildings from their lawful, agricultural use, to a use falling within use class B8 for storage and distribution purposes. The applicant contends that the development has already commenced on site and as such the application has been submitted under the provisions of Section 73A of the 1990 Act, namely it is retrospective in nature. According to the submitted plans no external alterations have been or are proposed to be carried out to the buildings. According to the applicant no internal alterations were carried out as a result of the development either

#### **3.2. Conclusion**

- 3.2.1. It is not considered that the harm identified from some aspects of the development is detrimental to such a degree as to warrant the refusal of the application. The development has resulted in an employment use which, subject to conditions, is not materially harmful to the locality, the adjoining properties or highway safety and ensures the use of the agricultural buildings that would otherwise be derelict. As such, the development is in line with the stipulations of policies S1, S8, D1, D2, E1, E4, H4, N2, T1 and T2 of the approved Maldon District Local Development Plan (LDP) and the national policy and guidance contained within the National Planning Policy Framework (NPPF).

### **4. MAIN RELEVANT POLICIES**

Members' attention is drawn to the list of background papers attached to the agenda.

#### **4.1. Revised National Planning Policy Framework including paragraphs:**

- 2-14 Achieving sustainable development
- 11 Presumption in favour of sustainable development
- 38 Decision-making
- 47 – 50 Determining applications

- 54 – 57 Planning conditions and obligations
- 80 – 84 Building a strong, competitive economy
- 128 – 132 Achieving well-designed places
- 170 - 183 Conserving and enhancing the natural environment

#### **4.2. Maldon District Local Development Plan approved by the Secretary of State:**

- S1 Sustainable Development
- S7 Prosperous Rural Communities
- S8 Settlement boundaries and the Countryside
- D1 Design quality and built environment
- D2 Climate change and environmental impact of new development
- E1 Employment
- E4 Agricultural and Rural Diversification
- N2 Natural Environment and Biodiversity
- T1 Sustainable Transport
- T2 Accessibility

#### **4.3. Relevant Planning Guidance / Documents:**

- Planning Practice Guidance (PPG)
- Maldon District Design Guide SPD (MDDG)
- Maldon District Vehicle Parking Standards SPD (MDVPS)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO 2015)

## **5. MAIN CONSIDERATIONS**

### **5.1. Preliminary matters**

- 5.1.1. The application is for the retrospective change of use of the buildings to a B8 use. It was noted on site that at least one of the buildings was used for these purposes. However, one of the vehicles noted outside of one of the buildings was advertising sandblasting a process which would not fall under a B8 use. The sign outside of another building was advertising a pest control and environmental services business which again would not fall under a B8 use. It may be that these businesses use the buildings on site to store their equipment which would be a use falling within use class B8. In any case, even if the existing businesses on site are not using the buildings for purposes falling within use class B8, the application shall be determined on the information submitted to the Local Planning Authority and that is for the change of use of the buildings from agricultural to a B8 use.

### **5.2. Principle of Development**

- 5.2.1. The application site lies outside of any defined development boundary where policies of restriction apply. However, the buildings are already on site and were erected as agricultural buildings. The NPPF encourages Local Planning Authorities (LPAs) to

promote a strong rural economy through, among others, the diversification of agricultural businesses. Furthermore, the NPPF urges LPAs to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

5.2.2. Policy E1 of the approved Local Development Plan (LDP) states that:

*“The Council will support and encourage the development of better quality and flexible local employment space to meet the employment target, including live work accommodation in both urban and rural areas (in accordance with other policies in this Plan). All new employment space should seek to meet the needs of local businesses and attract inward investment. [...] Outside the designated employment allocations, new provision for high quality employment space or the expansion of existing employment areas will be considered favourably subject to design, environment and infrastructure considerations.”*

5.2.3. As stated within the preamble of policy E4 of the approved LDP, the Council recognises that the District’s economic functions are not only based on formally allocated employment sites but also through employment activities that occur on farm conversions and similar rural sites which provide relatively lower cost accommodation and encourage local entrepreneurial activity. Policy E4 sets six criteria for conversions and states:

*“The Council will support the change of use of existing rural buildings to other employment generation uses if it can be demonstrated that:*

- a) There is a justifiable and functional need for the proposal;*
- b) It will contribute to the viability of the agricultural business as a whole;*
- c) Any development respects the building’s historic or architectural significance;*
- d) Any development will not negatively impact upon wildlife and the natural environment;*
- e) No storage of raw materials or finished goods is to take place outside the building if it would be detrimental to the visual amenity of the area; and*
- f) The use of the building would not lead to dispersal of activity on such a scale as to prejudice the vitality and viability of existing businesses in nearby towns and villages.”*

5.2.4. With regard to criterion (a), it has not been demonstrated that there is a justifiable and functional need for the proposal. Nevertheless, from the site visit it is evident that the buildings are already in use by businesses. Therefore, criterion (a) is partially met as there is a functional need for these businesses to operate from somewhere. Criterion (b) cannot be met as there is no agricultural business that the use will contribute to.

5.2.5. In relation to criterion (c), the buildings are of limited historic or architectural significance. In any case there are not any external or internal alterations according to the applicant. As such this criterion is met. Criterion (d) refers to the impact upon the natural environment and the wildlife. Given the lawful use of the site, the impact of the development is considered to be lesser than the previous use. Therefore, the development is not considered to be detrimental to the natural environment. Further

consideration about the impact of the development upon the natural environment and the local wildlife will be given in the following sections of this report.

- 5.2.6. Criterion (e) refers to a matter that could potentially be controlled with a condition if planning permission would be granted. Criterion (f) is considered to be met as the scale of the businesses that can be accommodated to these buildings is highly unlikely to lead to detrimental dispersal of activity to such a scale as to prejudice the vitality and viability of existing businesses in nearby towns and villages.
- 5.2.7. Bearing in mind the above analysis, while the development would not meet all the criteria of policy E4 of the LDP, the support towards businesses in rural areas is prominent within the LDP and the NPPF. Furthermore, the development is for the use of the buildings which would otherwise remain empty and derelict. Finally, it should be noted that the General Permitted Development Order 2015 as amended allows the change of use of agricultural buildings to employment generating uses, including use class B8. While, a prior approval for this change of use would fail because the use is already taking place, the main thrust of the national and government policy is to encourage the change of use of agricultural buildings to employment uses. This is a consideration that outweighs the fact that the development would not meet all the criteria set in policy E4 of the LDP. Thus the principle of the development is acceptable. Other material planning considerations are discussed in the following sections of the report.

### **5.3. Design and Impact on the Character of the Area**

- 5.3.1. The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.

- 5.3.2. It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that:

*“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

*“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”*

- 5.3.3. This principle has been reflected to the approved LDP. The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:-

- a. *Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;*
- b. *Height, size, scale, form, massing and proportion;*
- c. *Landscape setting, townscape setting and skylines;*
- d. *Layout, orientation, and density;*
- e. *Historic environment particularly in relation to designated and non-designated heritage assets;*
- f. *Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and*
- g. *Energy and resource efficiency.*

5.3.4. Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).

5.3.5. The application site lies outside of any defined development boundary. According to policies S1 and S8 of the LDP, the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. The policies stipulate that outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided the development is for proposals that are in compliance with policies within the LDP, neighbourhood plans and other local planning guidance.

5.3.6. Policy E1 of the LDP states that design is one of the considerations if new provision for employment space or the expansion of existing employment areas is proposed outside the designated employment allocations. In addition policy E4 of the LDP, refers to the impact of the development upon the character of the building, the natural environment and the visual amenity of the area.

5.3.7. The buildings are of typical design for an agricultural use. There are no external alterations to the buildings and as such there is no impact to the character and appearance of the area from this. However, commercial uses are associated with other paraphernalia. The insertion of paraphernalia in the vicinity of the building, if left uncontrolled, could have significant impact upon the character and appearance of the area. During the site visit it was noted that a number of vehicles (vans and cars), trailers, containers, skips, materials, pallets, machinery etc. were left outside of the buildings. The quantity of the items noted on site was significant and is considered to cause harm to the character and appearance of the area. However, a condition imposed to a potential grant of planning permission would be sufficient to overcome the identified harm. A condition to require any storage of materials and other items to be carried out only inside the buildings is considered to meet the six tests of the national policy. Given that the site lies within the countryside, a condition to control any external illumination will also meet the six test of the national guidance and would protect the character and appearance of the area.

5.3.8. Overall, subject to the above mentioned conditions, the development is acceptable in terms of its design, scale, layout and its impact upon the character and appearance of the area in line with the relevant local and national policies.

## **5.4. Impact on Residential Amenity**

- 5.4.1. The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG (2017).
- 5.4.2. The nearest dwelling to the application site is Fowlers Farm, approximately 70m to the north. Given the distance between the two buildings and the nature of the alterations to the building on site, the development has not caused any harm upon the amenity of the neighbouring occupiers in terms of overlooking, overshadowing or overpowering. However, the nature of a B8 use coupled with the rural and open nature of the area could have a detrimental impact to the acoustic environment of the neighbouring occupiers resulting from uncontrolled vehicle movements and hours of operation. With the appropriately worded conditions to limit the hours of operations and the external lighting of the site, the development is unlikely to cause any detrimental impact upon the residential amenity of the neighbouring occupiers in relation to any type of pollution.

## **5.5. Access, Parking and Highway Safety**

- 5.5.1. Policy T1 of the approved LDP seeks to secure provision of sustainable transport in new development and policy T2 pursues to create and maintain an accessible environment, requiring development proposals to:
1. Be located where there is physical and environmental capacity to accommodate the type and amount of traffic generated, or locations where the impact can be suitably mitigated;
  2. Provide safe and direct walking and cycling routes to nearby services, facilities and public transport where appropriate;
  3. Improve accessibility to the countryside and the natural environment and to enhance and protect the provision of Public Rights of Way;
  4. Improve accessibility to buildings, streets and public spaces, particularly for those with mobility impairments;
  5. Provide sufficient parking facilities having regard to the Council's adopted parking standards;
  6. Provide sufficient and safe access to service and emergency vehicles; and
  7. Give appropriate consideration to encourage a people-oriented space within the development.
- 5.5.2. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes. The Council's adopted Vehicle Parking Standards SPD contains the parking standards which are expressed as maximum standards. This takes into account Government guidance which encourages the reduction in the reliance on the car and promotes methods of sustainable transport.



- 5.5.3. The Council's adopted Vehicle Parking Standards state that for a B8 use one parking space is required for every 150m<sup>2</sup> of the use. The buildings on site occupy an area of approximately 1460m<sup>2</sup> and thus, ten (10) parking spaces are required. Although, there is no designated parking space shown on the submitted plans, during the site visit it was evident that vehicles could be parked between the buildings and there was a dedicated parking space to the rear part of the application site large enough to accommodate more than ten vehicles. Furthermore, there is ample turning space within the site and the access arrangements have not been altered as a result of this application. The Highways Authority has raised no objections to the development as proposed.

## **5.6. Employment**

- 5.6.1. As already mentioned in the previous sections of this report, the NPPF supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. Policy E1 of the approved LDP supports and encourages the development of better quality and flexible local employment space to meet the employment target for the district.
- 5.6.2. The development is in line with the above national and local policy stipulations. The change of use is to an employment space, which will provide employment opportunities for five full-time staff according to the submitted information. This appears to have created additional employment within the district. The development, subject to appropriately worded conditions and as per the previous analysis, will not be in conflict with other policies of the approved LDP or the NPPF.

## **5.7. Ecology and impact on the natural environment**

- 5.7.1. Paragraph 180 of the NPPF states that in order to prevent unacceptable risks from pollution, planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by, among others, preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.
- 5.7.2. The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account, among others, noise, smell, light, visual impact and pollution of the development. Policy D2 seeks all development to minimise its impact on the environment by incorporating measures to minimise all forms of possible pollution including air, land, water, odour, noise and light. Any detrimental impacts and potential risks to the human and natural environment will need to be adequately addressed by appropriate avoidance, alleviation and mitigation measures.

- 5.7.3. With regard to the potential pollution caused by the development, it is not considered that this would be to a degree that the refusal of the application would be necessary; some aspects of the development would be able to be controlled by appropriately worded conditions. In more detail, with regard to noise, vibration and odour pollution, by nature, a B8 use of this scale would not be detrimentally harmful to the natural environment. The control of the hours would provide adequate control over these types of pollution in order to not be detrimental to a degree that would render the use harmful to the natural environment.
- 5.7.4. In relation to any potential pollution on the land, a condition requesting any storage of associated items inside the building would be adequate to protect from any pollution of the soil. Light spillage could be controlled via a condition about the external lighting on site; internal lighting is not anticipated to create a problem but, in any case, the condition about the hours of operation controls this aspect as well.
- 5.7.5. The stipulations of policy D2 of the approved LDP includes the requirement for non-residential development to achieve a minimum of BREEAM 'Very Good' rating or be supported by a bespoke assessment that demonstrates appropriate environmental performance results above current Building Regulations requirements. In this instance it would not be practicable to pursue the current rating on the basis that the buildings are already in place and have been so for a number of years and Building Control already controls energy efficiency to a certain degree.
- 5.7.6. It is noted that the land west of the application site is covered by policy N2 of the LDP as a local wildlife site. Policy N2 of the LDP states that any development which could have an adverse effect on sites with designated features, priority habitats and / or protected or priority species, either individually or cumulatively, will require an assessment as required by the relevant legislation or national planning guidance. The development is not considered to affect the designated site. It is unlikely that the scale of the use taking place on site, subject to appropriate conditions, could generate enough traffic to cause an adverse effect to the conservation or biodiversity value of the designated site.

## **5.8. Sustainability**

- 5.8.1. Within the NPPF, there is a presumption in favour of sustainable development. This is central to the policy approach in the NPPF, as it sets out the Government's changes to the planning system and emphasizes the need to plan positively for appropriate new development.
- 5.8.2. Paragraph 11 of the NPPF advises that for decision-taking this means, approving development proposals that accord with the development plan without delay, but where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so should significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole, or specific policies in the NPPF indicate that development should be restricted.
- 5.8.3. There are three dimensions to sustainable development as defined in the NPPF. These are the economic, social and environmental roles. The approved LDP through the pre-amble to policy S1 re-iterates the requirements of the NPPF. The sustainability of

the proposal has to be considered in terms of the three dimensions of sustainable development as required by the NPPF.

- 5.8.4. With regard to economic benefits, those have been identified to be in relation to employment generation and provision of flexible employment space in line with the NPPF. Other economic benefits relate to the applicant who will benefit from the additional rent income and the occupiers who may benefit from the use of a cheaper site. In relation to social benefits, those are connected to the employment generation. Finally, turning to environmental considerations, any demonstrable harm is limited to the traffic generation. Potential harm from other aspects of the development can be controlled by appropriately worded conditions. There is some environmental benefit from the reuse of otherwise derelict farm buildings. It is considered that the identified benefits of the application outweigh its limited disbenefits and thus the development is considered to be sustainable.

## **6. ANY RELEVANT SITE HISTORY**

- **FUL/MAL/16/00270** - Removal of Condition 3 (Agricultural Occupancy Condition) on approved planning permission FUL/MAL/82/00003 - **Refused 15.06.2016**
- **16/00593/COUPA & APP/X1545/W/16/3157810** - Prior approval of proposed change of use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development - **Refused 07.07.2016 – Appeal allowed 09.01.2017**
- **FUL/MAL/16/01044 & APP/X1545/W/17/3167028** - Removal of condition 3 (agricultural occupancy condition) on approved planning permission FUL/MAL/82/00003 **Refused 04.11.2016 – Appeal allowed (agricultural occupancy condition reworted) 04.09.2017**
- **DET/MAL/17/05021** - Compliance of conditions notification of application allowed on appeal (Prior approval of proposed change of use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development) Condition 1 - Surface water drainage. Condition 2 - Foul drainage - **Conditions Cleared 22.03.2017**
- **FUL/MAL/17/01407** - Removal of condition 1 on approved planning permission FUL/MAL/16/01044 allowed on appeal APP/X1545/W/17/3167028 (Removal of condition 3 (agricultural occupancy condition) on approved planning permission FUL/MAL/82/00003) - **Approved (no conditions) 06.02.2018**
- **FUL/MAL/18/00597** - Replacement dwelling – **Approved 16.07.2018**

## **7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

### **7.1. Representations received from Parish / Town Councils**

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
Stow Maries	No objection	Noted – The application site is not located within the boundary of Stow Maries Parish Council.
Cold Norton	No response has been received	

### **7.2. Statutory Consultees and Other Organisations (*summarised*)**

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
Highway Authority	No objection – given the lawful use of the site the use for which planning permission is sought is acceptable.	Noted

### **7.3. Internal Consultees (*summarised*)**

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Environmental Health	No objection – Subject to conditions about hours of operation, restriction of use, restriction of external storage or operations and details of any ventilation.	Noted
Economic Development	No objection	Noted

### **7.4. Representations received from Interested Parties (*summarised*)**

7.4.1. No representations were received

## **8. PROPOSED CONDITIONS OR REASONS FOR REFUSAL**

### **Conditions:**

- 1 Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), premises shall only be used for purposes falling within Use Class B8 of the Schedule to the Town & Country Planning Use Classes (Amendment) Order 2015 (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order) and for no other purpose.

REASON In order to ensure the appropriate use of the site in the interests of protecting the amenities of adjacent occupiers, the natural environment and the highway safety in accordance with policies S1, S8, D1, D2, N2, T1 and T2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.

- 2 The use of the premises hereby approved shall only operate between 07:30 hours and 18:00 hours Mondays to Fridays, 08:00 hours and 13:00 hours on Saturdays and at no time on Sundays, Bank and Public Holidays.

REASON In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.

- 3 No machinery shall be operated nor shall any process be carried out and no deliveries or collections undertaken at the site other than between 08:00 hours and 17:30 hours on weekdays and between 08:00 hours and 13:00 hours on Saturdays and not at any time on Sundays and Public Holidays.

REASON In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.

- 4 With the exception of a forklift used in association with the deliveries on site, no machinery shall be used outside the buildings.

REASON In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.

- 5 No extraction or ventilation equipment, vents, air conditioning units or similar plant equipment shall be installed or fitted to any external part of the building except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.

REASON In order to ensure the protection of the amenities of adjacent occupiers, the natural environment and the character and appearance of the area in accordance with policies S1, S8, D1, D2 and N2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.

- 6 No external illumination shall be installed or fitted to any part of the site except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.

REASON In order to ensure the protection of the amenities of adjacent occupiers, the natural environment and the character and appearance of the area in accordance with policies S1, S8, D1, D2 and N2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.

- 7 No retail or wholesale sales shall operate from the site.

REASON In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.

- 8 No goods, materials, plant, machinery, skips, containers, packaging or other similar items associated with the use hereby permitted shall be stored or kept outside of the building on site.

REASON In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.

- 9 Within three months from the date of this permission, provision shall be made to the rear of the application site for a parking area for ten (10) vehicles and adequate turning space. The parking spaces shall be marked and retained for parking of vehicles in association with the B8 use hereby approved in perpetuity.

REASON In order to ensure there is sufficient parking on site in accordance with policies T1 and T2 of the adopted Maldon District Replacement Local Plan and guidance contained in the NPPF.