

Please reply to:	Alys Hughes	Planning	
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Our ref.:	17/03579		

Rod Lord
 Old Lodge Farm
 Coningsby Lane
 Fifield
 Maidenhead
 SL6 2PF

9 April 2018

Dear Rod Lord

Town and Country Planning Act 1990 (as amended)

Appn. Date:	29 November 2017	Appn. No.:	17/03579
Type:	Full		
Proposal:	Erection of two agricultural livestock buildings, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding.		
Location:	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead		
Parish/Ward:	Bray Parish/Bray Ward		

You will recall that you made representations on the above application.

I am now writing to thank you for your comments and to let you know that they were taken into account by the Council when considering this application.

The Council also took into account all other relevant factors, including the policies in the Development Plan, and in this case the proposed development was considered acceptable. The application was accordingly permitted on 9 April 2018 subject to the following conditions:

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 No other part of the development shall commence until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained. Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1
- 4 Prior to the commencement of any works or demolition a construction management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority. Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5
- 5 No part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway. Reason: In the interests of highway safety. Relevant Policies - Local Plan T5
- 6 Any gates provided shall open away from the highway and be set back the distance of 13m (as shown on drawing number 17-079-P-SP03) from the nearside edge of the carriageway of the adjoining highway. Reason: To ensure that vehicles can be driven off the highway before the gates are opened; in the interests of highway safety. Relevant Policies - Local Plan T5
- 7 No part of the development hereby permitted shall be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of at least five metres

measured back from the highway boundary. Reason: To avoid spillage of loose material onto the carriageway which could adversely affect conditions of highway safety. Relevant Policies - Local Plan T5

- 8 The development shall be carried out in accordance with the details and method statements contained within the Extended Phase One Habitat Survey of Land North of Coningsby Farm, Fifield produced by Arbicon, dated November 2017.
Reason: To protect habitats and the wildlife and ecological value of the site. Relevant Policy: Local Plan N9.
- 9 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, which may comprise more than one phase of investigation, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority. Thereafter the works shall be carried out entirely in accordance with the approved details. Reason: The site lies within an area of archaeological interest. A programme of archaeological work is therefore required to mitigate the impacts of development and to record any surviving remains so as to advance our understanding of their significance in accordance with Paragraph 141 of the NPPF and local plan policy.
- 10 No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.
- 11 No development shall commence until details of any external lighting (specification of the lights, LUX levels and operational times) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter shall be operational.
Reason: In the interests of the visual amenities of the area, safety and security. Relevant Policies - Local Plan DG1, GB2
- 12 All hardstandings shall be of porous construction, and shall thereafter be maintained as such.
Reason: To reduce the risk of flooding on site and elsewhere, in accordance with Policy F1 of the Local Plan.
- 13 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

A copy of the decision notice and report can be inspected at the Council's Customer Service Centre, Maidenhead Library, St Ives Road, Maidenhead or Windsor Library, Bachelors Acre, Windsor between 9am and 7pm Monday, Tuesday, Thursday and Friday, Wednesday between 10am and 7pm, Saturday between 9am and 5pm and Sunday between 11am and 2pm or on our website at https://www3.rbwm.gov.uk/info/200121/planning/1332/find_a_planning_application

Should you have any queries, please contact me.

Yours sincerely

Alys Hughes

Alys Hughes
Planning Officer