|  |  |  |  |
| --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | |
|  | | | |
| **Application Ref:** | 3/2021/0525 | |  |
| **Date Inspected:** | Numerous including 4/2/2022. | |
| **Officer:** | AD | |
| **CONSIDERATIONS REPORT:** | | | **CONDITION DISCHARGE** |
|  | | | |
| **Development Description:** | | Discharge of Conditions of planning application 3/2014/0183. Condition 10 (Floor, ridge and eaves heights), 29 (Archaeology), 30 (Landscaping), 32 (Refuse), 35 (Site Access), 39 (Construction Management Plan), 41 and 43 (Foul and Surface Water Drainage), 44 (Site Investigation), 47 (Bird Nesting), 48 (Nesting Bird Check), 49 (Trees and Bats), 50 (Otters), 51 (Invasive Species), 52 (GCN Check), 53 (Badgers), 54 (Water Vole), 55 (Landscape Plan), 56 (Landscape Management), 57 (TPO Details) . | |
| **Site Address/Location:** | | **Land at Malt Kiln Brow Chipping PR3 2GP** | |
|  | | | |
|  | | | |
| **CONSULTATIONS:** | |  | |
| **LCC Highways:** | |  | |
| *(29/6/2021)*  Condition 35 site access:  Formation of site access requires a S278 agreement. No work should be commenced at the site access until the agreement is signed. Once technical approval, the details and timing of the construction of the site access can be agreed to allow the discharge of the condition.  Condition 39 construction management plan:  Concerns about material store in parcel 2 (materials being moved between sites along sections of adopted highway which have limited visibility and no separate footways - safety issues reported to LCC).  Parking of operative's vehicles on Fish House Lane and Malt Kiln Brow is restricting the movement of large vehicles and reducing areas for pedestrians to use as refuge whilst large vehicles pass by.  Off-loading of materials from large vehicles on Church Raike - safety concern.    Safety issues arising from existing construction operation - request that the existing arrangements are reviewed and re-submitted before this condition is discharged.  (20/12/2021) Subject to the CTMP being updated as stated in the email (warning signage and banksman), then there is no objection to the discharge of conditions 35 and 39 pursuant to application 2014/0183.  **LCC Archaeology:**  Recommend partial discharge.  The drawing referred to (DWG No 05024\_MP\_00\_105) includes five plots of land, of which one, plot no. 4, has been subject to a geophysical survey, as set out in the report by Sumo Survey. A similar survey has been undertaken for plot 3, the condition for which plot has already been discharged. The present report for plot 4 concludes that, whilst what appears to be remains of agricultural ploughing has been identified, no other significant archaeological remains have been detected nor are suspected to exist.  Happy for the condition, as it relates to plot 4 alone, to be discharged. Would not recommend that the condition is discharged with respect to plots 1, 2, or 5 until an acceptable scheme of archaeological works has been agreed, implemented, and reported upon.  **LLFA:**  No comment because LLFA did not recommend any of the conditions. Consult originator of the condition requests.  **Environment Agency:**  Minimal natural contamination on the site. Condition 44 can be discharged.  **United Utilities:**  Proposed surface water discharging into watercourse. No objection to drainage conditions (41 and 43) being discharged. Recommend LLFA/any other statutory consultee also consulted.  **RVBC Countryside:**  All conditions have been met.  **RVBC Engineers:**  Access reasonable; manoeuvrability – turning heads on the adopted (not shared) highways appropriate; collection/storage provision – main road feeding site to be adopted up to rumble strip (furthest refuse wagon travel) – need for collection point at this location.  (4/1/2022) Reiterate that the refuse vehicle will not be travelling along any section of road that is not to be adopted. | | | |
|  | | | |
|  | | | |
|  | | | |
| **ASSESSMENT OF PROPOSED DISCHARGE OF CONDITION:** | | | |
| The application seeks to discharge Condition 10 (Floor, ridge and eaves heights), 29 (Archaeology), 30 (Landscaping), 32 (Refuse), 35 (Site Access), 39 (Construction Management Plan), 41 and 43 (Foul and Surface Water Drainage), 44 (Site Investigation), 47 (Bird Nesting), 48 (Nesting Bird Check), 49 (Trees and Bats), 50 (Otters), 51 (Invasive Species), 52 (GCN Check), 53 (Badgers), 54 (Water Vole), 55 (Landscape Plan), 56 (Landscape Management), 57 (TPO Details) of planning application 3/2014/0183 as follows: | | | |
| **Condition 10 (Floor, ridge and eaves heights)**  Prior to the commencement of the development details of the proposed finished floor levels, ridge and eaves heights of the buildings hereby approved shall have been submitted to and approved in writing by the local planning authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.  The submitted information refers to considerations made in 3/2019/0132. However, neither file includes details in relation to surrounding property. Email to agent 4/10/2021 “In consideration to the discharge of Consideration 10 of 3/2014/0183, I note the Planning Inspector’s request for details of the existing and finished ground levels, eaves and ridge heights of surrounding property (“*there would be some degree of imposition of these buildings on the undeveloped higher land at the margin of the KMCA. In relation to this individual aspect of the proposal, I consider that the impression of the KMCA wherein the close-knit cluster of buildings within the narrow valley bottom would be disrupted*”, paragraph 20; “*accept that their appearance, design, precise siting could be such that their effects could be minimised*”, paragraph 19; “*in order to ensure that the proposed houses have an acceptable appearance and effect on the surroundings a condition relating to levels is necessary*”, paragraph 38).  Further information (historic building finished floor levels and ridge levels) was received 13/1/2022. However, the requested cross-section drawing has not been submitted. It is of concern that the Plot 1 FFL (ridge height is 9.21m above this) is equivalent to the ridge level of Kirk Mill.  Recommendation: Do not discharge at this stage. Note to applicant.  **Condition 29 (Archaeology)**  No development shall take place on a land parcel (as defined on Dwg No 05024\_MP\_00\_105) until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work for that parcel in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.  Mindful of LCC Archaeology comments:  Recommend Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 30 (Landscaping)**  No development shall take place on a land parcel as defined on Dwg No. 05024\_MP\_00\_105 Site Wide Planning Guide until full details of both hard and soft landscaping works relating to such part or phase have been submitted to and approved by the LPA in writing. For the avoidance of doubt the submitted details shall include:  i) planting details (including species, numbers, planting distances/densities and plant sizes);  ii) within the planting details - express identification of all supplementary and compensatory planting of native trees and  hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);  iii) surfacing including full details of the colour, form and texture of all hard landscaping (ground surfacing materials);  iv) street furniture;  v) signage;  vi) boundary treatments;  vii) a programme for the implementation of the landscaping works including all boundary treatments.  The development shall be implemented in accordance with the approved details.  Information request 4/10/2021 “in consideration to the discharge of Condition 30 (and noting Condition 3 of 3/2019/0132), I would be grateful for receipt of information concerning boundary treatments and a programme for their implementation”. Condition 3 requested full details of the design, height and appearance of all retaining walls, boundary walling, gates and fencing.  However, full details of the design, height and appearance of all retaining walls, boundary walling, gates and fencing has not been received.  The proposed Metal Post and Mesh Fencing and Timber Close Board Fencing boundary treatment is of concern in respect to boundary treatments facing the Kirk Mill Conservation Area. The Chipping Conservation Area Management Guidance identifies:  “Traditionally, most boundaries in the Chipping Conservation Area are defined by stone walls, of varying heights. For new development in Chipping, it is important that local materials and detailing are used and new boundaries following the historic precedent of stone will help development to fit in to its context. Modern alternatives, such as concrete blocks, ranch-style timber fencing, or post-and-rail type fencing are not acceptable. Simple, close-boarded fencing, with timber posts, may be an alternative to stone in certain locations away from the public viewpoint”.  The submitted planting plan (soft landscaping) is that approved by 3/2019/0132 and is acceptable.  The submitted timetable relates to the development as a whole. It does not confirm the timing of landscaping implementation in respect to house construction and occupation.  Recommend Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) and soft landscaping shown on TPM 2630.202.A only.  **Condition 32 (Refuse)**  Prior to the commencement of development of a land parcel (as defined on Dwg No 05024\_MP\_00\_105) plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles for that land parcel, shall be submitted to and approved in writing by the Local Planning Authority. Such provision as is agreed shall be  implemented concurrently with the development and thereafter retained. No part of the development shall be occupied until the agreed provision is completed and made available for use.  The proposed Bin Collection Point adjoins the house nearest the main road and does not adjoin the rumble strip (requested by RVBC Engineers). The agent advises that “We understood that a refuse vehicle would come onto the site hence the turning area being provided”.  Recommendation: Do not discharge at this stage. Note to applicant.  **Condition 35 (Site Access)**  No part of the development hereby approved shall commence until a scheme for the construction of the site access points for that land parcel (as defined on Dwg No 05024\_MP\_00\_105) to all elements of the application and the off-site works, including timings and delivery of highway improvement(s) 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.  Negotiation has led to submission of revised documents (10/11/2021) and LCC Highways comment of 20/12/2021.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only. | | | |
| **Condition 39 (Construction Management Plan)**  Prior to the commencement of any development on a land parcel (as defined on Dwg No 05024\_MP\_00\_105), including demolition, site clearance or preparation works associated with this permission shall commence on any land parcel as identified on Dwg No. 05024\_MP\_00\_105 Site Wide Planning Guide until a Construction Method Statement/Management Plan for that land parcel has been submitted to and approved in writing by the Local Planning Authority. The approved  Statement/Management Plan shall be adhered to throughout the construction period and the submitted details shall indicate details of:  i) The location of parking provision for vehicles of site operatives and visitors  ii) The location for the loading and unloading of plant and materials  iii) The location for the storage of plant and materials used in constructing the development  iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where  appropriate;  v) The location of wheel washing facilities  vi) Measures to control noise and the emission of dust and dirt during construction identifying suitable mitigation measures including measures to prevent pollution of habitats adjacent to development areas  vii) Routes to be used by vehicles carrying plant and materials to and from the site  viii) Details of hours of working including delivery times for construction materials;  ix) Measures to ensure that construction and delivery vehicles do not impede upon access to existing properties  x) Programme and timings of the road-sweeping of the adjacent highways network  xi) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)  xii) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site);  xiii) details of lighting to be used during the construction period which should be directional and screened wherever possible;  xiv) Pollution prevention measures to be adopted throughout the construction process to ensure watercourse sand waterbodies on and adjacent to the works are adequately protected; and  xv) Contact details of the site manager.  Negotiation has led to submission of revised documents (10/11/2021) and LCC Highways comment of 20/12/2021.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 41 and 43 (Foul and Surface Water Drainage)**  Notwithstanding any indication on the approved plans, no development approved by this permission shall commence on a land parcel (as defined on Dwg No 05024\_MP\_00\_105) until a scheme for the disposal of foul and surface waters for the parcel has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt,  surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details (41).  No development shall take place until a surface water drainage scheme for a land parcel (as defined on Dwg No 05024\_MP\_00\_105), based on sustainable drainage principles and an assessment of the hydrological and  hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy for that land parcel should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site  following the corresponding rainfall event. The scheme for that land parcel shall subsequently be implemented in accordance with the approved details before the development is completed (43).  Mindful of United Utilities, LLFA and Environment Agency comment, partial discharge condition 41 and 43.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 44 (Site Investigation)**  No parcel of development (as defined on Dwg No 05024\_MP\_00\_105) approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site  shall each be submitted to and approved in writing by the Local Planning Authority:  i) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from  contamination at the site.  ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.  iii) The results of the site investigation and detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.  iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.  v) Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.  This condition was requested by the Environment Agency (comments 16/4/2014). Mindful of Environment Agency comment 29/6/2021, discharge condition 44 in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 47 (Bird Nesting)**  No development shall take place on a parcel of land (as defined on Dwg No 05024\_MP\_00\_105) until details of the provisions to be made for bird nesting opportunities to be installed within the re-developed buildings and  new buildings on that land parcel have been submitted to and approved in writing by the Local Planning Authority. The details shall include provision of appropriate nesting opportunities for House Sparrow, Song Thrush, Jackdaw and Swift. The development shall be carried out in accordance with the approved details which shall be implemented and be made  available prior to the development hereby approved being brought into use.  Mindful of RVBC comment, discharge condition 47.  **Condition 48 (Nesting Bird Check)**  No tree felling, vegetation clearance works, demolition work, development works, works affecting stone walls or riverside masonry or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected and these have been submitted to and  approved in writing by the Local Planning Authority.  Mindful of RVBC comment, partial discharge condition 48.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 49 (Trees and Bats)**  Prior to commencement of works a further precautionary inspection/assessment of trees to be affected for their suitability to support roosting bats shall be carried out by a suitably qualified person. Should any trees have developed features suitable for roosting bats impacts on these should be avoided were possible. Should impacts be unavoidable then the protocol detailed in table 8.4 (protocol for inspection of trees) of the recognised Bat Conservation Trust guidelines (Bat Surveys: Good Practice Guidelines, 2nd edition, 2012) shall be followed and advice sought from an appropriately qualified ecologist regarding the need for a Natural England licence.  Mindful of RVBC comment, partial discharge condition 49.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only. | | | |
| **Condition 50 (Otters)**  Immediately prior to commencement of works a further precautionary survey of the site and adjacent suitable habitat for evidence of Otter shall be carried out by an appropriately qualified person. If the survey reveals evidence of Otter then advice should be sought regarding the need for a Natural England licence.  Mindful of RVBC comment, partial discharge condition 50.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 51 (Invasive Species)**  No land parcel part of the development (as defined on Dwg No 05024\_MP\_00\_105) shall be commenced until a non-native species removal and disposal method statement for that parcel has been submitted and agreed in writing the Local Planning Authority. The details of which shall include a methodology and timings for the eradication and removal from the site of Himalayan Balsam. The development shall be carried out in strict accordance with the approved details.  Mindful of RVBC comment, partial discharge condition 51.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 52 (GCN Check)**  No development on a parcel of land (as defined on Dwg No 05024\_MP\_00\_105) shall take place until a great crested newt survey has been carried out during the optimum period March/April/May/June inclusive for pond/terrestrial/egg and larvae - July/August for Habitat and larvae - September for Habitat and November/December - for Hibernating newts. The findings of the survey should include details of Habitat Suitability Index [HSI] Assessment, Presence/Absence details, population size and mitigation/translocation details.  Mindful of RVBC comment, partial discharge condition 52.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 53 (Badgers)**  Prior to the commencement of works for a parcel of land (as defined on Dwg No 05024\_MP\_00\_105) there shall be a repeat survey for evidence of badgers on the site and extended to include suitable habitat within 30m of the site boundaries. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to Ribble Valley Borough Council for approval. Any necessary and approved measures for the protection of badgers will be implemented in full within an agreed timetable.  Mindful of RVBC comment, partial discharge condition 53.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 54 (Water Vole)**  If works are to be carried out within 5m of the bank tops of suitable Water Vole habitat, a further precautionary survey for evidence of water voles shall be carried out immediately prior to commencement of works. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority. Any identified necessary and approved measures for the protection of water voles shall thereafter be implemented in full.  Mindful of RVBC comment, partial discharge condition 54.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only.  **Condition 55 (Landscape Plan)**  No site clearance, site preparation or development work shall take place on a land parcel (as defined on Dwg No 05024\_MP\_00\_105) until a fully detailed habitat creation/landscaping plan for that land parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate adequate planting to compensate for losses and will demonstrate maintenance, enhancement, protection and adequate buffering of retained and established habitats. The species mixes for replacement habitat and habitat along site boundaries and the river corridor shall comprise native species/habitats appropriate to the locality only. The approved plan shall be implemented in full.  Condition 3 of 3/2019/0132 requests details of design, height and appearance of all retaining walls, boundary walling, gates and fencing.  The submitted planting plan (soft landscaping) is that approved by 3/2019/0132 and is acceptable.  Recommend Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) and soft landscaping shown on TPM 2630.202.A only.  **Condition 56 (Landscape Management)**  No site clearance, site preparation or development work shall take place on a parcel of land (as defined on Dwg No 05024\_MP\_00\_105) until a Long Term Landscape and Ecological Management Plan for that parcel, to include long term design objectives post completion management responsibilities and maintenance schedules for the Mill Pond and all  landscaped/habitat areas (other than privately-owned domestic gardens) including any areas of public open space such as grasslands, hedges, trees and any sustainable drainage features has been submitted to and approved in writing by the Local Planning Authority. The Long Term Landscape and Ecological Management Plan shall include (but not be  limited to):  i) detailed plans outlining the management and maintenance regimes and responsibilities to be adopted for the mill pond;  ii) monitoring of the establishment of all landscape planting and habitat planting;  iii) aftercare of all landscape planting and habitat enhancement in accordance with conservation and biodiversity objectives;  iv) monitoring and treatment of invasive species;  v) monitoring of condition of and maintenance of footpaths to encourage use and avoid the creation of informal footpaths that may damage other habitats;  vi) monitoring and maintenance of bat and bird boxes;  vii) maintenance of SUDS (where applicable); and  viii) appropriate timings of management works to ensure avoidance of bird nesting seasons etc.  ix) management of the woodland area to be used for "informal foraging" (parcel 5) and other areas to be used as for access/public open space (such as area south east of parcel 1)  x) details of the level of proposed access/usage, measures to control recreation pressures (such as access points, zoning access/no go areas and monitoring visitor numbers)  xi) full assessment of likely impacts, and measures to offset impacts and enhance the areas for biodiversity.  Condition 5 of 3/2019/0132 – timing of landscape plan -equivalent on original conditions?  Condition 6 of 3/2019/0132 also refers and identifies long term as 25 years – details of this?  Condition 8 of 3/2019/0132 relates to lighting details and habitats – xi relevant?  Email to agent 4/10/2021: In consideration to the discharge of Condition 56, the submitted information suggests that Item (i) is “*not applicable to this site as the mill pond is not inside the development footprint*”. However, the mill pond is outside of all 5 land parcels (drawing 05024\_MP\_00\_105). In my understanding Item (i) is applicable because of the Planning Inspector’s identification of scheme enabling development - “*Where I have identified further conflict, in relation to the housing development, I have determined that this can appropriately be judged as acceptable enabling development, required to undertake other aspects of the scheme*”.  Condition 59 additionally relates to the repair of the mill pond and is specific to the commencement of land parcels 1 and 2 (there has been discussion with the applicant in this regard – the mill roof and roofing has been repaired; the modern chair factory buildings have been demolished):  No part of the development hereby approved with respect to land parcels 1 and 2 (as defined on Dwg No 05024\_MP\_00\_105) shall commence until a scheme for the repair, long-term management and maintenance of the mill  pond, including associated works and timings, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and agreed timings/methodology.  LBC application 3/2016/0131 “Rebuild an element of the mill pond wall, which has been dismantled due to rapid deterioration in December 2015, to match the remainder of the mill pond wall. Drain the pond to enable 'puddling' - repair works to the clay base of the pond to stop leaks, to inspect overall structure and de-silt. Removal of all vegetation growth to the south east corner of the pond excluding large mature trees to the pond edge” included the following conditions which have not been discharged:  “Precise specifications of proposed repair works (including structural engineer's method statement and materials) following pond draining and assessment shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.  Reason : The BSCP 'Inspection and Report Kirk Mill Pond and Water Wheel' (12 June 2012) identifies 12 recommendations for structural assessment and repair and in order to safeguard the special architectural and historic interest and setting of listed buildings and the character and appearance of Kirk Mill Conservation Area”.  Precise specifications of any pond draining works which affects historic fabric shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.  Reason: The BSCP 'Inspection and Report Kirk Mill Pond and Water Wheel' (12 June 2012) identifies "draining of the pond which in itself is an issue as, without forming an alternative overflow as discussed above, the only route would be through the wheel pit and via the tail race, none of which are in a condition to accept this flow" and in order to safeguard the special architectural and historic interest and setting of listed buildings and the character and appearance of Kirk Mill Conservation Area.  Site meeting 4 February 2022 identifies that some pond management and maintenance works have been undertaken (permission/consent?) including replacement pond level access gates and a bund to create a dry area adjacent the pond/mill wall interface.  The submitted information for the enabling development site does not form a Long Term Landscape and Ecological Management Plan to include long term design objectives post completion management responsibilities and maintenance schedules for the Mill Pond or detailed plans outlining the management and maintenance regimes and responsibilities to be adopted for the mill pond.  It is not clear how and where refuse collection will be undertaken – impact on ‘desire lines’ (item v)?  The information submitted in respect to items ii, iii, iv, vi, vii, viii, ix, x and xi is acceptable  Recommendation: Do not discharge - await completion of a Long Term Landscape Management Plan. Note to applicant.  **Condition 57 (TPO Details)**  All trees, hedgerows and the brook corridor being retained in or adjacent to the application area will be adequately protected during construction, in accordance with existing guidelines (e.g. BS5837: 2012 Trees in relation to design, demolition and construction- Recommendations) the details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.  Mindful of RVBC comment, partial discharge condition 57.  Recommendation: Partial discharge in respect to the area of land identified as 4 (“Malt Kiln House and Surrounding Land”) on Drawing No 05024\_MP\_00\_105 (“Site Wide Planning Guide”) only. | | | |