

Appendix C: Recommended Conditions and Reasons:

1. The development shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
Site Location Plan
21-010/001 Rev.B
21-010/002
21-010/003 Rev.A
Received by the Local Planning Authority on 26 April 2022
Reason: To ensure a satisfactory form of development in accordance with Policies SS1 and D1 of the Melton Local Plan.
3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Drawing No. 21-010/002 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with policies D1, D2 and IN2 of the Melton Local Plan and the National Planning Policy Framework (2021).
4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres x 43.0 metres eastbound and 2.4 metres x 54.0 metres westbound have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent verge.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with policies D1, D2 and IN2 of the Melton Local Plan and the National Planning Policy Framework (2021).
5. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policies SS1, SS2, D1 and D2 of the Melton Local Plan.

6. The development hereby permitted must not be occupied or first brought into use until a written scheme the hard and soft landscaping of the site (including the location, number, size and species of any new trees/shrubs to be planted, and details of all means of enclosure) has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the scheme must be carried out and completed in accordance with the approved details no later than during the first planting season (October – March) following either the substantial completion of the development hereby permitted or it being brought into use, whichever is sooner.

If, within a period of 5 years of from the date of planting, any tree or shrub planted as part of the approved scheme is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal.

Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.

Reason: To ensure the development creates a visually attractive environment and to safeguard against significant adverse effects on the landscape character of the area having regard to Policies SS1, SS2, EN2, D1, and D2 of the Melton Local Plan.

7. The stables hereby permitted shall be used only for personal recreational use by the owners of the site, and not as a commercial riding school or any other business or commercial use.

Reason: The site is located within the open countryside and the intensification in the use of the site as a result if a commercial activity, is likely to harm the openness of the open countryside and be harmful to highway safety and the amenity of neighbouring occupiers.

8. The development hereby permitted shall only be undertaken in full accordance with the recommendations made in section 5 of the report by Andrew Chick titled 'Preliminary ecological Appraisal of Land East of Eaton, Branston Road, Eaton, Leicestershire NG32 1SD' dated April 2022, received by the Local Planning Authority on 26 April 2022.

Reason: In the interests of ecology and biodiversity and to comply with Policies EN2, D1, and D2 of the Melton Local Plan.

9. Prior to the installation of security lighting/floodlighting details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority, together with a lux plot of the estimated illuminance and details of bat sensitive design. The lighting shall be installed only in accordance with the approved details.
Reason: To protect the amenities of the area and to comply with Policies EN2, D1 and D2 of the Melton Local Plan.