



4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and Article 3 of the Town and Country Planning (Use Classes) Order 1987 (or any order amending, revoking and re-enacting those Orders), the application site shall not be used for any purpose other than as an office falling within use class B1(a) of the Town and Country Planning (Use Classes) Order 1987 with no direct sales element from the site.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of residential amenity and highway safety.

5. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

6. No building shall be occupied until the area shown on the submitted plan as a turning area has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved turning area.

Reason: Development without provision of adequate turning facilities is likely to give rise to hazardous conditions in the public highway.

7. No external lighting/illumination shall be installed on the site until details of any lighting/illumination have been submitted to and approved by the Local Planning Authority.

Reason: To protect the environment of nearby dwellings.

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