**APPEAL A: APP/E2205/W/20/3259450**

**Alternative Condition Wording for 10, 11, 13, 15 and 17, as proposed by the Appellant**

9The following areas and rooms of the building shall only be used as follows:

1. From commencement of use of the new Wye Heritage Centre as a heritage centre, it shall only be used for purposes within Use Class D1(c-g) as a non-residential institution, as a heritage centre and public hall for exhibitions, meetings, archive, education and activities of local community groups and for no other purposes within the Use Class D1 whatsoever.
2. The Lecture Theatre and Old Hall shall only be used by occupants of the development for communal uses ancillary to the main residential C3 use of the site and by prior arrangement with the management company for use as an ancillary hall for occasional meetings and activities of local community groups and for no other purpose whatsoever.
3. The Old Hall, Jacobean Dining Room/Parlour Room, main Jacobean Staircase, cloisters and quads shall only be used by occupants of the development for communal uses ancillary to the main residential C3 use of the site.
4. The Chapel shall only be used for D1(h) uses in connection with public worship and for no other purposes within Use Class D1 whatsoever.

These rooms and areas shall not be used for any other purpose whether or not in the same Use Class of the Schedules of the Town & Country Planning (Use Classes) Order 2005 or any subsequent Order revoking or re-enacting that Order, or whether the alternative uses are permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order.

*Reason: to ensure the availability of communal residential uses and community uses in accordance* *with the application proposals and policies WNP6, WNP11 of the Wye Neighbourhood Plan and* *COM1 of the Ashford Local Plan.*

1. The area marked on plan TT-0001 as the Wye Heritage Centre shall be made available for use as a Heritage Centre prior to the cessation of use of the existing Heritage Centre in the Latin School. The Heritage Centre shall be available for use between the hours of 08:00 and 22:00 hours each day, or such longer period as may be appropriate.

*Reason: to ensure the practical availability of the Wye Heritage Centre as a community asset in accordance with policies WNP6, WNP11 of the Wye Neighbourhood Plan and COM1 of the Ashford Local Plan.*

12. Within 3 months of the date of first occupation of the development, and thereafter for as long as the property is in residential use, public access shall be granted to the following areas of the building for the prescribed periods:

1. Once per calendar month, access of no less than 4 hours, shall be available to the Chapel, Old Hall, Jacobean Staircase, Lecture Theatre, War Memorials, Cloister Quad, Middle Quad, Agricola Quad and West Quad.
2. The Chapel shall be available for a minimum of 4 services a month each of up to 2 hours.
3. An annual heritage open day of up to 6 hours duration providing access to a minimum of each of the areas identified in parts a) and b) of this condition.

Each residential occupier shall be provided with details of how to participate in the annual heritage open days.

*Reason: to ensure that the use of the facilities is available for public access and are used in a manner that does not give rise to unacceptable impacts on residential amenity*

1. No development shall take place, other than internal works and strip out and demolition to slab level, until the applicant, or their agents or successors in title, has secured the implementation of archaeological field evaluation works in accordance with a specification and written timetable which has previously been submitted to and approved in writing by the Local Planning Authority; and following on from the evaluation has secured the implementation of; Any safeguarding measures, identified in the evaluation as necessary, to ensure preservation in situ of important archaeological remains and/or Further archaeological investigation in accordance with a timetable which has previously been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record. Archaeology Protective Fencing*

1. No development shall take place, other than internal works and strip out and demolition to slab level, until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been previously submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that historic building features are properly examined and recorded.*