

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**19 September 2019**

<b>Application No:</b>	SMD/2019/0397	
<b>Location</b>	Land adjacent to Prospect House Farm, Sutherland Road, Longsdon	
<b>Proposal</b>	Erection of single dwelling and detached garage (Re-submission of SMD/2018/0788)	
<b>Applicant</b>	Mr & Mrs Carter	
<b>Agent</b>	Sammons Architectural Ltd	
<b>Parish/ward</b>	Longsdon Parish Council	Horton Ward
<b>If you have a question about this report please contact:</b> James Stannard tel: 01538 395400 ex 4298 james.stannard@highpeak.gov.uk		

**REFERRAL**

1.0 The application has been called in to Planning Committee as the site has been previously been subject to a previous Outline Planning Application (SMD/2018/0231) and subsequent Full Planning Application (SMD/2018/0788) that was determined by the Committee.

**1. SUMMARY OF RECOMMENDATION**

<b>Approve with Conditions</b>
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**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 2.1 The application site comprises an area of agricultural land spanning a length of approximately 35m and a width of approximately 27m, north of Prospect House Farm, and immediately to the west of Sutherland Road, Longsdon. The site is located within the North Staffordshire Green Belt.
- 2.2 The site is bordered to the east by Sutherland Road which runs in a north-south direction. On the opposite side of Sutherland Road facing the site are two detached properties 'Wishwood' and 'The Lodge', which are situated within a cluster of buildings that extend to the north and south.
- 2.3 The northern boundary of the site is shared with the neighbouring bungalow 'Portree', located within a linear pattern of development which extends northwards to Limes Avenue, whilst the southern boundary is shared with Prospect House Farm. To the west of the site is open agricultural land.

- 2.4 The site benefits from outline planning permission for the erection of a single dwelling and garage including matters of access and layout, with all other matters reserved, under SMD/2018/0231, in September 2018.

### **3. DESCRIPTION OF THE PROPOSAL**

- 3.1 The application seeks full planning permission for the erection of a single dwelling with associated ancillary garage.

- 3.2 Following amendments to the proposed siting of the dwelling, in response to neighbouring objections, the plans submitted with the application for consideration are as follows:

- Existing Site Plan (2018-2381-01)
- Floor and Elevation Plans (2018-2381-06)
- Proposed Site Plan (2018-2381-07A)
- Location and Block Plan (2018-2381-08)

- 3.3 The proposed three bedroom dwelling has two storeys, and a rectangular form, spanning a width of approximately 14.5m and a depth of approximately 7.3m. The height of the dwelling reaches approx. 3.6m at eaves level with an approximate overall height of 7.5m. The latest plans show the dwelling to be sited fairly centrally within the plot set some 10m back from the adjacent public highway verge, broadly consistent with the indicative layout which accompanied a previous Outline application which was approved by members.

- 3.4 The latest Site Plan shows that the western boundary to the rear of the garden to benefit from hedgerow planting, whilst to the front of the house, a stone wall with a maximum height of 900mm defines the eastern boundary. Supplementary tree planting is proposed between the northern gable and the neighbouring property 'Portree'.

- 3.5 The ancillary double garage is sited some 3.7m to the south of the side elevation of the main house denoting a front building line consistent with the main dwelling and accessible via a newly created vehicular access and area of hard standing. The garage is shown to have a square form which has both a width and depth of approximately 6m. The garage is shown to incorporate a dual-pitched roof reaching an approximate eaves height of 2.3m and an approximate overall height of 5m.

- 3.6 Both the dwelling and ancillary garage are to be constructed of a traditional red brick ('Birtley Olde English'), with roofs finished in Staffordshire Blue tiles and windows finished in a cream UPVC with arched brick heads above.

- 3.7 The ground floor of the proposed dwelling comprises a large open plan kitchen, dining and living area; a Snug; Hallway with entrance door and canopy above; Play Room; and Utility/WC. The second floor contains a Master Bedroom with en-suite bathroom; two further bedrooms; a shared bathroom and a study.

#### **4. RELEVANT PLANNING HISTORY**

4.1 The site has formed part of the following previous planning applications:

SMD/2018/0231 Outline permission for erection of a single dwelling and garage including access and layout, with all other matters reserved (Approved 03/09/18)

SMD/2018/0788 Erection of single dwelling and detached garage (Refused 31<sup>st</sup> May 2019)

#### **5. PLANNING POLICIES RELEVANT TO THE DECISION**

5.1 The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).
- Core Strategy Development Plan Document (adopted March 2014)

5.2 The Staffordshire Moorlands Emerging Local Plan (Submission Version February 2018) has now been through an Examination by an Independent Planning Inspector and as such planning policies within it can be given appropriate weight, in line with paragraph 48 of the NPPF.

##### **Staffordshire Moorlands Local Plan (1998)**

5.3 Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process.

##### **Adopted Staffordshire Moorlands Core Strategy DPD (26<sup>th</sup> March 2014)**

5.4 The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS6 Rural Areas
- SS6c Other Rural Areas Strategy
- H1 New Housing Development
- DC1 Design Considerations
- DC3 Landscape Character
- R2 Rural Housing
- NE1 Biodiversity
- T1 Development and Sustainable Transport

##### **Emerging Local Plan Submission Version (2018)**

5.5 The following Emerging Local Plan Policies are relevant to this application:-

- SS1 Development Principles

- SS1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS9 Smaller Villages Area Strategy
- SD1 Sustainable Use of Resources
- H1 New Housing Development
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport

### **Revised National Planning Policy NPPF (2019)**

5.6 The following parts of the National Planning Policy Framework are relevant to this application:-

- |  |            |
|--|------------|
| ▪ Achieving Sustainable Development                | Chapter 2  |
| ▪ Delivering a wide choice of high quality homes   | Chapter 5  |
| ▪ Achieving Well Designed Places                   | Chapter 12 |
| ▪ Protecting Green Belt Land                       | Chapter 13 |
| ▪ Conserving and enhancing the natural environment | Chapter 15 |

### **6. CONSULTATIONS CARRIED OUT**

Press Notice expiry date:

N/A

Site Notice expiry date:

22<sup>nd</sup> August 2019

Local residents have been notified by letter.

5 x letters of objection have been received from members of the public. Material planning grounds for these objections are summarised below:

- Green Belt
- Design (Scale too large)
- Existing drainage network and wayleaves
- Impacts on Wildlife and Habitat
- Residential Amenity
- Highway Safety and Traffic Generation

### **Longsdon Parish Council**

No comments received at time of writing

### **SMDC Waste**

No Objections

## **Civcance (Building Control)**

In principle I have no objection to the Proposed Alterations to the Existing Drainage serving the Property called Portree, insofar as The Building Regulations are concerned.

Furthermore, I would have no objection to this private drain serving the one property being Built Over, providing the drain is either replaced or surrounded in concrete with adequate rodding access being provided, together with the foundations being constructed so not to impose loading on the drain from the Proposed Dwelling, which will be dealt with during the Site Inspections undertaken as part of the Building Regulation process.

With regard to the drain from Wishwood, this drain from memory is plastic and only serves the effluent drainage from the existing septic tank which is positioned within the curtilage to Wishwood on the other side of the road, which connects to the foul drain lower down than the siting of the proposed dwelling, which results in this drain not being affected by the proposal.

Any issues with regard to Drainage Rights and land Ownership are private issues not covered by the Requirements of The Building Regulations.

## **SCC Highways**

No Objections subject to conditions

### **7. OFFICER COMMENT AND PLANNING BALANCE**

#### **Key Issues**

- Principle of Development & Green Belt
- Design & Landscape Character
- Ecology
- Amenity
- Highway Safety & Parking Provision
- Other Matters

#### **Principle of Development & Green Belt**

- 7.1 The site is situated outside of the development boundary in the open countryside and within the North Staffordshire Green Belt. Longsdon is defined as a Smaller Village within the settlement hierarchy under policy SS6b of the Core Strategy, however there is currently no defined development boundary and as such the application is subject to policies SS6, SS6c, H1 and R2 of the Staffs Moorlands Core Strategy and restrictive policies relating to the protection of the Green Belt contained within Chapter 13 of the NPPF.
- 7.2 Policy SS6 and SS6c are strategic policies which relate to proposed development in the rural areas outside of the defined development boundary which seeks to restrict new housing development to that which is essential to

local needs, in accordance with policy R2. Policy R2 sets out the types of housing development that would be supported in rural areas outside of the development boundary. A new dwelling in this location is only supported under policy R2 where it meets an essential local need, such as accommodation for agricultural workers. Under the relevant local development plan policies, this principle of a proposed dwelling in this rural location would not be supported.

- 7.3 However, at present, the Council cannot demonstrate a deliverable 5 year supply of housing land and therefore the above policies are considered to be out-of-date in the context of the presumption in favour of sustainable development – as set out at paragraph 11 of the NPPF.
- 7.4 The site is located within the Green Belt. As such, the application is subject to restrictive NPPF policies relating to the protection of the Green Belt.
- 7.5 Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 of the NPPF goes on to list the types of development which are exceptions to inappropriate development (and are therefore acceptable in principle).
- 7.6 One such exception under the fifth bullet point is “limited infilling in villages”. Therefore to establish whether this proposal is acceptable in principle, an assessment needs to be made firstly as to whether this site is situated within a village, and secondly whether the site constitutes an ‘infill’ plot.
- 7.7 Longsdon village is predominately centred on a linear form of development along both sides of Sutherland Road, leading southwards from Limes Avenue to Prospect House Farm, where the pattern of development continues southwards adjacent to Sutherland Road on its eastern side. As such, it is logical and reasonable to conclude that the application site lies within the fabric of the village of Longsdon.
- 7.8 With regards to whether the site comprises an ‘infill’ plot, there is no definition within the Core Strategy or indeed the NPPF with regards to what constitutes ‘limited infill’ development and therefore each site has to be assessed on a case by case basis. However a useful starting point, and a commonly used definition of ‘infill’ is “*small scale development that fills a gap in an otherwise largely built up frontage*”
- 7.9 The proposal is for a single dwelling and can therefore be judged to represent limited and small scale development. The site is surrounded on three sides by residential development. Prospect House Farm lies to the south, to the north is ‘Portree’ and beyond a row of dwellings which lead up to the junction with Limes Avenue, and to the east on the opposite side of Sutherland Road are two dwellings which are situated within a pattern of linear development. The proposal is therefore considered to fill a gap within a largely built up frontage.

- 7.10 The gap between the curtilage boundaries of Prospect House Farm to the south and 'Portree' to the north is approximately 40m. When comparing the size of this gap to a site on land adjacent to 'High View' on the opposite side of Sutherland Road, which within the report under SMD/2017/0126 was considered to represent 'infill' development with a gap of 88m between two properties, this proposal can be judged as the filling in of a small gap.
- 7.11 Furthermore, it should also be noted that the previous application on this site (SMD/2018/0231) remains an extant permission and could be implemented following approval of reserved matters. That permission has established the principle of development on the site and represents a legitimate fall back position.
- 7.12 In light of the above, it is concluded that this application site represents limited infill within a village, consistent with the conclusion reached for the previous outline application for a single dwelling on this site - and therefore accords with national Green Belt policy. The application therefore comprises a sustainable form of development within the Green Belt and is acceptable in principle subject to all other relevant material considerations.

### **Design & Landscape Character**

- 7.13 Policies SS1 and DC1 of the Core Strategy set out the design principles and considerations for all new development proposals in the District. Development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. Emerging Local Plan policy is consistent with these adopted policies. Paragraph 127 of the NPPF highlights the importance of good design and that it forms a key part of achieving sustainable development.
- 7.14 Policy DC3 of the Core Strategy relates to Landscape Character and states that development will be supported which respects and enhances local landscape character and which reinforces and enhances the setting of settlements.
- 7.15 Sutherland Road is characterised by sporadic linear development. To the west of the road, and to the north of the site, stand a row of houses which vary in size, scale and height with no consistent front building line.
- 7.16 When considering the previous application (SMD/2018/0788) members raised concerns relating to the impact on the character and appearance of the street scene as a result of the dwelling being sited on the edge of the carriageway, forward of the principal elevation of the neighbouring property Portree.
- 7.17 To address this point, the revised Site Plan (amended following an objection raised by the neighbouring property) shows the dwelling to be sited centrally within the plot, some 10m behind the carriageway edge, and a front building line broadly consistent with its neighbour.

- 7.18 By siting the dwelling further to the south, there is a stronger visual relationship between the dwelling and ancillary garage, which are now separated by a distance of only 3.7m. The revised plan is considered to represent an improvement with regards to the relationship between the dwelling and garage, and also improves its relationship with neighbouring properties, and is now firmly in keeping with the character and appearance of Sutherland Road.
- 7.19 Objections received by members of the public relating to this application and the previous application refer to the scale and size of the proposed dwelling being too large and far greater than that which was previously considered. The previous Outline application (SMD/2018/0231) considered matters of Access and Layout, with all other matters reserved. The latest plans submitted for the proposed dwelling comprise a footprint which is largely consistent with that which was previously approved and is consistent with a number of properties which front Sutherland Road; most notably 'Prospect House Farmhouse' to the south and 'Wishwood' to the east, and is considered to be appropriate for its context.
- 7.20 Whilst the scale and height of the dwelling would be larger than its neighbour 'Portree' to the north, there is a wide variety of dwellings along Sutherland Road both in scale and architectural style. As such, it is considered that the scale and height of this dwelling would be appropriate for its large plot and would not be at odds with the varied character and appearance of the street scene.
- 7.21 The plans submitted with this application have incorporated the minor changes that were requested during the previous application, specifically with regards to the choice of a lighter red brick to be used in the construction of the dwelling and the ancillary garage. The appearance of the proposed dwelling is therefore considered to be acceptable.
- 7.22 In light of the above analysis, it is considered that the proposal is of an appropriate scale, height, layout, massing and visual appearance which would not result in any adverse harm to the character and appearance of the street scene or the wider rural landscape, in accordance with Policies SS1 and DC1 of the Core Strategy, and paragraph 127 of the NPPF.

## **Ecology**

- 7.22 Policy NE1 of the Core Strategy seeks to protect the ecological assets within the District, in line with relevant policies within Chapter 11 of the NPPF. The Emerging Local Plan policies are consistent with this adopted policy.
- 7.23 The site is not constrained by any statutory ecological designation. The application has been accompanied by an Ecological Appraisal prepared by Eyebright Ecology in April 2018.
- 7.24 The SMDC Ecologist commented on the previous application in relation to this Appraisal and had no objections subject to suitable conditions being attached

to the Decision Notice. As such, it is considered that subject to appropriate conditions as per the previous application, the proposed dwelling would not result in any significant adverse harm to any ecological species of habitats in accordance with policy NE1 of the Core Strategy and relevant policies within Chapter 15 of the NPPF.

## **Amenity**

- 7.25 Policy DC1 of the Core Strategy requires all new developments to protect the amenity of the area, including residential amenity. Aspects of residential amenity include satisfactory daylight, sunlight, outlook, and privacy. The council's 'Space About Dwellings' SPD provides further guidance with regards to required distances between habitable windows and minimum amenity space standards. Paragraph 127 of the NPPF requires a high standard of amenity to be achieved for all current and future occupiers of land and buildings.
- 7.26 The neighbouring properties that have the potential to be adversely affected by the proposed development are 'Portree', a bungalow which stands to the north, and 'Wishwood', which stands to the east on the adjacent side of the public highway.
- 7.27 Objections have been received from the occupiers of 'Portree' the neighbouring property to the north - in relation to the impacts of the proposed dwelling on aspects of neighbouring residential amenity relating to Loss of sunlight; noise; overbearing impacts and a loss of privacy.
- 7.28 The objection from the occupiers of 'Portree' highlight that their southern elevation which faces the proposal contains a number of habitable windows which, in reference to the original plans submitted, would be sited some 8m from the side gable of the proposed two storey dwelling, thus resulting in an unacceptable loss of privacy; loss of sunlight; and an overbearing impact, and failing to meet the required distances contained in the 'Space about Dwellings' SPD.
- 7.29 Following the above objection, the applicant has re-sited the dwelling to a more central location within the plot, which now achieves a separation distance of 14m between the side gable of the proposed dwelling and the southern elevation of 'Portree'. This re-siting of the dwelling now achieves the required separation distance between habitable windows and a flank wall, and at this distance, is considered to address any issues relating to overbearing impacts, loss of privacy and loss of sunlight. It also reflects the layout which was approved as part of the previous outline permission.
- 7.30 The previous application attracted an objection from the occupiers of the neighbouring property 'Wishwood' which stands on the opposite side of Sutherland Road to the east. The objection related to unacceptable separation distances between the windows between existing and proposed front elevations as a result of the proposed dwelling being sited further forward towards the carriageway. No objections have been received from this

property for this application which specifically relate to the impacts upon residential amenity.

- 7.31 The revised siting of the proposed dwelling to a more central location in line with the indicative site layout which supported the Outline application approved by members means that there is now a separation distance of some 23m, to 'Wishwood' which accords with the guidelines set out within the 'Space about Dwellings' SPD.
- 7.32 In summary, an assessment of the application in its revised form has led to the conclusion that the proposal would not result in any adverse harm to neighbouring residential amenity, in line with Policy DC1 of the Core Strategy, relevant supplementary guidance, and paragraph 127 of the NPPF.

### **Highway Safety & Parking Provision**

- 7.33 Policy T1 of the Core Strategy requires all new development to be located where it can be satisfactorily accommodated within the existing highway network.
- 7.34 Paragraph 108 of the NPPF requires safe and suitable access to all developments, whilst Paragraph 108 of the NPPF states that development should include a safe and suitable access. Paragraph 109 of the NPPF states that applications should only be refused on highway safety grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.35 The latest Proposed Site Plan shows that the site can be directly accessed to Sutherland Road, currently bordered by a low dry stone wall. Sutherland Road is straight with good visibility in both directions. The Highways Authority have no objections to the proposed development subject to appropriate conditions.
- 7.36 Staffordshire Moorlands does not currently have any adopted parking standards. The Emerging Local Plan It is clear from the proposed plans that sufficient off street parking provision and turning areas can be provided within the site for the proposed dwelling.
- 7.37 Objections have been received from members of the public on the grounds that the proposal would have an unacceptable impact on the local highway network as a result of increased traffic volume on an already congested road. The proposal would include a satisfactory level of off street parking which would prevent any issues relating to on-street parking. The trip generation associated with one dwelling will be low, and in light of highway comments will not result in any adverse harm to the local highway network or highway safety.
- 7.38 Based on the above, it is considered that subject to appropriate conditions, the proposed development would not result in any adverse harm with regards to highway safety, in line with policy T1 of the Core Strategy and paragraphs 108 and 109 of the NPPF.

## **Other Matters**

### Drainage

- 7.39 The application site contains an extensive drainage network which various have wayleaves and conveyance associated with it owned and maintained by neighbouring properties. This issue was raised and discussed at length during the consideration and deliberation of both the previous applications.
- 7.40 Whilst the above is a civil matter and not a material planning consideration, this application has been subject to a deep level of scrutiny with regards to how the proposal will interact and connect to the existing drainage network and what impacts it will have on its accessibility and use for neighbours.
- 7.41 The Staffs Moorlands external Building Control service Civicance have commented on the submitted drainage scheme shown on the Proposed Site Plan and have not raised any technical objections with regards to its implementation. This has no bearing on the outstanding legal issues which are the subject of objections from neighbouring properties with regards to access rights.
- 7.42 In planning terms, there are no grounds to refuse this application in connection with drainage, as it has been confirmed that the proposed strategy can be implemented. Suitable conditions can ensure that this issue is controlled through the planning process.

### **Planning Balance/Conclusion**

- 7.43 Policy S1a of the Core Strategy reflects the presumption in favour of sustainable development set out at paragraph 11 of the NPPF. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.44 The application proposes a single three bedroom detached property with ancillary garage on a site which lies outside of the development boundary in the Green Belt. The application would see minimal public benefits with regards to contributing to the housing delivery for the District.
- 7.45 The Council cannot demonstrate a 5 year housing land supply, policies for the supply of housing are out of date and therefore the application must be determined in line with the presumption in favour of sustainable development.
- 7.46 As the site lies within the Green Belt, the application is subject to restrictive policies set out within Chapter 13 of the NPPF. An assessment of the application has reached a similar conclusion to the previous Outline

application granted under SMD/2018/0231 and Full Application considered under SMD/2018/0788, in that the site comprises “limited infill in a village” and therefore meets the exception set out within paragraph 145 of the NPPF. The application therefore represents a sustainable form of development in the Green Belt and is acceptable in principle.

- 7.47 Following discussions with the applicant’s agent, a revised Proposed Site Plan has been submitted which re-sites the proposed dwelling further away from the neighbouring property ‘Portree’ and thus addresses the objections received from the occupiers of this property with regards to potential harm to their residential amenity.
- 7.48 The proposals are considered to be of an acceptable layout, scale, height, massing and visual appearance that would sit well within the street scene and preserve the character and appearance of the wider rural landscape, and do not result in any adverse harm to the residential amenity of neighbouring properties, in line with Policies SS1, DC1 and DC3 of the Core Strategy and relevant paragraphs of the NPPF.
- 7.49 The application has been found to be acceptable in terms of its impacts on ecological assets in line with Policy NE1 of the Core Strategy and highway safety, in line with Policy T1 of the Core Strategy.
- 7.50 As such, following a thorough assessment of the proposal, it is considered that based on the latest revised plans, there are no significant or demonstrable adverse impacts that outweigh the modest benefits of the proposal, and therefore in line with Policy SS1a of the Core Strategy and paragraph 11 of the NPPF, the application is recommended for approval, subject to appropriate conditions.

**RECOMMENDATION: Approve with Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission
2. The development shall be carried out in accordance with the approved plans 2018-2381-08A Location Plan and Block Plan; 2018-2381-07A Proposed Site Plan; 2018-2381-06 Floor Plans and Elevations Plan, unless otherwise agreed in writing by the Local Planning Authority.
3. Prior to commencement of development samples of all facing and hard surfacing materials will be submitted to and agreed in writing by the Local Planning Authority. Development to be carried out in accordance with approved details
4. Prior to commencement of development, an Ecological Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following details:
  - a) Removal of walls by hand and careful removal of vegetation to avoid potential impacts on great crested newts. If great crested newts are

located work should stop and Natural England must be contacted for advice. A license may be required from Natural England to enable work to continue.

- b) To avoid impacts on badgers trenches or other excavations left open for more than 12 hours should be provided with an escape ramp (simply a plank of wood with no step at the base, reaching up to ground level or slightly above) for any wildlife to be able to escape.
  - c) Works shall be timed outside the bird nesting season between 1st March and 31st August inclusive. If this is not possible before works are undertaken a check for breeding birds shall be carried out by a suitably qualified ecological consultant. If nesting birds are located work shall cease until nesting is completed and fledged young have departed the site.
  - d) A detailed landscaping plan including vegetation removal and a planting scheme. Landscaping shall advocate the use of native species that will have positive biodiversity benefits.
  - e) 32m of native hedge planting along the eastern boundary of the development. Hedge plants should be 40-60cm transplants of locally common native species and of British provenance (preferably local) and should comply to British Standard 3936. Hedgerows should be planted with 6 plants per metres in two staggered rows, about 25cm apart with plants at approximately 45cm in each row. Hedgerow plants should be protected with a hedge guard and secured by a cane or stake. Full details including methods of establishment, remedial replacements, weed control, plus long-term aftercare, should be provided
  - f) Provision of new bat roosting provision of bat roosting opportunities in the new buildings. Full details and the proposed locations shall be provided.
  - g) The biodiversity value of the development shall be enhanced by the provision of features for use by nesting house sparrows (Red listed RSPB species of conservation concern).
  - h) The design and location of lighting shall not impact on foraging or commuting bats and minimise disturbance to other wildlife.
5. Prior to the commencement of development, a Construction and Environmental Method Statement shall be submitted to and agreed in writing with the Local Planning Authority. The Statement shall include the following details:
- i. the hours of work shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 – 18:00hrs Monday – Friday and 08:00-13:00hrs on Saturdays, nor at any time on Sundays and Bank Holidays

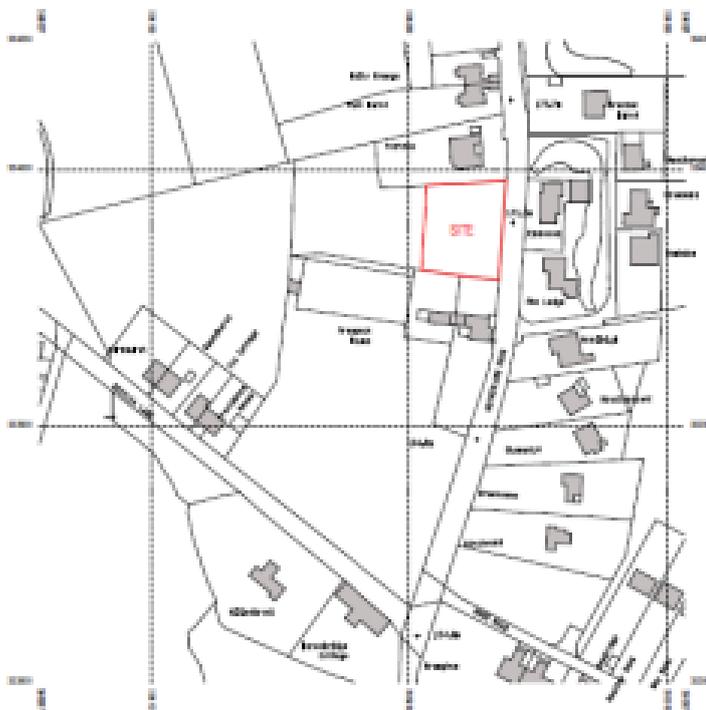
- ii. the responsible person (e.g. Site Manager) who could be contacted in the event of a complaint
- iii. a scheme to minimise dust emissions arising from the construction activities on site.
- iv. any waste material associated with the demolition or construction shall not be burnt on site and shall be kept securely for removal to prevent escape into the environment
- v. a scheme for recycling/disposal of waste resulting from the construction works;
- vi. the parking of vehicles of site operatives and visitors

All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

- 6. The access shall be un gated for the lifetime of the development in accordance with the approved Site Plan (Ref: 2018-2831-07 Rev A)
- 7. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed
- 8. No development shall commence until details of the 2.4m x 31m visibility splay to the north have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use
- 9. No objects shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 900mm in height above the adjacent carriageway level on the frontage of the development between the proposed access and the southern boundary.
- 10. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge.
- 11. The development hereby approved shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the lifetime of the development.

12. The ground floor window serving the W.C and first floor windows the ground floor WC; the en-suite bathroom in the side elevation of the first floor; and the rear Bathroom shall be obscure glazed.
  13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development as specified in Schedule 2, Part 1, Classes B,C and E shall be carried out within the site without express planning permission first obtained from the Local Planning Authority.
- B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.**

**Site Plan:**



**LOCATION PLAN**

