

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

16 January 2020

Application No:	SMD/2019/0414	
Location	Gorseysdale, Cheddleton Heath Road, Leek	
Proposal	Application for approval of reserved matters following outline application SMD/2017/0494	
Applicant	Mr and Mrs Carding	
Agent	Mr Robert McGuinness, RLM Associates	
Parish/ward	Leek South	Date registered 09/08/2017
If you have a question about this report please contact: Mark Ollerenshaw tel: 01538 395400 ext 4921 or mark.ollerenshaw@staffsmoorlands.gov.uk		

REFERRAL

This application is referred to the Committee because the previous outline application was determined by committee.

1. SUMMARY OF RECOMMENDATION

APPROVE, subject to conditions.
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2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site comprises an irregular shaped parcel of land which extends to some 0.39 hectares. The land is to the rear (south) of Gorseysdale, a detached bungalow on the south side of Cheddleton Heath Road. The site is greenfield land and land levels fall away from the existing dwelling in a north-south direction before levelling out and rising again. The site is within the Open Countryside for the purposes of the Development Plan.

3. DESCRIPTION OF THE PROPOSAL

3.1 This application seeks approval of reserved matters following the outline consent SMD/2017/0494. Approval is sought for matters of Appearance, Landscaping, Layout and Scale with Access having been approved at the outline stage. The application details 2 detached properties with (as revised) 2 detached garages, together with access, off road parking and garden areas.

3.4 The application, the details attached to it, including the plans, comments made by residents and the responses of consultees can be found on the Council's website at:-

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=130066>

4. RELEVANT PLANNING HISTORY

SMD/2017/0494 – Outline planning application for the erection of two detached dwellings – Approved 16/02/2018.

SMD/2016/0479 – Demolition of existing flat roofed, single storey rear extension, removal of existing flat roof and replacement with two hipped roofs, construction of two hipped single storey extension and enlargement of existing window – Approved 06/10/2017.

SMD/1989/0271 – Site for one dwellinghouse – Refused 22/09/1989.

SMD/1989/0775 – Details of 1 dwellinghouse – Refused 12/02/1990.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The development plan comprises the adopted Staffordshire Moorlands Core Strategy Development Plan Document (26th March 2014) and supporting evidence documents.

Core Strategy Development Plan (Adopted 26th March 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Area Strategy
H1 New Housing Development
H2 Affordable and Local Needs Housing
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing
NE1 Biodiversity

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Churnet Valley Masterplan (2014)

Core Strategy Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

National Planning Policy Framework (NPPF)

Paragraphs 1 – 14
Section 4 Decision making
Section 5 Delivering a sufficient supply of homes
Section 12 Achieving well designed places

Section 15 Conserving and enhancing the natural environment

Local Plan Submission Version (February 2018)

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS8 Larger Villages Area Strategy
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- H1 New Housing Development
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport

5.2 Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was “sound”. Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications was agreed by the Council and the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has deemed necessary to make the Local Plan sound. Following the consultation, the Inspector concluded that further hearing sessions were necessary to consider; proposals for safeguarded land at Gillow Heath in Biddulph, housing land supply, Local Green Spaces in Cheddleton (Ox Pasture), Biddulph (Dorset Drive and implications for the emerging neighbourhood plan) and Blythe Bridge. They will be held on 4th and 5th February. The Inspector will outline the timetable for next steps in the process at the close of the hearings.

In this context, the Council’s position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the main modifications have been subject to consultation
- The extent to which there are unresolved objections to relevant policies this varies depending on the policy in question – the Inspector wishes to

explore outstanding objections on a limited number of issues at the February hearing sessions further before drawing conclusions.

- The degree of consistency of the relevant policies in the emerging plan to this Framework – policies have been modified to address soundness issues identified by the Inspector to date. It is the Council’s view that the policies (as modified) are consistent with national policy. The Inspector has yet to draw final conclusions, particularly on the matters subject to further hearing sessions.

Given the above, the majority of policies (as modified) can be given substantial weight. However, policies that are subject to the February hearing sessions can only be given moderate weight as they are subject to outstanding objections and scrutiny.

6. CONSULTATIONS CARRIED OUT

Neighbour letters	Expiry date for comments in relation to revised plans: 12/11/2019
Site Notice Posted	Expiry date for comments: 16/08/2019
Press Notice	N/A

6.1 Letters/emails of objection have been received from the occupiers of 5 neighbouring properties. The grounds of objection can be summarised as follows:-

- Loss of privacy to immediate neighbours and contravention of neighbour’s right to quiet enjoyment of garden amenities and property.
- Insufficient separation from adjacent properties.
- Proposal is overbearing and dominating.
- Lack of indicative elevations hampers the neighbours’ attempts to understand the scale/height of development.
- The application is a complete departure from the outline application and the applicant should be asked to re-apply for outline permission.
- The two houses are positioned at a totally different angle with greater invasion of privacy.
- The properties are different in scale and appear to be large / disproportionate to properties in immediate vicinity / overdevelopment of the site.
- Incursion into green open space beyond the southern curtilage of the existing properties which may set a precedent for further development of open countryside.
- The late inclusion of garage facilities and significant retaining wall results in an even more overbearing and unneighbourly development.
- The properties are raised significantly.
- It is unfortunate that this development exists because of the secondary building line created by the granting of the original plans.
- Negative impact on openness of countryside.
- Proposals will impede the views over the Churnet Valley.
- Proposals will negatively impact on character of the neighbourhood.

- ‘Concentration’ resulting from the revised layout results in an over development of the site.
- Lack of detail as to levels, excavation and landfilling – Condition 5 is not satisfied. It cannot be established where the base of the houses is to start to establish the finished height of the buildings.
- Lack of information on drainage, provision of utilities, disposal of sewage and waste water.
- Further details on screening of parking areas and delineation of turning circle arrangements are needed.
- Lack of detail on biodiversity enhancements.
- Insufficient detail to deal with the conditions of the outline approval.
- Investigation into asbestos should be carried out before excavation of the land.
- No attempt has been made by the applicant/agent to consult with the occupants of affected properties.
- Who is going to be responsible for keeping the highway clean and safe during construction? In addition, mud and other debris from the site will lead to blocked gullies and drains with consequent flooding.
- Condition required to require regular road sweeping by the developer (and should be at the developer’s expense).
- Parking of vehicles on the highway should be prohibited as the road is extremely narrow.
- The application should be dealt with before the Planning Committee.
- An extension to the consultation period should be given to allow sufficient time for consideration of the revised plans.

Leek Town Council

6.2 Recommend approval, not unneighbourly.

SCC Highways Authority

6.3 No objections subject to condition requiring provision of parking and manoeuvring areas for the existing and proposed dwellings in accordance with the amended plan, and informative note concerning S184 approval.

Environmental Health

6.4 No further comments on this reserved matters as comments have already been provided on the outline application.

Arboricultural Officer

6.5 No comments received.

Staffordshire Wildlife Trust

6.6 Original comments (as summarised)

There is currently insufficient information to determine how the full ecological impact of the proposals can be mitigated to achieve no net loss of biodiversity, or that required habitat and species specific avoidance, mitigation and enhancements will be provided.

Strongly advised that the Ecological Development Scheme required to discharge condition 8 and the badger mitigation scheme required to discharge condition 10 of Outline consent SMD/2017/0494 are developed at this stage. The landscape, scale and layout proposals need to show how the mitigation for on-site habitat loss and species avoidance, mitigation and enhancement measures are to be incorporated.

The minimum information required to accompany this application includes:

- (1) Landscaping and habitat provision
- (2) Details of mitigations for bats including bat boxes
- (3) Mitigation for birds, including provision of bird boxes
- (4) Detailed plans covering avoidance, mitigations and enhancements for badgers
- (5) Up-to-date reptile surveys

Conditions to apply to any approval:

- Landscaping details to mitigate habitat loss and provide biodiversity enhancement
- Mitigations and protection method statements covering Bird, Bat, Mammal and reptiles
- Sensitive lighting mitigations for bats and to limit light spill onto adjacent habitats for reptiles

Revised comments

Following receipt of an Ecological Design Strategy, SWT have no objection with a condition to implement the EDS as submitted and that any changes would require prior approval.

Severn Trent Water

6.7 If there are any drainage proposals available, please can these be forwarded.

Waste Collection Services

6.8 AES waste collection service has no issue with this planning application but the residents will need to bring their bins down to the highway to be emptied.

SCC Minerals and Waste Planning Authority

6.9 No comments.

7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE

Principle of Development

7.1 Within the context of CS policies the proposal has already been accepted in principle with the approval of the outline application SMD/2017/0494. Therefore concerns about the principle of 2 dwellings on the site and any associated traffic & access issues have already been addressed at the outline stage and this application does not represent an opportunity to reconsider those issues.

Design/impact on the street-scene/character and appearance of the area

7.2 CS Policy SS6c 'Other Rural Areas Area Strategy' seeks to 'Enhance and conserve the quality of the countryside by: Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape...'. CS Policy H1 'New Housing Development' states 'all development will be assessed according to the extent to which it provides for high quality, sustainable housing ... and the strategy for the area having regard to the location of the development, the characteristics of the site ... All housing should be the most appropriate density compatible with the site and its location, with the character of the surrounding area ...'. CS policy DC1 sets out design criteria relating to new development to reinforce local distinctiveness and positively contribute to the area. CS policy DC3 sets out measures to protect and enhance the local landscape and setting of settlements.

7.3 As part of the consideration of the approved outline application it was stated that: "The application site is currently free from any built development and the erection of two dwellings on the site would change the character of the open and undeveloped area. The site lies immediately adjacent to the curtilage of Gorseysdale and is seen largely within the context of that property and neighbouring development. This side of Cheddleton Heath Road is characterised by large detached dwellings within spacious plots and generally long rear gardens. Therefore, whilst the proposals would extend into the field, such encroachment would not be significant given that the gardens of the neighbouring properties are deeper than the rear garden of Gorseysdale. The site is well related to the existing settlement of Cheddleton Heath and will benefit from tree screening to the east and west of the site".

7.4 This application for reserved matters seeks approval of layout, scale and appearance and landscaping. The proposed layout basically consists of 2 No. detached dwellings with garages, parking and gardens. Revised plans were submitted during the course of the application which reduce the ridge heights of the properties and provide each property with a detached garage. Further cross sections were also provided.

7.5 Condition 5 of the outline consent requires details of existing and proposed ground levels to be provided with the reserved matters application. A key concern at outline stage was the requirement to minimise the extent of cut and fill required. This is because the site is undulating. The submitted plans indicate some changes to levels on the site to accommodate the development, as detailed on the site section drawings. The neighbouring objector's have raised a number of concerns including the lack of details of levels and finished building heights. However, the applicant has provided detailed cross sections and topographical survey using Ordnance Survey datum levels which show the changes to site levels and finished building heights. As stated by the neighbours, it is correct to say that the layout of the proposed development is a departure from the outline consent. However, the layout of the development provided with the outline application was indicative only and layout was reserved for future consideration.

7.6 In relation to levels, the outline application gave details of all or most of the bank within the south eastern corner of the site being removed to provide a relatively flat site for Plot 1 to sit on. The current scheme seeks to remove some of the side of the bank, so as to set the building within the bank, therefore screening most of this property with the exception of its roof, from views from the south. Two detached garages were included within the application as part of the revised plans. These would be situated on the southern site boundary and partially screened by the bank and new planting along the southern boundary. Gabion baskets would be provided to the northern part of the site to retain the banking in the location of the access drive. The position of the dwelling on plot 2 is to the eastern section of the existing flat area. No infill or excavation is proposed in the area of the trees beyond the southern boundary. Thus the dwelling on plot 2 will be more exposed than Plot 1 but will be partially screened by the proposed hedge buffer to the southern boundary. The proposed alterations to the site levels are considered to be acceptable and will assist in screening part of the development from long range views. The excavated material is proposed to remain on site - it will be used to reduce the gradient on the access drive into the two plots, to form the drive in front of plot 1 and to take out the hollow to the rear of Plot 1, thus forming a more acceptable gradient at the rear. Should there be any surplus spoil this will be taken off site or redistributed with due reference to the LPA and the Ecologist, as this may affect the Ecological Design Strategy.

7.7 As noted, the landscaping scheme includes a substantial hedge buffer comprising mixed species planting to the southern site boundary, which, once it has established, will partially screen the development from the area of countryside to the south. Additional planting is also proposed to the eastern site boundary with The Spinney.

7.8 The character of development along Cheddleton Heath Road is largely that of detached, two storey properties set within spacious, landscaped gardens of mixed architectural design, although all are generally traditional in character. The proposed 2 new detached, two storey properties are of a scale and design that largely reflects the local vernacular. Revised plans were

submitted during the course of the application which reduce the overall ridge heights of the dwellings to approx. 7m which will reduce the impact on the development when viewed from the countryside to the south. The impact on views from Cheddleton Heath Road would not be detrimental due to the significant change in levels between the road and the site. Construction materials of facing brickwork and grey roof tiles are considered appropriate.

7.9 The layout, scale and appearance of the proposed units are considered to be acceptable and to have an acceptable impact on the character and appearance of the countryside. Hence, it is considered that the proposal accords with CS policies DC1 and DC3 and section 12 of The Framework.

Impact on existing residential amenities and amenities for future occupants

7.10 As described above, the proposal includes 2 No. detached two storey dwellings with a max ridge height of approx. 7m. The nearest neighbouring properties are a) the host application dwelling (to the north) and b) properties on either side of the site, The Spinney to the north east and Holly Bank and Lichteaves to the north west.

7.11 The main impact of the development would be upon the amenities of The Spinney arising from the proposed siting of Plot 1. This neighbouring property is situated on substantially higher ground than the site and there is some tree and shrub screening on the boundary with the site. Further planting is proposed by the applicant on this boundary which should further mitigate the impact on this neighbour's privacy levels. The distance between the rear elevation of the dwelling on Plot 1 and the rear of The Spinney is approx. 34m which accordingly provides a sufficient separation distance and complies with the Space About Dwellings standards. Taking into account this separation distance and the change in levels between The Spinney and the site, together with both existing and proposed planting on the boundary, it is considered that the impact on the amenities of this neighbouring property would not be significant.

7.12 The proposed development is unlikely to significantly affect the amenities of the neighbouring occupiers at Holly Bank and Lichteaves as these properties are situated on higher ground than the site and a substantial distance away. There is established tree/shrub screening on the boundaries of the gardens of these properties.

7.13 In addition it is considered that the resultant levels of amenity for future incumbents of the proposed dwellings would be of a good standard. Therefore, overall, it is concluded that the amenity tenets of CS policy DC1 and bullet point 'f' of para 127 of The Framework are adhered to.

Highway Safety

7.14 Access to the site was considered and was found to be acceptable at the outline stage, subject to conditions covering provision of parking and

turning areas and access improvements. SCC Highways raise no objections to the proposed development. Therefore the proposal accords with CS policy T1 and section 9 of The Framework.

Ecology

7.15 An Ecological Design Strategy was submitted during the course of the application at the request of Staffordshire Wildlife Trust. This was required to determine how the full ecological impact of the proposals can be mitigated to achieve no net loss of biodiversity, or that required habitat and species specific avoidance, mitigation and enhancements will be provided. The Ecological Design Strategy proposes net biodiversity gains to the site including the provision of bat and bird boxes, native shrubs planting and retention of suitable habitat on site for reptiles. A range of safeguard measures are also proposed to minimise the impact on wildlife during the construction phase. Following receipt of the Ecological Design Strategy, SWT have no objection with a condition to implement the EDS as submitted. It is considered that the proposed development accords with CS policy NE1 and section 15 of The Framework.

Other Matters

Drainage / Utilities

7.16 With regard to drainage, the applicant proposes that this will be dealt with using soakaways on site and foul drainage will be via a small sewage treatment plant, discharging clean water into a small soakaway system. Precise details of a drainage scheme can be secured by means of a condition attached to the recommendation. The applicant advises that any gas, water and electricity services for the two properties would be sited within the access drive from the main road down to the two plots.

Boundary treatments

7.17 The site plan indicates new post and rail fencing to the eastern and southern boundaries of the site, whilst existing fencing would be retained to the western boundary. As noted above, new hedgerow planting is proposed on the southern boundary beyond the new fence which, once it has established, will partially screen the development from the south. Additional screen planting is proposed along the eastern site boundary with the Spinney.

Construction Management

7.18 The applicant has submitted a Construction Management Plan which provides details of such matters as waste disposal, wheel washing facilities and contractor parking. As such a condition could be attached to an approval for works to be carried out in accordance with the CEMP. Other conditions recommended by Environmental Health were imposed at the outline stage and do not need to be repeated here. These will mitigate the impact on neighbour during the construction phase.

Trees and Landscaping

7.19 The application seeks approval for Landscaping as a reserved matter. Therefore it is necessary to provide a full landscaping scheme at this stage. Some detail has been provided on the submitted plans and further information is included in the EDS. Comments from the Council's Arboricultural Officer were awaited at the time of report preparation and a further update will be provided to Members prior to their meeting.

7.20 In terms of impact on existing trees within the site, it will be important to ensure that the siting of dwellings as well as any proposed excavation works do not adversely affect trees and/or result in unacceptable relationships between properties and trees in amenity terms. Again, comments on this issue from the Council's Arboricultural Officer were awaited at the time of report preparation and a further update will be provided to Members prior to their meeting.

Third Party Representations

7.21 Objections to the proposal have raised a number of issues. Matters of separation, overbearing impacts, privacy and amenity have been addressed in the relevant section above. Elevation drawings have been provided with the application. It is not considered that the proposal departs from the outline application as all matters, apart from access, were reserved. As a result there is no requirement to reapply for outline planning permission. Consideration to the size and scale of properties is also given above. However, the area generally is characterised by large detached dwellings and this scheme is considered to respect that general character. The principle of development beyond the southern curtilage of the existing dwellings was established by the outline permission. Given that the garages and additional retaining walls would be positioned between and screened by the new properties, it is not considered that there would be additional impacts on neighbouring dwellings.

7.22 Details of existing and proposed levels have been provided on a contour plan and via site sections. It is therefore considered that sufficient detail has been provided. These include finished floor levels for the proposed houses. With regard to the concern about asbestos, contaminated land issues would have been considered by environmental health at the outline stage.

7.23 Drainage, provision of utilities, disposal of sewage and waste water, have been addressed above. In the absence of any objection from the County Highway Authority, it is considered that the parking and turning arrangements are satisfactory. Sufficient detail on biodiversity enhancements has been provided in the EDS to satisfy the Wildlife Trust.

7.24 There is no requirement in terms of a development of this scale for the developer to undertake public consultation prior to submitting the application. The Construction Management Plan addresses concerns regarding road sweeping etc, and the Highway Authority have powers under the Highways

Act to address problems should they arise. Obstructions to the highway caused by parked vehicles can be addressed by the police.

7.25 With regard to the comment regarding reconsultation, additional consultation took place following receipt of revised plans for the dwellings and garages. Since that time the only additional submissions have been some further details around existing levels and soft landscaping. The existing levels were already shown on the site plan but these were added to the sections to clarify the change between the existing and proposed levels. Given the limited nature of the additional levels and landscaping information it is not considered that any of those who were entitled to be consulted on the application would be deprived of the opportunity to make any representations that they may have wanted to make on the application as amended.

8. CONCLUSION / PLANNING BALANCE

8.1 The principle of 2 No. dwellings on the site has already been accepted (permission of the outline application) and accords with Core Strategy policies. The layout, scale, design and appearance of the proposal are considered to be appropriate to the site and in keeping with the character and appearance of the area. The proposals have been designed to mitigate the impact on the character of the countryside through a sensitive landscaping scheme. The access is acceptable and sufficient parking and turning is provided on site and as such there are no highway safety issues arising from the proposal. There is no ecological harm stemming from the proposal. The resultant relationship with surrounding properties is such that there would be no significant harm to neighbouring residential properties and the level of amenities for future occupants of the proposed dwellings is good. The proposal would provide 2 No. dwellings to assist in meeting the housing needs of the area, which provides some social benefit. The Council cannot demonstrate a 5 year supply of housing land and therefore para 11 of the NPPF is engaged. There would be some economic benefits arising from the proposal (eg. during the construction phase and Council Tax). Hence, bearing all these factors in mind it is considered that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal, when assessed against policies in The Framework as a whole, and there are no specific policies in The Framework that indicate development should be restricted. Having due regard to the third party representations and all other matters raised, the proposal is considered to be a sustainable form of development that accords with CS policy S1a and the concept of sustainability at the heart of the NPPF. As such it is recommended the application should be approved.

9. RECOMMENDATIONS

A. That the reserved matters application is granted subject to the following conditions:

1. This notice of approval of reserved matters shall only relate to outline planning permission reference SMD/2017/0494.

Reason: For the avoidance of doubt.

2. The development hereby permitted shall be carried out in complete accordance with the following drawings:

RLM942/1 Rev B

RLM942/2 Rev B

RLM942/3

RLM042/5 Rev B

RLM942/6 Rev B

RLM942/7 Rev C

RLM942/8

RLM942/9 Rev B

Reason:- For the avoidance of doubt.

3. Prior to the use of any facing or roofing materials, samples of the materials to be used in the construction of external walls and roof of the building and hard surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved materials.

Reason:- In the interests of visual amenity

4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:- To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity.

5. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the surface water drainage has been constructed in accordance with the approved scheme.

Reason:- To ensure that effective drainage facilities are provided for the proposed development.

6. Unless otherwise agreed in writing by the Local Planning Authority, the measures outlined in the Gorseysdale Construction Management Plan received on 9th December 2019 shall be implemented in full and maintained throughout the duration of the construction phase of the development.

Reason:- In the interests of amenity and highway safety.

7. Unless otherwise agreed in writing by the Local Planning Authority, the recommendations set out in the Ecological Design Strategy for land at "Gorseysdale" dated October 2019 shall be implemented in full and shall be thereafter maintained.

Reason:- In order to contribute positively to the overall biodiversity of the area in accordance with Policy NE1.

8. The development hereby permitted shall not be brought into use until the parking and manoeuvring areas for the existing and proposed dwellings have been provided in accordance with the amended plan RLM942/7 Rev. C. The parking and turning areas shall thereafter be retained as parking and manoeuvring areas for the life of the development.

Reason:- In order to comply with Paras.108-110 of the NPPF 2018; to comply with SMDC Core Strategic PolicyDC1; in the interest of Highway Safety.

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.

Location Plan

