

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

22 October 2020

Application No:	SMD/2020/0379	
Location	The Top Pub, Hill Top, Brown Edge	
Proposal	Full application for the erection of three dwellinghouses and a bungalow and improvements to the pub car park.	
Applicant	Messrs Cooper and Gregory	
Agent	Ken Wainman Associates Ltd	
Parish/ward	Brown Edge	Date registered 21/07/2020
If you have a question about this report please contact: Chris Johnston tel: 01538 395400 ext 4123 or Christopher.johnston@staffsmoorlands.gov.uk		

REFERRAL

This application is referred to the Committee at the request of Cllr Lea as the issues are the same as the previous proposal (reported to Committee in May 2017) and the proposal is locally controversial.

1. SUMMARY OF RECOMMENDATION

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

1.1 The application site is located within the North Staffordshire Green Belt, and comprises an irregular shaped parcel of land that extends to some 0.17 hectares. The site has historically formed part of the domestic curtilage to Hillcrest House which lies to the east of the site, but has since been segregated by a close board fence. The Top Pub is located to the northeast of the site, and vehicular access is to be taken through the existing car park. No car parking spaces will be lost to accommodate this. The site is also enclosed to the north and the west by residential development, whilst to the south there is an agricultural field.

3. DESCRIPTION OF THE PROPOSAL

3.1 This is a full planning application for four dwellings to the west of the pub car park. The access would be taken from the car park via the removal of part of the fence along the rear boundary of the car park (where there are no spaces) and the creation of a hard-surfaced short cul-de-sac road leading further west and which would have three 3-bed two-storey detached dwellinghouses of the same design placed in a row on the south side of the cul-de-sac and a detached 2-bed bungalow on the north side.

3.2 The dwellinghouses would have a traditional brick-and-tile design with gable sided roofs with projecting front gable, a narrow form, a height of 8.4 metres and features such as chimneys, traditional lintels and canopies above the front door, on the primary elevation, facing the access road. The dwellinghouses would have two parking spaces on driveways down the side of each house and rear gardens, with one having a particular large garden making use of the spare land on this L-shaped site. The bungalow would have a similar style/design approach as the houses but with a wide profile and a garden area to the side. There would be two parking spaces to the other side of the bungalow (nearest the pub car park). Entrance to the residential part of the site from the pub car park would be via a sliding electric gate.

3.3. The layout of development is shown on amended plans received after the application was first submitted and show bigger spacings between the three houses, the relocation of parking spaces and the dwellinghouses pushed slightly further away from the east boundary and towards the west. It also shows a correction to the red line boundary and this is also reflected in an amended Planning Statement submitted by the applicant.

3.4 This is a revised scheme following the refusal of a previous outline application (with details of layout and access) for four dwellings, accessed via the pub car park, in May 2017. It was recommended for approval but refused by Members for the following reason:

The proposed access through the existing public house car park would lead to conflict within the carpark between vehicles entering and leaving the development and vehicles / pedestrians visiting the public house. The availability and ease of carparking is vital to the viability of the public house, which is a 'community hub', and sustains it's client base. The impact on the efficient functioning of the carparking as a result of the proposed development would threaten the use of the site as a community facility, and would be an unsustainable form of development contrary to policies SS1a & C1 of the Staffordshire Moorlands Core Strategy.

3.5 The layout of the residential development, including the footprint of the houses and parking spaces, is virtually the same as the one recommended for approval in May 2017. The only significant change is the footprint of the amended bungalow is wider and less deep than the one in the 2017 scheme although the siting is roughly the same.

3.6 The main changes appear to relate to the pub car park. The Planning Statement put forward with this new full application explains that the number of pub car park spaces would remain the same (20). The changes made to this new revised scheme are as follows:

Vehicular and pedestrian access to the residential part of the site would be gated. The vehicular gates would be remote controlled and the

pedestrian gates by a combination lock. The presence of a gate would slow vehicles leaving and entering the proposed housing site.

A new pedestrian access, from the footpath which is situated immediately to the north of the site linking Back Lane to the road to the immediate east of the Top Pub, would be created at the north-western end of the site. This would enable occupants of the houses to walk from the site without going through the pub carpark. This access would be gated and controlled with a coded key-pad.

2 speed bumps would be installed in the car park to reduce traffic speed. One would be close to the entrance from the road and the other located towards the south-western end of the car park. The latter would reduce the speed of vehicles exiting the proposed housing site.

A third speed bump would be located in the housing site to reduce traffic speeds there.

A pathway from the pub entrance to the other side of the car park would be marked out on the car park surface to channel people to the other side of the carpark. The marked pathway would continue along all the spaces on the southern side of the car park to encourage people to walk there. Signs would be erected asking people to use the marked pathway. Signs could also be erected at the entrance to the car park asking drivers to be aware of pedestrians.

The removal of the conifers to the south-east of the access onto the road would improve visibility for traffic leaving the site and make it safer for both pub users and future residents of the proposed properties. This is as agreed with Highways in the previous application.

The Planning Statement also states that the proposal is supported by the pub landlord and also that “the red line demarcating the application site also includes a small piece of land in the garden of the house, Glenroyd, to the south-east (see submitted site plan). This piece is included as the conifer trees on the border of the garden impede the proposed visibility splay. The applicants’ have agreed with the owners’ of Glenroyd that the trees can be removed as part of the proposal.”

3.7 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=137526>

4. RELEVANT PLANNING HISTORY

SMD/2016/0490: Outline permission with all matters reserved (except access and layout) for residential development. Refused 11.5.17.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The development plan comprises the new Staffordshire Moorlands Local Plan (adopted September 2020) replacing the Core Strategy Development Plan document.

Local Plan (Adopted September 2020)

SS1 Development Principles
SS10 Rural areas strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
H1 New Housing Development
C1 Creating Sustainable Communities
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport
T2 Other Sustainable Transport Measures

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 13 Protecting Green Belt Land

6. CONSULTATIONS CARRIED OUT

Neighbour letters	Expiry date for comments in relation to revised plans: 14/08/2020
Site Notice Posted	Expiry date for comments: 14/08/2020
Press Notice	N/A

6.1 Letters of objection have been received from eleven local residents and the points raised are summarised as follows:

- Harm to the Green Belt
- Sewers already full to capacity
- Development will cause flooding of a nearby footpath
- Harm to highway safety due to nearby bends and speed limits being exceeded and no improvement to visibility at the access
- Bins will be left for collection on the pub car park causing a hazard when bin vehicles manoeuvre.
- Proposed speed bumps a risk to health and safety
- Unsafe to have an access through a pub car park (risk of accidents)
- Possible encroachment into neighbouring gardens
- The houses will not be starter homes/affordable homes for local

- The local schools are full to capacity
- Would have a negative impact on the pub business
- Overdevelopment of the site
- Harm to rural village location
- Lack of local services would lead to increased car travel
- Pressure on existing infrastructure full to capacity
- Increased traffic on narrow roads
- Noise, dust and disturbance during construction works
- Proposed pedestrian gate link from public footpath to Hill Top would not be used
- Harm to natural wildlife habitats
- Harm to residential amenities of adjacent neighbours by way of outlook and privacy
- Harm to historical character and appearance of the area

6.2 Nineteen letters/emails of support have been received. The main points raised include improvements to pedestrian safety as a result of the measures in the car park, the provision of more housing in an area of need and an increase in custom for the pub.

Brown Edge Parish Council

6.3 Support the application. The Parish Council acknowledged that the application is in Green Belt, but it was also noted that the development would be infill to the current village boundary. The new plans have improved access and egress visibility which will improve safety for vehicles and pedestrians. and consider

SCC Highways Authority

6.4 No objections subject to conditions.

Environmental Health

6.5 No objection subject to conditions.

Severn Trent Water

6.6 No objection.

Waste Collection Services

6.7 No issues

7. OFFICER COMMENT AND PLANNING BALANCE

Policy Context

7.1 As with all applications, the LPA is required to determine this application in accordance with the Development Plan, in this case the recently adopted

Local Plan (replacing the former Core Strategy), unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations.

Principle of Development

7.2 This is a greenfield site situated outside any defined Development Boundary and is therefore classed as being in the open countryside for the purposes of the Local Plan. The site is also not allocated for housing in the recently adopted Local Plan. It is also within the Green Belt.

7.3 Policy SS10 which refers to the development strategy for the rural areas of the District states that strict control will continue to be exercised over inappropriate development in the Green Belt and that only exceptions will be allowed as defined by government policy. Government policy is contained in the National Planning Policy Framework and states that “as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt unless it falls within one of a number of categories outlined in Paragraph 145, one of which allows for limited infilling in villages i.e. in any village and not just those named in the Local Plan.

7.4 The site does occupy a village location so the issue becomes whether or not development of this site represents limited infilling. The scheme is a resubmission of a 2017 outline application for four dwellings and the footprints of the dwellings remain largely the same as they did in the 2017 proposal.

7.5 With regard to the concept of infilling, although the scheme does not represent the filling of a gap in an otherwise built up frontage, it does fill in a space within the village which is bounded on 3 sides by the built development of Stone Cottage to the west, Hillcrest and Glenroyd to the east and Starwell, Meadowcroft and the existing pub to the north. The layout shows that the proposed dwellings would respect a notional line drawn between Hillcrest and Stone Cottage and would not extend beyond it. Thus it represents a natural “rounding off” of the settlement and consolidating development and would not significantly increase the physical extent of development, encroaching into the Green Belt.

7.6 It was considered in 2017 that the scheme did constitute “limited infilling” and as there have been no significant changes to the site or surrounding development, the revised scheme again would constitute limited infilling and thus the proposal is not deemed to be inappropriate development in the Green Belt and therefore not harmful to its openness. Furthermore, in landscape terms, it occupies a location which is largely enclosed by existing development and bounds agricultural land on one side. It therefore reads as part of the settlement.

7.7 Therefore for the reasons above the principle of development is acceptable and there is no conflict with Policy SS10 of the Local Plan and the NPPF. Other issues to consider include landscape impact, design and residential amenity and access and these matters are discussed under the various sub headings below.

Design, layout and residential amenity

7.8 The previous application was in outline form but had details of the layout of development to be determined. This new application is a full application which includes elevational drawings and the particular design details for the dwellings. The footprints for the three dwellinghouses remain the same as previous. The bungalow has a slightly different footprint but it located in the same part of the site. It was considered the siting of all four dwellings complied with the Council's Space About Dwellings standards in 2017 and the new scheme also therefore complies with this. The distances between opposing dwellings are acceptable and sufficient gaps are also maintained between each of the three dwellinghouses and this therefore avoids an overcrowded form of development. The surrounding area comprises buildings (mainly dwellings) of differing scales, heights, types and designs and there is no one prevalent style of building in this area where development is very sporadic in nature, unlike the more uniform patterns of developments found in more urban areas. The proposed dwellings would not be out of keeping with the surrounding area. They comprise sufficient detailing and features, including many features found in the rural parts of the District such as chimneys, lintels and porch canopies. The heights of the dwellinghouses are also therefore not excessive in this area due to the differing nature of development at 'Hilltop'.

7.9 With regard to residential amenity, distances of at least 14.0 metres would be maintained between the flank walls of the houses and the rear walls of the dwellings to the west and east of the site, Starwell and Hillcrest respectively and this complies with the Space About Dwellings standards. The houses would therefore not lead to a harmful loss of light provision serving those dwellings and would not appear overbearing. There would be a side-facing first-floor bathroom window facing Starwell but obscured glazing can be inserted into this by way of a planning condition to protect the privacy of the occupants. There are no other flank windows, so Hillcrest would be protected from overlooking. The main front and rear first-floor windows would allow overlooking only of the corners of the neighbouring gardens at an acute angle, which would not amount to a significant loss of privacy.

7.10 A distance of at least 14.0 metres would be maintained between the south-facing wall of the bungalow to the north of the site and the rear wall of the proposed bungalow. This would not appear overbearing to the occupants of the existing bungalow or lead to a significant loss of light provision by virtue of the single-storey form of the bungalow. There would be no primary windows placed on the rear elevation of the proposed bungalow, which faces the neighbouring existing bungalow. On this elevation there would be two secondary windows and obscured glazing can be inserted into these by way

of a planning condition. This would minimise the scope for overlooking and boundary screening does help to restrict overlooking from ground floor windows.

7.11 With regard to the living conditions of the future occupants of the site, the houses have been placed in a formation which avoids any breaks of the 45 degree lines measured from the main front and rear windows. This accords with the Space About Dwellings Standards and therefore light provision to each house would be adequate. The front wall of the bungalow appears close to the front walls of the houses. However, the front lounge window would directly face the gap between the two houses and this helps to allow adequate light and avoid direct overlooking between opposing windows (i.e. this would be at an angle). The front bedroom window of the bungalow is a secondary window as there is another window serving this room on the flank wall. This would ensure adequate light enters the bedroom and obscured glazing can be inserted into the front bedroom secondary window to avoid overlooking between opposing windows. In terms of garden sizes, the bungalow garden exceeds the standards set out in the Space About Dwellings guidance. Although this garden is at the side, a hedge of at least 2.0 metres in height can be placed along the road-side boundary to help screen the garden, by way of a planning condition. The garden sizes for the dwellinghouses are significantly in excess of the above standards.

7.12 Overall, the scale, height, siting, design and window positioning for the houses and bungalow would not lead to harm to the visual or residential amenities of the area, with the safeguard of appropriate conditions and would comply with Policy DC1 of the Local Plan and Section 12 of the NPPF.

Access and Highway Safety

7.13 No objection was raised by the Local Highways Authority in response to the 2017 scheme which did not propose the safety measures put forward as part of this current application. Despite the proposal being deemed acceptable in terms of highway safety by the County Highway Officer, the 2017 application was refused due to the conflict between existing users of the pub car park and the access to the proposed residential development, which would lead to an increase in cars using the pub car park access. In response to this new application, which proposes measures such as speed bumps, a sliding entrance gate to the dwellings and visibility improvements onto the main road via the removal of trees close to the entrance, no objection was again raised by the Local Highways Authority, which commented as follows:

Current records show that there were 2 personal injury collisions (PIC) on Sands Lane/Hough Hill within 43 metres either side of the proposal for the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.' Both accidents were at the Sands Lane/Hough Hill junction. An informative on decision notice of SMD/2016/0490 raised concerns over the suitability of the proposed access to the public

highway. However, the proposed access to the public highway is an existing access to an existing pub car park which is in current and regular use and by account can be busy. There are no recorded accidents at the car park access itself and an improvement to visibility was and is proposed. The proposed improvement to visibility will also benefit existing users of the pub car park.

7.14 It is therefore considered that the improvement measures in the car park would be sufficient to avoid conflict between existing car park users and new resident's vehicles and would therefore address the previous reason for refusal.

7.15 With regard to avoiding conflict between pedestrians from the residential development and users of the car park, a pedestrian gate with security lock would allow the new residents access to an existing footpath which directly links Hill Top (the road leading to the car park) and Black Lane to the west and which avoids the car park. Although pedestrians from the residential car park would still be likely to walk through the car park, the proposed gate does allow more choice of pedestrian routes to the centre of Brown Edge and other services which can be accessed via Black Lane to the west via other lanes and public footpaths. It is not considered the proposal would lead to significant conflict involving pedestrians and the further measures proposed would reduce that conflict further.

7.16 The proposed parking spaces for the houses and bungalow are acceptable and sufficient in terms of their number per dwelling and size and in accordance with the Council's parking standards. There is also sufficient turning space on the proposed cul-de-sac access road.

7.17 In this respect, the proposal would therefore comply with Policy T1, DC1 and the NPPF.

Other Issues

7.18 No issues are raised in respect of drainage or contamination subject to conditions. The application has been considered by Severn Trent and no concerns have been raised. Subject to conditions, there are no objections from the Environmental Health Officer on the basis of ground contamination.

7.19 There are no existing trees or landscape features on the site which would be adversely affected by the proposal. There is existing hedge planting to the site boundary which could be retained and enhanced by the proposal.

Conclusion & Planning Balance

7.20 This amended proposal remains to be deemed to be village infill development which, in accordance with the NPPF, is appropriate in the Green Belt and would not harm its openness. Although it is outside any defined Development Boundary, it is within a village. There is no conflict with the new Local Plan as appropriate infilling within villages is not unacceptable.

7.21 Given that the proposed development does not extend beyond the limits of the existing built form to the east and west of the site, it does not encroach further into undeveloped countryside and represents a natural consolidating and “rounding off” of the built form. The boundary within the open countryside to the south could be enhanced through landscaping including native hedge planting to create a defensible boundary to the settlement.

7.22 The proposal is acceptable in terms of design, residential amenity, highway safety, drainage and contaminated land or trees and landscape. The conclusion is that taken with the other economic and social benefits of contribution to the supply of housing (in addition to the Local Plan housing land allocations, windfall sites such as this also make a contribution), jobs in construction and the construction industry supply chain and spending in local shops, the proposal does represent sustainable development and a recommendation of approval is, again, therefore made.

7. RECOMMENDATION

That planning permission be APPROVED subject to the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason:- To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (As Amended).

- 2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-**

Amended Plan: 00941 AL(0)01 Revision G dated 29.9.20

00941 AL(0)02 Revision C

00941 AL(0)03 Revision B

Reason:- To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

- 3. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any**

identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:-To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

- 4. No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing by the Local Planning Authority.**

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

- 5. The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use.**

Reason:-To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

- 6. The development hereby permitted shall not be brought into use until existing outbuildings have been relocated and vegetation on**

the boundary with Glenroyd has been removed in accordance with details shown on drawing AL(0)01G. The visibility splays shown on the drawing shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Reason: In the interests of highway safety

7. The development hereby permitted 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 life of the development

Reason: In the interests of highway safety

8. Development shall not commence until a site specific scheme for protecting the proposed residential units from noise, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and be designed to achieve noise levels of less than 35 dBLAeq in bedrooms, less than 40 dBLAeq in living areas and 55dBLAeq in outside living areas.. A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its written approval.

Reason: In the interests of amenity

9. No phase of the development hereby permitted shall take place except for works of site clearance and demolition until a Construction and Environmental Method Statement for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

- i. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
- ii. The method and duration of any pile driving operations (expected starting date and completion date); pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;
- iii. the arrangements for prior notification to the occupiers of potentially affected properties;
- iv. the responsible person (e.g. site manager / office) who

- could be contacted in the event of complaint;
- v. A dust management scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;
- vi. details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site;
- vii. a scheme for recycling/disposal of waste resulting from the construction works;
- viii. the parking of vehicles of site operatives and visitors;
- ix. the loading and unloading of plant and materials;
- x. the storage of plant and materials used in constructing the development;
- xi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xii. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works.

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.

Reason: In the interests of amenity

10. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Reason: To protect the amenities of the area.

11. The development hereby approved shall be brought into use until the surface water drainage and foul sewage drains have been provided in exact accordance with drawing AL0(0)4A.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

12. The development hereby permitted shall not be commenced until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include new planting along the southern

boundary of the site, the retention of the hedge on the northern boundary of the site and also the provision of a hedge of at least 2.0 metres in height on the southern boundary of Plot 1. The details shall also include:

- Means of enclosure
- Hard surfacing materials

Soft landscape details shall include:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
- Implementation timetables

Reason:- To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

13. The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

Reason:- To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows or any other openings shall be installed in any part of the development, without prior written consent from the District Council as Local Planning Authority.

Reason:- To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no further development as specified in Part 1 Class(es) A, AA, B, C, D, E and F or Part 2 Class(es) A to C or Part 20 shall be undertaken without express planning permission first being obtained from the Local Planning Authority.

Reason:- To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area and to protect the residential amenities of neighbouring residents.

16.The proposed first-floor side windows on the western elevations of Plots 2,3 and 4 and the bedroom window on the southern elevation of Plot 1 as shown on the above drawings hereby approved shall be fitted with obscure glazing to level 5 (minimum) from the Pilkington range or equivalent. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) those windows shall not be re-glazed with any transparent materials and shall not be enlarged or otherwise altered, nor shall any additional window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason:-

To protect the amenity and living conditions of the adjoining residential property from overlooking or perceived overlooking.

17.Before the commencement of development, details of all facing, roofing and fenestration finishing materials in terms of type, colour and texture shall be submitted to and approved by the Local Planning Authority and the approved materials shall be used in the construction of the development.

Reason:-

In the interests of the character and appearance of the area.

18.The development hereby approved shall not be brought into use until the following have been provided in exact accordance with design details to be submitted to and approved by the Local Planning Authority:

- **Speed bumps as shown on drawing AL(0)01G**
- **Marked pedestrian paths in the car park**
- **Bollards as shown on drawing AL(0)01G**
- **Sliding vehicular access gate as shown on drawing AL(0)01G**
- **Lockable Pedestrian Gate as shown on drawing AL(0)01G**
- **Bin storage area as shown on drawing AL(0)01G**

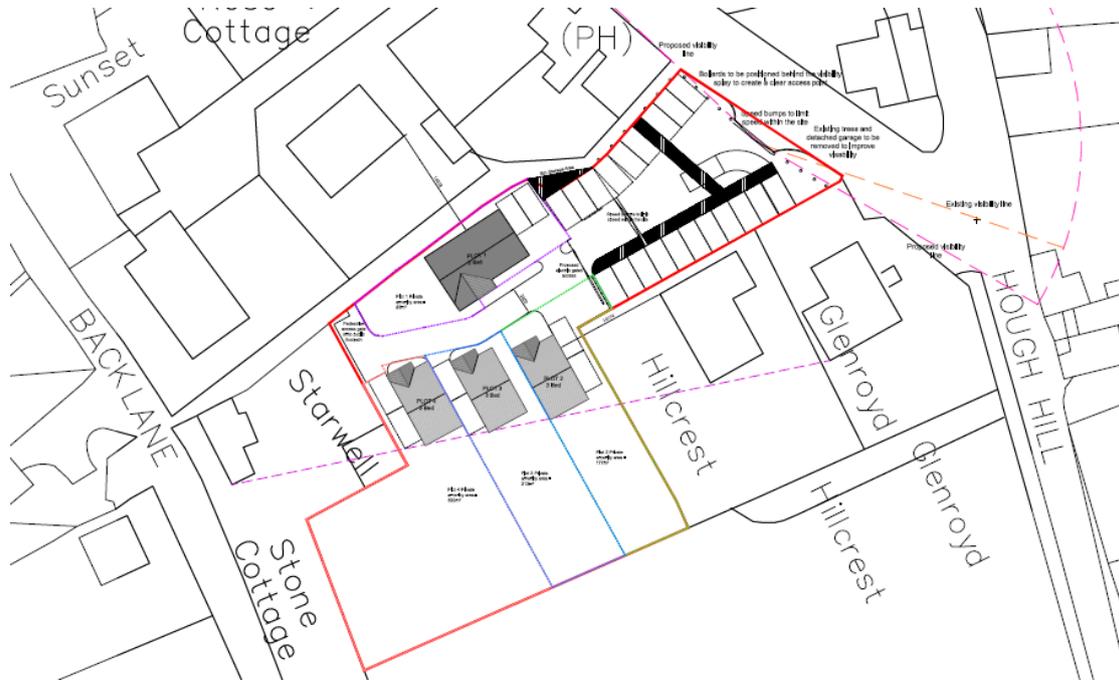
Reason:- In the interests of highway, vehicular and pedestrian safety.

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.

Informatives

1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF



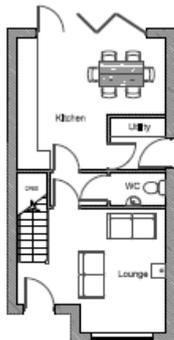
FRONT ELEVATION 1:50



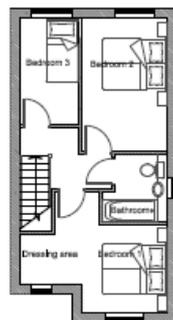
SIDE ELEVATION 1:50



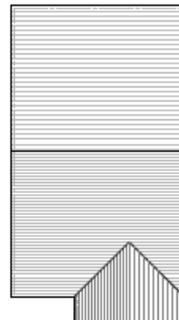
REAR ELEVATION 1:50



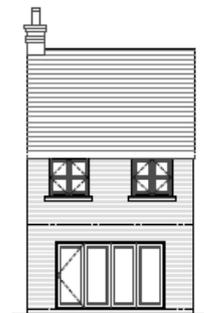
GROUND FLOOR PLAN 1:50
GFA: 81.8MP



FIRST FLOOR PLAN 1:50



ROOF PLAN 1:50



REAR ELEVATION 1:50

HFMF

