

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**9 September 2021**

Application No:	SMD/2020/0279	
Location	The White House, 50 Draycott Road, Upper Tean	
Proposal	Outline permission with all matters reserved except access for 1no. dwellinghouse	
Applicant	Mr & Mrs R Lichfield	
Agent	N/A	
Parish/ward	Checkley	Date registered: 03/06/2020
If you have a question about this report please contact: Ailsa Berry, tel: 07583122644, email: <a href="mailto:ailsa.berry@highpeak.gov.uk">ailsa.berry@highpeak.gov.uk</a>		

## **REFERRAL**

The application is before committee as the application, as originally submitted, received a number of objections from members of the public.

### **1. SUMMARY OF RECOMMENDATION**

<b>APPROVE subject to Conditions</b>
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### **2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 The application site comprises part of the rear garden of The White House, 50 Draycott Road, Upper Tean, as well as a section of the existing dwellinghouse's eastern side garden that will be utilised as an access onto Draycott Road.

2.2 The plot is located on a higher ground level than The White House and comprises tiers of well maintained lawn. The plot is surrounded by hedging to the north, west and east, whilst a silver birch tree is located to the south east of the plot. 3no. trees are located along the route of the access that will need to be felled.

2.3 The White House is located on the northern side of Draycott Road, within the larger village of Upper Tean. The application site is bounded by residential properties to the south, west and east, whilst Open Countryside is located beyond the northern boundary.

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

3.1 Outline permission is sought with all matters reserved (except access) for the erection of 1no. dwellinghouse.

3.2 The application had originally been submitted for the erection of 2no. dwellinghouses however, concerns were raised by the previous Planning Officer and the Highways Engineer and therefore the application was revised to 1no. dwelling.

3.3 Details of the application can be viewed at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=135944>

## **4. RELEVANT PLANNING HISTORY**

4.1 None

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

### Staffordshire Moorlands Local Plan (Adopted Sept 2020)

5.1 The Development Plan comprises the Local Plan Development Document (adopted September 2020).

5.2 The following Local Plan policies are relevant to the application:

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- H1 New Housing Development
- DC1 Design Considerations
- T1 Development and Sustainable Transport

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

5.3 The following chapters of the NPPF (2019) are particularly relevant to this application:

- 2: Achieving sustainable development
- 5: Delivering a wide choice of high quality homes
- 4: Decision making
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

## **6. CONSULTATIONS**

### **Received in Respect of 2no. Dwellings (First Round of Consultation)**

#### **Public response to consultation**

6.1 Seven comments were received from five separate people that raised the following concerns in respect of the proposed development:

- That the proposed access road will cause considerable pollution and noise disruption to residents.

- That the access road is not wide enough to accommodate the number of vehicles or for emergency service vehicles to use.
- The plan used is out of date and doesn't accurately show neighbouring properties that have been extended or existing access roads. The proposed dwellings will be closer than 21 metres to their property, contravening the distances required between windows.
- If the access road is increased in width, this will result in an existing tree being felled and a hedge being removed, which is home to numerous wildlife.
- Concern over the size of the proposed houses.
- Consider their property will be overlooked, resulting in a loss of privacy and sunlight.
- Concern regarding construction vehicles being in close proximity of neighbouring properties.

6.2 The future maintenance issues of a hedgerow and the devaluation of property are not material planning considerations.

### **Checkley Parish Council**

6.3 Checkley Parish Council has no objection to this application. However, concerns were expressed regarding the allocation of outdoor space. Councillors felt this should be distributed more evenly between the properties.

### **SCC Highway Authority**

6.4 This application should be refused for the following reasons:-

- The proposed access to Draycott Road is geometrically substandard in that:
  - the access is of insufficient width to accommodate passing vehicles;
  - the access is of inadequate width to accommodate fire service requirements;
  - the passing bay is over 40m into the site and there is restricted intervisibility between the bay and the access
- The visibility splay is measured incorrectly
- The proposed development fails to provide pedestrian visibility splays

### **AES Waste**

6.5 Please present bins on Draycott Road on collection days.

### **Severn Trent Water**

6.6 Has no objection to the application and do not require a drainage condition to be applied.

### **Received in Respect of 1no. Dwelling (Second Round of Consultation)**

#### **Public response to consultation**

6.7 One comment was received that objected to the revised scheme of 1no. dwellinghouse on the following grounds:

- That the submitted drawings do not accurately reflect the existing conditions on site in respect of the width of the eastern boundary hedge. They ask that the hedge is retained and protected during the course of the development. They also consider that the application form has been incorrectly completed in respect of the hedge and consider that the Landscape Officer is consulted. Officer comment: Any part of the hedge that extends into the application site that is required to be cut back can be undertaken by the landowner unless a covenant is in place, which is a civil matter between all parties and is not a planning matter that can be taken into consideration as part of the planning application. The omission within the application form does not prejudice the assessment of the application as the hedge was noted whilst undertaking a site visit.
- The revised information fails to address the concerns of Staffordshire County Council's Highways Department. Officer comment: See the comments of the Highway Engineer below.

6.8 The objector also raised concerns regarding inadequate turning facilities for vehicles and the required number of proposed parking spaces however, these are not matters to be considered as part of the Outline application.

6.9 The objector also questions how the development can be assessed against the Space About Dwellings SPG when the true extent of the development surrounding the application site isn't depicted on the submitted plans. Officer comment: A site visit is undertaken by the Planning Officer and up-to-date aerial photography is consulted as part of the Officer's assessment. The scale, layout and appearance of the proposed dwellinghouse is not known at the Outline stage and therefore the Planning Officer only needs to be satisfied that a dwellinghouse could be designed to be accommodated within the site whilst complying with the requirements of the SPG.

### **Environmental Health**

6.10 *Land Contamination:* The site is in a coal mining reporting area, though this is not classed as high risk. No obvious sources of historic contamination exist at the site, but the unexpected contamination condition is recommended to address any possible surface coal measures.

6.11 *Lighting Condition:* Any artificial lighting installed into the proposed dwelling should not cause adverse impacts to pre-existing residential properties.

6.12 The Environmental Health Department has no objection subject to conditions being applied to any permission granted.

### **Severn Trent Water**

6.13 Has no objection to the application and do not require a drainage condition to be applied.

### **SCC Highways Authority**

6.14 Has no objection to the development subject to conditions.

## 7. OFFICER COMMENT AND PLANNING BALANCE

7.1 The main issues relate to:

- Whether the proposal is acceptable in principle.
- Impact on the character and appearance of the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

### Principle of Development

7.2 Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision makers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

7.3 Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

7.4 The application site is located within the Development Boundary of Upper Tean; a 'larger village' as identified by Local Plan policies SS2 and SS8. Policy SS8 comprises the Area Strategy for the larger villages which seeks to retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character. The policy states that the Council and its partners will achieve this through a number of actions, including:

- *Meeting housing requirements by supporting the development of housing windfall sites within the village boundaries, subject to wider Local Plan policies.*

7.5 The application proposes the construction of 1 no. open market dwelling within the Development Boundary of Upper Tean. The application site is therefore within a sustainable location and is considered acceptable in principle.

## Housing Policy

7.6 Policy H1 of the Local Plan (2020) outlines the policy approach to new housing within the District. The policy states at (4) that *'housing development on sites not allocated for such purposes in Policy H2 will be supported as follows: (a) Within the Development Boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted, subject to compliance with the Spatial Strategy and wider Local Plan policies'*.

7.7 The application site is located within the larger village of Upper Tean and comprises a small-scale 'windfall' housing site. The proposed development will therefore comply with policy H1 of the Local Plan (2020).

## Impact on the Character and Appearance of the Area

7.8 Policy DC1 of the Local Plan (2020) refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

7.9 Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

7.10 The application is in Outline with all matters reserved, with the exception of access. The appearance, scale and layout of the proposed dwellinghouse is therefore not known at this stage.

7.11 An indicative site layout has been provided that indicates that the plot will equate to approximately 0.2 of an acre (excluding the access road). The application originally proposed 2no. dwellings however, concern was raised that this would represent an overdevelopment of the plot.

7.12 The number of dwellings was therefore reduced to one and the indicative site layout outlines that an L-shaped dwellinghouse with a footprint of 140m<sup>2</sup> can comfortably sit within the plot and leave a garden size of 530m<sup>2</sup> (far exceeding the 65 sq. m. minimum required by the Space About Dwellings SPG). Space will also be available for the parking of 4no. vehicles. The plot size is therefore considered acceptable for the scale of developed proposed.

7.13 The site forms part of the private amenity space associated with the applicant's dwellinghouse and is located to the rear of the existing dwellinghouse. The land to the rear rises up from Draycott Road and the plot is surrounded by dwellinghouses to the south, east and west. The plot is sited approximately 60 metres from Draycott Road.

7.14 The scale, appearance and layout of the proposed dwellinghouse are reserved for subsequent approval and therefore its impact on the surrounding area cannot be fully assessed at this stage. However, given the distance the plot is from Draycott

Road, the siting of existing dwellinghouses, as well as a high level of vegetation (that could be further enhanced at the reserved matters stage), it is not considered that a dwellinghouse in the location proposed will be highly visible from the street scene.

7.15 To the rear (north) of the application site is Open Countryside comprising an open field. The rear boundary comprises a mature hedge and no Public Right of Ways traverse the fields to the rear. Whilst the scale, appearance and layout of the proposed dwellinghouse are to be determined at the reserved matters stage, it is unlikely that it will be visible from public vantage points to the north. Such a dwellinghouse will also be screened by the mature hedge that can be retained and will be viewed against a backdrop of existing dwellings. A dwellinghouse in the location proposed is therefore not considered will have a detrimental affect on the character or appearance of the adjacent Open Countryside.

7.16 The proposed access will result in part of the existing boundary wall and conifer hedge being removed within the southeastern corner of The White House's front garden. Draycott Road is interspersed with accesses along the road frontage and the proposed new access will be small in scale, resulting in the retention of a large part of the existing front boundary wall. The creation of the proposed access is therefore not considered will have a detrimental effect on the character or appearance of the street scene.

7.17 Although indicative, the submitted drawing demonstrates that 1no. detached dwelling could be accommodated within the application site without appearing cramped. The proposed development therefore complies with policy DC1 of the Local Plan (2020) and the NPPF (2021).

#### Impact on Residential Amenity

7.18 Local Plan policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

7.19 The application is in Outline with all matters reserved, except access. Concern was initially raised that 2no. dwellings could adversely affect the amenity of those properties on the western side of Coplow Avenue due to the limited length of these property's rear gardens. The application was therefore revised from 2no. to 1no. dwellinghouse.

7.20 Neighbours have raised concern that the proposed development will adversely affect neighbouring amenity however, the submitted drawings are indicative with layout, scale and appearance saved until the reserved matters stage. It is therefore not possible to ascertain the precise impact 1no. dwelling will have on neighbouring amenity at the Outline stage. However, the layout as depicted within the indicative drawing, would comply with the Space About Dwellings SPG and therefore it is considered that 1no. dwelling could be accommodated within the site without adversely affecting the amenity of neighbouring dwellings.

7.21 The proposed access will run along the side of No. 48 Draycott Road and the applicant's dwellinghouse, and the rear gardens of those dwellinghouses on the

western side of Coplow Avenue. This will result in these properties experiencing vehicle noise and light from headlights from the occupiers of the proposed dwellinghouse. However, the development is for 1no. dwellinghouse and therefore the number of vehicle movements associated with the development will be low. Consequently it is not considered that the impact of vehicles utilising the proposed access will significantly affect the amenity of the neighbouring properties.

7.22 It is for the above reasons that it is considered that the proposed development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021) in respect of amenity.

### Highway Safety

7.23 Policies DC1 and T1 of the Local Plan (2020) seek to achieve a level of parking and an access that is appropriate to the development it serves.

7.24 The Highway Engineer initially raised concern with the application when 2no. dwellings were proposed as the proposed access onto Draycott Road was geometrically substandard, the visibility splay was measured incorrectly and the development failed to provide pedestrian visibility splays.

7.25 Following discussions with the applicant, the development was reduced to 1no. dwellinghouse and a revised site plan was submitted showing the proposed access onto Draycott Road. The access will be to the southeastern corner of The White House's residential curtilage and it will involve the removal of part of the existing stone built front boundary wall with conifer hedge above. The garden wall will be lowered to either side to allow pedestrian visibility.

7.26 The Highway Engineer has assessed the revised scheme for 1no. dwellinghouse and raises no objection subject to conditions in respect of:

- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials
- 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 site boundary.
- A surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary.

7.27 In assessing the revised application, the Highway Engineer made the following comments:

*Drawing Litch 003 showing access is entitled 'Indicative Block Plan Reserved Matter'. As access is to be determined, this drawing is not indicative and access will not be a reserved matter.*

*Drawing Litch 002 is also entitled Indicative and reserved matter. This layout is indicative and will form a reserved matter. 2 parking spaces are shown together with 2 additional spaces with the note 'extra parking or turning*

*space'. At reserved matters stage parking will need to be provided in accordance with Appendix 2 of the SMDC adopted Local Plan. Turning area must be provided to enable all vehicles to turn and leave the site in a forward gear.*

*Revised application is for a single dwelling as opposed to the two dwellings previously. This addresses/removes the majority of highway reasons for refusal as the access will be a driveway to one dwelling.*

*I recommend consultation with Staffordshire Fire Service.*

*Current records show that there were no Personal Injury Collisions on Draycott Road within 50m either side of the proposed access in the previous five years.*

7.28 Staffordshire Fire Service were duly consulted as part of the application following the comments received from the Highway Engineer however, no comments have been received to date.

7.29 Subject to the imposition of the Highway Engineer's conditions, the development will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2021).

#### Other Considerations

7.30 The application site comprises part of the rear garden associated with the applicant's dwellinghouse, 'The White House'. The garden is well maintained with short mown lawns and therefore the erection of 1no. dwellinghouse is not considered to affect any protected species. The creation of a landscaped garden associated with the new dwellinghouse will also lead to a net gain in biodiversity and can be fully assessed under the reserved matter of 'landscaping'..

7.31 1no. silver birch is located within the application site. The indicative site layout drawing shows that a dwellinghouse and its associated parking/turning areas can be accommodated without the need to remove this tree. 3no. trees are located along the route of the proposed access that will need to be removed as part of the development. 1no. tree is a conifer whilst the other two trees are not publicly visible from the street scene due to the height of the existing front boundary wall and hedge. These trees would therefore not be deemed acceptable to be TPO protected. Replacement planting to compensate for the loss of these trees can be adequately addressed in the reserved matter of landscaping.

#### Planning Balance & Conclusions

7.32 The application site is located in the larger village of Upper Tean whereby small scale windfall housing developments are acceptable in principle.

7.33 A dwellinghouse in the location proposed will not be highly visible from the street scene due to its siting 60 metres from Draycott Road or the adjacent Open Countryside, due to a lack of Public Right of Ways and the mature hedge to the

northern boundary. Notwithstanding this, the scale, appearance and layout of the proposed dwellinghouse will be considered at the reserved matters stage.

7.34 Concern has been raised regarding the impact of the proposed development on neighbouring amenity. The Planning Officer shared this concern and subsequently the application was revised to reduce the number of dwellings proposed from two to one. The scale, appearance and layout of the proposed dwellinghouse will be considered at the reserved matters stage however, the indicative site layout plan shows that a dwellinghouse can be accommodated within the application site and comply with the Space About Dwellings SPG. The revised scheme is therefore considered to have overcome the initial concerns in respect of amenity.

7.35 The Highway Engineer raised concern regarding the proposed access onto Draycott Road. In reducing the number of dwellings and submitting a revised drawing of the proposed access, the Highway Engineer has withdrawn their objection. Subject to conditions, the proposed development will not have a detrimental effect on highway safety.

7.36 The construction of a dwellinghouse on part of the rear garden of The White House will not lead to any ecology issues and the loss of 3no. trees can be compensated for through the reserved matter of 'landscaping'.

7.37 The application, as revised, is therefore considered to comply with the relevant policies contained in the Local Plan (2020) and the NPPF (2021).

## **8 RECOMMENDATION**

### **A. That planning permission be APPROVED subject to conditions.**

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason:- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

3. Approval of the siting, design and external appearance of the building(s), the and the landscaping of the site (hereinafter called "The Reserved Matters") shall be obtained from the Local Planning Authority, before any development is commenced.

Reason: The application is in outline only and not accompanied by detailed plans.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

- LITCH 001
- LITCH 002
- LITCH 003

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

5. The development hereby permitted shall not be commenced until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.

Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

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

Reason:- This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

8. The Reserved Matters application shall include full details of the following:

- Layout and disposition of access and buildings;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage;
- Surfacing materials.

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

Reason:- To comply with NPPF paragraph 108; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

9. 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 site boundary in accordance with the approved plan Litch 003.

Reason:- To comply with NPPF paragraph 108; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

10. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To comply with NPPF paragraph 108; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

11. 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 method and duration of any pile driving operations (expected starting date and completion date);
- II. 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;
- III. 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;
- IV. the arrangements for prior notification to the occupiers of potentially affected properties;
- V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- VI. a 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;
- VII. details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site;
- VIII. a scheme for recycling/disposal of waste resulting from the construction works;
- IX. the parking of vehicles of site operatives and visitors;
- X. the loading and unloading of plant and materials;
- XI. the storage of plant and materials used in constructing the development;
- XII. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- XIII. 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:- To protect the amenities of the area.

12. In the event that contamination, including surface coal measures, is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed 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 exist 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.

13. No 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 should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should 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 to 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.

14. Prior to the erection of any artificial external lighting into this site in connection with this application, details shall be submitted of their type, location and luminance. The development shall be undertaken in accordance with the approved details and shall not be altered unless first agreed in writing with the Local Planning Authority.

Reason: To protect the local amenities of the local residents by reason of excess of illuminance

15. The Reserved Matters application shall include details of, and the location of, bin storage areas.

Reason:- To ensure that suitable bin storage is provided on site that does not have a detrimental effect on the character or appearance of the area.

16. The Reserved Matter of 'landscaping' shall include the provision of trees to replace those that may be lost as part of the works to create the access hereby approved.

Reason:- To ensure the development has an acceptable impact on the character and appearance of the surrounding area and associated wildlife.

- 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 Location Plan

