

**Reference number: MA/13/1711**

Highway matters:

An additional representation has been received which raises concern over the lack of on site parking. This matter is fully addressed in the officer report.

Nonetheless, discussions have been ongoing with the Council's Parking Services team, who have confirmed that, subject to the imposition of a condition requiring the reinstatement of the kerb, additional on street parking spaces could be provided. As such, I propose the additional condition:

"The development shall not commence until written details showing the stopping up of the existing vehicular access, and reinstatement of the footway and kerb following removal of the existing crossover and an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), which shall include details of the highway tree to be retained and the proposed measures of protection, undertaken in accordance with BS 5837 (2005) 'Trees in Relation to Construction-Recommendations' have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of any of the dwellings hereby permitted;

Reason: in order to secure an acceptable appearance to the development."

Previous urgent update:

The recommendations of the previous urgent update presented to Planning Committee at the meeting held on 27<sup>th</sup> February 2014 have not been carried forward in the report on the agenda. The recommendation should therefore be amended to incorporate, in addition to the condition set out above, the following change to the recommendation, amended condition 2 and additional informative, as set out below:

Subject to the prior completion of a S106 agreement in such terms as the Head of Legal Services may advise to ensure that

- No works shall commence on the site until such time as a replacement facility has been provided and is operational

the Head of Planning and Development be given delegated powers to grant planning permission subject to conditions and completion of a suitable section 106 agreement as per officer report and this urgent update.

Additional condition:

The development shall not commence until written details showing the stopping up of the existing vehicular access, and reinstatement of the footway and kerb following removal of the existing crossover have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of any of the dwellings hereby permitted;

Reason: in order to secure an acceptable appearance to the development.

Amended condition 2:

The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials. The materials shall include, inter alia, the incorporation of 3No. bat boxes and 3No. swift bricks, to be distributed between the buildings;

Reason: To ensure a satisfactory appearance to the development and provide ecological enhancements in accordance with the provisions of the National Planning Policy Framework 2012.

Additional informative:

The bat boxes and swift bricks required by condition 2 shall be located in accordance with guidance published by the Bat Conservation Trust and Royal Society for the Protection of Birds, which can be found at [http://www.bats.org.uk/pages/bat\\_boxes.html](http://www.bats.org.uk/pages/bat_boxes.html) and <http://www.rspb.org.uk/advice/helpingbirds/nestboxes/smallbirds/siting.aspx>.

**Amend recommendation as per the above:**

**SUBJECT TO THE PRIOR COMPLETION OF A S106 AGREEMENT IN SUCH TERMS AS THE HEAD OF LEGAL SERVICES MAY ADVISE TO ENSURE THAT**

- **NO WORKS SHALL COMMENCE ON THE SITE UNTIL SUCH TIME AS A REPLACEMENT FACILITY HAS BEEN PROVIDED AND IS OPERATIONAL**

**THE HEAD OF PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS AND COMPLETION OF A SUITABLE SECTION 106 AGREEMENT AS PER OFFICER REPORT AND THIS URGENT UPDATE.**