

Reference number: MA/13/1823

Amendments to recommendation:

As Members will be aware, the Ministerial Statement of 25th March 2015 precludes Local Planning Authorities from imposing conditions requiring compliance with technical housing standards in cases where there are no existing policies, and withdrawing the Code for Sustainable Homes. As such, conditions can no longer be imposed on planning permissions seeking compliance with the Code for Sustainable Homes and technical housing standards, and these matters will henceforth be dealt with under Building Regulations. I therefore propose to delete condition 10, and renumber all subsequent conditions accordingly (amending condition 19/18 [surface water drainage] to refer to correct condition 15/14 [SuDS]).

The recommendation on the papers includes an additional condition and two additional informatives imposed by Planning Committee, however an amendment to condition 5 (materials) and an additional informative set out in the urgent update report were omitted from the recommendation; as such condition 5 should be amended and an additional informative attached to the consent as follows:

Amended condition 5:

“The development shall not commence until written details and samples of the materials to be used in the construction of the external surfaces, including hard surfaces, of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The materials shall include, inter alia, swift and bat bricks to be incorporated into the fabric of the dwellings. The development shall thereafter be constructed using the approved materials unless otherwise agreed in writing by the Local Planning Authority;

Reason: To ensure a satisfactory appearance to the development and a high quality of design.”

Additional informative:

“The highway improvements to the A20 associated with the development shall include the provision of a pedestrian footway along the southern side of the highway linking the development with the existing bus stop and an uncontrolled crossing in the close vicinity of the existing bus stop.”

Recommendation:

Subject to the amendments set out above, my recommendation remains unchanged.