

REPORT SUMMARY

REFERENCE NO - 15/501342/OUT			
APPLICATION PROPOSAL			
Outline application for the erection of 28 dwellings including amenity space and nature conservation mitigation corridors, approval for access, appearance, layout and scale being sought with landscape reserved for future consideration. Including development affecting a Public Right of Way.			
ADDRESS Land North Of Grigg Lane, Headcorn, Kent			
RECOMMENDATION GRANT PLANNING PERMISSION SUBJECT TO PRIOR COMPLETION OF AN APPROPRIATE LEGAL MECHANISM AND CONDITIONS			
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL			
The proposed development does not conform with policy ENV28 of the Maidstone Borough-wide Local plan 2000. However, the development is at a sustainable location, immediately adjoins the existing village boundary of Headcorn, and is not considered to result in significant planning harm. Given the current shortfall in the required five-year housing supply, the low adverse impacts of the development are not considered to significantly outweigh its benefits. As such the development is considered to be in compliance with the National Planning Policy Framework and this is sufficient ground to depart from the Local Plan.			
The applicant is prepared to enter into a legal agreement to ensure that justified contributions are met.			
REASON FOR REFERRAL TO COMMITTEE			
The proposal constitutes a departure from the Local Plan 2000.			
Headcorn Parish Council wish to see the application refused and have requested the application be reported to Committee for the reasons set out below.			
WARD Headcorn	PARISH/TOWN COUNCIL Headcorn	APPLICANT Wealden Ltd AGENT Wealden Homes	
DECISION DUE DATE 01/06/15	PUBLICITY EXPIRY DATE 01/06/15	OFFICER SITE VISIT DATE 27/03/15	
RELEVANT PLANNING HISTORY			
The below history relates to the approved and current planning applications relevant to housing site allocation H1 (40) – Land at Grigg Lane and Lenham Road, Headcorn			
App No	Proposal	Decision	Date
15/501342/OUT	As above. At 1.10.2015 committee Members resolved to granted planning permission subject to S106 and conditions. See the appended report.	Committee Members resolved to grant permission on 1.10.15	
14/503960/OUT	Outline application for 13 dwelling houses with associated amenity space, shared access road and new footway with access, appearance, layout and scale to be considered at this stage	Re-present ed to committee on	

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	<p>with all other matters reserved for future consideration.</p> <p>This application was heard for the first time at planning committee on 19 March 2015.</p> <p>Members RESOLVED: That consideration of this application be deferred for:</p> <p>A. Further assessment of the layout in the context of development proposed and/or approved on neighbouring sites, and specifically in terms of:</p> <ul style="list-style-type: none"> · Southern Water drainage issues and SUDS; · Strategic landscaping; · Biodiversity (including movement of species through the site/creation of a wildlife corridor); and · Detailing (including GCN-friendly gulleys, swift bricks, materials). <p>B. Further information relating to the contribution requested by Kent County Council for Youth Services as Members queried whether this meets the necessary tests.</p>	12.11.2015	
13/1943	<p>Outline planning application for the erection of a children's' nursery school, 20 residential units (comprising 17 detached, semi-detached and terraced houses and 3 bungalows) and provision of a children's' play area together with off-site highway improvements to the junction of Oak Lane and Wheeler Street (A274). Approval is sought for access, appearance, layout and scale with landscaping as a reserved matter</p>	Granted with conditions and S106	28/10/2014
12/1949	<p>Outline planning application with access, layout, scale and appearance to be determined and with landscaping as a reserved matter, for the demolition of buildings at Kent Cottage and Chance Holding to enable the construction of residential development (for 25 dwellings inclusive of 10 affordable dwellings), inclusive of retained woodland as open amenity land, enhanced landscaping including new pond, electricity sub station, foul drainage pumping station with access road off Grigg Lane</p>	Granted with conditions S106	08/08/2013
14/0487	<p>Approval of the reserved matter of landscaping pursuant to outline planning permission MA/12/1949</p>	Approved	24.09.2014
13/0682	<p>Erection of new 4/5 bedroom dwelling with</p>	Granted with	21/01/2013

	<p>detached double garage</p> <p>Located on land abutting the west of the application site at the apex of a cul-de-sac in Knaves Acre. Not built.</p>	<p>conditions</p>	
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MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.1 The application site is situated on the eastern edge of the existing built-up area of Headcorn. The site is located within the open countryside for the purposes of the Local Plan. The site comprises open fields located between Grigg Lane and Lenham Road. The site is an irregular shaped plot of approx. 1.37 hectares. The northern section of the site abuts Lenham Road (approx. 28m stretch). A majority of the site would be sandwiched between the existing approved developments located to the south of the site and the yet to be determined outline scheme, located to the north adjacent Lenham Road. Further to the southeast is a cul-de-sac development known as the Hardwicks, comprising 22 local needs housing and a doctor's surgery and pharmacy. The east of the site abuts open fields and countryside and the west of the site abuts the village envelope of Headcorn and rear gardens of properties fronting onto Knaves Acre.
- 1.2 A public footpath (KH606) which links Lenham Road and Grigg Lane and runs through the site. Trees and hedgerow are located along the north, south and west site boundaries. A low continuous hedgerow runs the length of the east boundary.
- 1.3 On the opposite side of Lenham Road planning permission (14/505162) has been approved for 48 new residential units. Members resolved to grant permission subject to conditions and S106. A decision has not yet been issued as the Secretary of State are reviewing whether to call the application in.

PROPOSAL

- 2.1 This application comprises an outline application for the erection of 28 dwellings including amenity space and nature conservation mitigation corridors (access, appearance, layout and scale being sought) with landscaping reserved for future consideration. New habitat areas, including new ponds, will be formed in the area to the west of the built development creating a habitat for protected species. New habitat would also be created on the south and east edge of the site.
- 2.2 The development is for a total of 28 units with the applicant proposing 57% affordable housing which equates to 16 units. The proposal shows plots 1-6, 7-12 and 15-18 (16 units) as being a 57% provision of affordable housing. In terms of housing mix, the proposal is for:
- Affordable Rent (63%)
 Plots 1 -6: 6 x 1-bed flats
 Plots 15-18: 2 x 2-bed houses and 2 x 3-bed houses
- Shared Ownership (37%)
 Plots 7 – 12: 2 x 3-bed houses, 4 x 2-bed houses

- 2.3 The vehicle access would be taken from Grigg Lane in response to the criteria in draft housing policy H1 (40). The vehicle access would be connected to the access road approved under outline permission 12/1949 located to the south of the site. Emergency access is proposed in the northwest corner of the site through the scheme proposed for 13 houses under ref: 14/503960/OUT and currently pending determination.
- 2.4 The proposal comprises 28 houses with a mix of detached, semi-detached, terraces and a small block of 6 apartments in a two storey building. The houses would be in a traditional design and a fairly uniform palette of materials throughout the site comprising facing brickwork, weatherboarding and hanging tiles.
- 2.5 Public footpath (KH606) would be relocated to the west of the built development and would run along the western edge of the whole of H1 (40) as shown on the master plan. The public footpath would be set within a wildlife corridor with new / enhanced habitats for protected species in addition a number of reptile ponds which have already been excavated in the southwest corner of site H1 (40).
- 2.6 Additional tree and landscape planting is proposed along the east, south and west boundaries of the site, although details of landscaping are not considered as part of this outline application.

3.0 SITE BACKGROUND

- 3.1 The application site is part of a larger site which has been promoted in response to the Borough Council's "call for sites" and has been identified as having the potential to accommodate some 120 houses over the whole site. The site reference in the draft Local Plan is H1 (40) – land located between Grigg Lane and Lenham Road, Headcorn. Housing development, play space, a nursery school and off-site highways improvements have already been approved in the southern half of the site under the above planning applications (13/1943, 12/1949 and 14/0487).

The draft allocation H1 (40) for the whole site states:

- 3.2 Planning permission will be granted if the following criteria are met:

'Design and layout

1. Retain and enhance hedges and trees along the eastern boundary of the site in order to screen new housing from the adjacent open countryside.

Access

- 2. Primary access will be taken from Lenham Road.*
- 3. Secondary/emergency access will be taken from Grigg Lane subject to agreement with the Highways Authority.*
- 4. Pedestrian and cycle access will be taken from Grigg Lane.*
- 5. Pedestrian and cycle linkages will be provided, to ensure good links to existing residential areas and the village centre.*

Ecology

6. Development will be subject to the results and recommendations of a phase one ecological survey.

Open space

7. Provision of publicly accessible open space as proven necessary, and/or contributions.

Community infrastructure

8. Appropriate contributions towards community infrastructure will be provided, where proven necessary.

Highways

9. Appropriate contributions towards improving and making safe the pedestrian environment along Grigg Lane, Oak Lane and Lenham Road'.

- 3.3 An outline planning application 14/503960/OUT on the adjoining site to the north (also within the draft allocation for Policy H1 (40)) was deferred at planning committee on the 19 March 2015 for reasons set out in the history section above and is re-presented to Members at the same meeting as this application.

4.0 REASON FOR RE-PRESENTING THIS APPLICATION BACK TO COMMITTEE

- 4.1 Members resolved to granted permission for this planning application at Committee on 1.10.2015 as set out above..

- 4.2 The application is re-presented to Members in order to consider an increase in the level of on-site affordable housing from just over 40% (12 units) to 57% (16 units).

- 4.3 As stated above the application site forms part of a larger draft allocation site H1 (40), with the two sites to the south already benefiting from planning consent and the site to the north (14/503960/OUT) presented to Members to consider at the same time as this application.

- 4.4 12 on-site affordable units have previously been agreed on this site in accordance with the Council's Affordable Housing DPD for proposals of 15 units or more. The adjoining site to the north (14/503960/OUT) proposes 13 units but the site area is over 0.5 hectares and therefore should be providing on-site affordable housing in accordance with the Councils DPD. However, the applicant is not proposing any on-site affordable housing for 14/503960/OUT stating that affordable housing could not be accommodated on the site in its current layout. Whilst this issue has only recently come to light, affordable housing should be provided on the 13 unit scheme in accordance with policy. Following negotiations between the applicant, planning officers and housing officers, it has been agreed that the larger 28 unit scheme (this application site) could accommodate an additional 4 on-site affordable units (without a change to the layout / design) to offset the lack of provision on the adjoining site. The total amount of affordable housing would equate to 40% across the two sites and is therefore in accordance with the Councils DPD.

- 4.6 This application is only being presented to Members in order to reconsider an increase in the on-site affordable housing. Members are requested not to revisit the proposal in its entirety. The original committee report from the 1 October 2015 has been appended for reference.

5.0 POLICY AND OTHER CONSIDERATIONS

Maidstone Borough-Wide Local Plan 2000: ENV6, ENV28, T13

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Supplementary Planning Documents: Affordable Housing Development Plan Document (2006), Open Space Development Plan Document (2006)

Maidstone Borough Council Draft Local Plan

Draft Headcorn Neighbourhood Plan

6.0 CONSULTATIONS

- 6.1 **MBC Housing:** The Affordable housing officer has agreed the tenure split across the site and raises no objections to the additional 4 units being provided on this site which would equate to 40% on-site affordable housing over the two sites (15/501342 and 14/503960/OUT).
- 6.2 **KCC Economic Development:** KCC were re-consulted to ascertain whether the original contribution requests still stood. Primary school and library contributions are unchanged, however, KCC have requested an additional contribution towards youth equipment.
- 6.3 Youth equipment at £8.44 per dwelling (total £185.68) is sought towards equipment to expand the range of youth focused activities able to take place at the Village Hall, to be utilised by KCC's commissioned youth worker.
- 6.4 It is clear that the proposed development of 28 dwellings would result in additional demand placed on the youth facilities available in the area and I consider that it would be appropriate if approving the application to secure the appropriate level of contribution.

7.0 APPRAISAL

- 7.1 Clearly an increase in on-site affordable housing within this site constitutes a planning gain. Further, the additional 4 affordable units would constitute a 40% provision over the two sites in question. In revisiting the affordable housing provision for this site in conjunction with the adjoining site, the aim has been to achieve a development that would be in accordance with the Council's Affordable Housing DPD which seeks to provide much needed affordable within the Borough.
- 7.2 No objections are raised to providing an additional 4 affordable units on this site to offset the lack of provision on the adjoining site as the increase would equate to 40% over the two sites, both of which are within the same draft site allocation. In renegotiating an increase on the current site the council have sought to review the adjoining sites collectively (as per the draft allocation) in order to obtain the best possible amount of affordable housing in accordance with policy.
- 7.3 The provision of the additional 4 units, including the tenure mix, has been endorsed by the Council's Housing department. The additional 4 units would be for affordable rented as stipulated by the Housing Officer. When agreeing the tenure mix the Housing Officer has advised that it would be appropriate to include a clause within the s106 that offers a degree of flexibility in allowing a tenure change to shared ownership for the 4 additional affordable rented properties, if it can be demonstrated that the developer has not been able to enter into contract with an RP and/or viability is an issue.
- 7.4 There is an element of risk in allowing an over provision of affordable housing on one site. If a new developer obtained the site they could apply, at a later stage, to modify the planning obligation to reduce the on-site affordable housing to 40% (from 57%) thus leaving the council with an under provision over the two sites. However, it is unlikely this route would benefit the current developer and it is also noted that the same developer owns the two adjoining sites to the south and has committed a great deal of time and effort dealing with the ecology mitigation and enhancements over

the whole site while obtaining planning permission and, it is assumed they will build out the developments they have gained planning permission for. This represents only a small element of risk and the benefits of the additional 4 affordable units should be accepted as a planning gain for the determination of the current application, in conjunction with the planning application on the adjoining site.

7.5 Environmental Impact Assessment

7.6 The development is considered to fall within Schedule 2 development of the EIA regulations. Assessment against the EIA regulations should essentially answer the basic premise of whether significant effects upon the environment are likely such that the proposal should be accompanied by an Environment Statement (ES).

7.7 The Annex to the EIA section in the NPPG provides a table which gives indicative screening thresholds and guidance to help determine whether significant effects are likely for this type of development. The guidance threshold for sites which have not been previously developed is as follows:

- The site area of the scheme is greater than 5 ha.
- It would provide a total of more than 10,000sq m of new commercial floorspace.
- The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1000 dwellings).

7.8 Overall, it is not considered that the development on its own or cumulatively would have significant effects upon the environment to warrant an ES. It is considered that the development would not be of more than local importance, and would not involve unusually complex and potentially hazardous environmental effects. The development also does not exceed the thresholds laid out under the NPPG and on this basis, it is not considered that an ES is required.

7.9 It is also noted that the Secretary of State has recently undertaken a screening direction on another site in Headcorn and in doing so he had particular regard to the potential for cumulative effects of development in the Headcorn area. In that instance the Secretary of State concluded that the development is not likely to have significant effects on the environment, individually or cumulatively, and the development was not EIA development.

8 CONCLUSION

8.1 In renegotiating an increase of affordable housing on the current site the council have sought to review the adjoining sites collectively (as per the draft allocation) in order to obtain the best possible amount of affordable housing. The additional 4 affordable units would secure a 40% provision of affordable housing across the two sites in accordance with policy.

8.2 Development of this site would effectively constitute infill residential development in the open countryside with the existing residential development in Headcorn located to the west of the site and previously approved developments at draft site allocation H1 (40) adjoining the south of the site and, a further planning proposal for 13 units located to the north of the site. The proposed development would not project any further eastward into the open countryside than the approved developments to the south of the site, including the Hardwicks site which includes 22 units and doctor's surgery and pharmacy. In addition the site forms part of a larger site allocated for

residential development which has recently been approved at Scrutiny Committee and will move forward to Regulation 19 stage of the draft Local Plan.

- 8.3 The proposed development does not conform to policy ENV28 of the Maidstone Borough-wide Local plan 2000. However, the development is at a sustainable location, in proximity to Headcorn Village and within safe walking distance of a number of services and facilities within the village, including schools, doctor's surgery and pharmacy and a well connected bus route and train station. The development of this site for residential purposes is therefore considered to represent an example sustainable development and would conform to the aspirations of the NPPF and is not considered to result in significant planning harm.
- 8.4 Given the current shortfall in the required five-year housing supply, the low adverse impacts of the development are not considered to outweigh its benefits. As such the development is considered to be in compliance with the National Planning Policy Framework and this is sufficient grounds to depart from the Local Plan.
- 8.5 57% on-site affordable housing provision is proposed and the design and layout of the dwellings is acceptable and there are no highways, ecology or drainage objections to the proposals subject to conditions.
- 8.6 It is therefore considered that the development of the site for residential purposes is acceptable and it is recommended subject to the completion of a section 106 agreement planning permission is granted.

9 RECOMMENDATION – GRANT permission subject to S106 and conditions.

9.1 Subject to the prior completion of a legal agreement, in such terms as the Head of Legal Services may advise, to provide the following;

- The provision of 57% affordable residential units within the application site and, comprising 12 affordable rent units and four shared ownership units.
- Contribution of £4000 per applicable house (x22) = £88,000, sought towards the first phase of permanently expanding Headcorn Primary School
- Contribution of £891.69 per applicable house (x22) = £19,617.18, towards primary land acquisition sought towards Headcorn Primary School site expansion to accommodate the extension of the School accommodation
- Contribution of £1344.44 sought to be used to address the demand from the development towards additional book stock and services at local libraries serving the development to be supplied to Headcorn Library

Contribution of £30,413.60 (£1086.20 per dwelling) towards the improvement of open space at Headcorn Recreation Ground for the improvement, replacement and refurbishment of areas of equipped play and outdoor sports facilities.

- Contribution of £185.68 sought towards equipment to expand the range of youth focused activities able to take place at the Village Hall.

The Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission subject to the imposition of the conditions set out below:

CONDITIONS to include

- (1) The development shall not commence until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

a. Landscaping

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

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved;

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

- (2) The details of landscaping submitted pursuant to condition 1 above shall provide for the following:

(i) Details of all trees to be retained and any to be removed together with detailed Root Protection Plans.

(ii) A detailed arboricultural method statement that includes assessment of the works relating to the provision of the re-aligned Public Right of Way within the site (including its routeing, method of construction and foundations), and the construction of the dwellings on plots 1-6.

(iii) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and areas of open space within the site, other than small, privately owned, domestic gardens, to be prepared having regard to and in conjunction with the ecological mitigation and enhancement measures to be provided on the site pursuant to condition 3 below.

(iv) The provision of native species hedging and hedgerow trees to the east boundary of the site

v) The provision of native species hedging and railings/dwarf walls/fencing to the highway frontages of the proposed dwellings.

(vi) Measures to prevent parking on the landscaped verges and open space within the site.

(vii) Appropriate native species under-storey planting to the proposed woodland corridors.

(vii) Landscaping details for the domestic gardens using indigenous species, which shall include indications of all existing trees and hedgerows on the land, including the hedgerow along the northern boundary of the site adjacent Lenham Road, and details of any to be retained, together with measures for their protection in the course of development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

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Reason: No such details have been submitted and to ensure a satisfactory appearance to the development.

- (3) The development shall not commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Aims and objectives of management.
 - c) Management prescriptions for achieving aims and objectives.
 - d) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - e) Details of the body or organisation responsible for implementation of the plan.
 - f) Details of on-going species and habitat monitoring; and
 - g) Provision for remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure a high quality design, appearance and setting to the development, and to protect and enhance biodiversity.

- (4) All trees to be retained must be protected by barriers and/or ground protection in accordance with BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction-Recommendations'. No work shall take place on site until full details of protection have been submitted to and approved in writing by the Local Planning Authority. The approved barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the areas protected in accordance with this condition. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority;

Reason: To safeguard existing trees to be retained and to ensure a satisfactory setting and external appearance to the development.

- (5) The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of any buildings and hard surfaces have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

The details and samples of the materials submitted shall include details of swift and / or bat bricks incorporated into the eaves of the proposed housing units;

Reason: To ensure a satisfactory appearance to the development and interest of ecological enhancement.

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- (6) The development shall not commence until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter; Boundary treatment shall include:

Cut-outs at ground level in the garden fences of the new residential houses to allow wildlife to move freely between gardens;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

- (7) Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the rate/volume of runoff leaving the site post-development will not exceed 5l/s for any rainfall event (up to and including the climate change adjusted 100yr critical storm).

(ii) No dwelling hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

- (8) The development shall not commence until a details of foul water drainage have been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the first occupation of the development.

Reason: To prevent flooding both on and off site by ensuring the satisfactory disposal of foul water.

- (9) No development shall commence on site until a signed S278 Agreement, covering the visibility improvements proposed at the junction of Oak Lane with Wheeler Street, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the highways works covered in the S278 have been completed.

Reason: Reason: In the interests of highway and pedestrian safety.

- (10) The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re- enacting that Order, with or without modification) or not, shall

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be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

- (11) No part of the development hereby permitted shall be occupied until the footway on Oak Lane shown on drawing no OLH-004 received 26/10/20012 under planning permission 12/1949 has been constructed, completed and provided with its final external surface.

Reason: In the interests of highway and pedestrian safety.

- (12) The development shall not commence until an Order has been made pursuant to s257 of the Town and Country Planning Act 1990 (as amended) for the diversion and reconstruction of Public Right of Way KH606. Works relating to the reconstruction of Public Right of Way KH606 shall be completed prior to the commencement of development.

Reason: In order to ensure that the public right of way is not adversely affected.

- (13) No development shall take place until details of slab levels of the buildings and existing site levels have been submitted to and approved by the LPA and the details shall be completed in accordance with the approved levels.

Reason: To ensure a satisfactory form of development.

- (15) No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Statement shall be adhered to throughout the construction period.

Reason: In the interests of the amenities of the area

- (16) Details of facilities for the separate storage and disposal of waste and recycling generated by this development as well as the site access design and arrangements for waste collection shall be submitted for approval to the LPA. The approved facilities shall be provided before the first use of the dwellings or land and maintained thereafter. The applicant should have regard to the Environmental services guidance document 'Planning Regulations for Waste Collections' which can be obtained by contacting Environmental Services.

Reason: In the interests of amenity and to safeguard the appearance of the area

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- (17) No development shall take place until details of any lighting to be placed or erected within the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, inter alia, details of measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: In the interest of residential amenity

- (18) 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 development within Schedule 2, Part 1, Classes A, B and F and Part 2 Class A to that Order shall be carried out without the permission of the Local Planning Authority;

Reason: To safeguard the character, appearance and functioning of the surrounding area.

- (19) No development shall take place until details of the treatment plant shown on drawing PL-WH-02B; dated 20.08.15, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the design, height, materials access arrangements, enclosure details and long term management / ownership details. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: In the interest of residential amenity

- (20) No part of the development shall be occupied until the Grigg Lane footway works and access works, as shown on drawing number PL-GH-ALP rev D; received on 22.07.2015 under planning application 12/1949, has been constructed, completed and provided with its final external surface.

Reason: In the interests of highways and pedestrian safety.

- (21) Details of a scheme to provide sources of renewable energy including solar power shall be submitted to the LPA with the application for approval of reserved matters and the approved details shall be implemented before the development is first occupied.

Reason: to achieve a sustainable form and energy efficient form of development.

- (20) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos. PL-WH-01; dated 29.10.14 and PL-WH-02B; dated 25.08.15 and PL-WH-03; dated 29.10.14 and PL-WH-04B; dated 25.08.14 and WH/SM/291014; dated 29.10.14 and WH/SP/291014A; dated 25.08.14 and PL-WH-P1-6-01 and PL-WH-P1-6-02 and PL-WH-P7-12-01 and PL-WH-P7-12-02 and PL-WH-P7-12-03 and PL-WH-P13-14-01 and PL-WH-P15-18-01 and PL-WH-P15-18-02; dated 29.10.14 and PL-WH-P19-20-24-25-01A and PL-WH-P19-20-24-25-02A and PL-WH-P21-22-26-27-01A and PL-WH-P21-22-26-27-02B and PL-WH-P23-01A and PL-WH-P23-02A; dated 25.08.15 and PL-WH-P28-01 and PL-WH-P28-02 and PL-G-01; dated 29.10.14 and Transport Statement by G M Heard; dated February

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2015 and Ecology Report by Flag Ecology; dated 4 November 2014 and January 2015 and Swift Ecology Report; dated 29 July 2011 and Flood Risk Assessment; dated April 2015.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

Case Officer: Andrew Jolly

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.