

REPORT SUMMARY

REFERENCE NO - 15/510628/OUT		
APPLICATION PROPOSAL Variation of Condition (06) of planning permission 14/0095 - Outline application for residential development with access considered at this stage and all other matters reserved for future consideration. Full application for a change of use and conversion of oast house to a single dwelling with garaging. (The reserved matters submitted pursuant to condition 1 shall show no more than 96 dwellings at the site).		
ADDRESS Land At Church Road Harrietsham Kent		
RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION SUBJECT TO PRIOR COMPLETION OF AN APPROPRIATE LEGAL MECHANISM AND CONDITIONS		
SUMMARY OF REASONS FOR RECOMMENDATION The principle for residential development of up to 80 houses has been accepted under MA/14/0095 and the up lift in houses to 96 is considered acceptable.		
REASON FOR REFERRAL TO COMMITTEE <ul style="list-style-type: none"> - Harrietsham Parish Council has requested the application be reported to Committee for the reasons set out below. - Councillors J & T Sams have called the application in to Planning Committee. 		
WARD Harrietsham And Lenham Ward	PARISH COUNCIL Harrietsham	APPLICANT Crest Nicholson AGENT
DECISION DUE DATE 04/05/16	PUBLICITY EXPIRY DATE 04/05/16	OFFICER SITE VISIT DATE 15/03/16
RELEVANT PLANNING HISTORY:		

- MA/14/0095 – Outline application for residential development with access considered at this stage and all other matters reserved for future consideration. Full application for a change of use and conversion of oast house to a single dwelling with garaging - Approved

MAIN REPORT

1.0 Site description

- 1.01 The proposal site comprises two separate agricultural fields immediately south of the A20 and divided by Church Road with a total area of approximately 4 hectares. The site is near the centre of the village but for planning purposes the site is within the designated countryside with no special landscape designation.
- 1.02 The western field has an oast house and other dilapidated agricultural buildings on the east side, and the eastern field is undeveloped and open. The 'East Street' Conservation Area runs along the southern edge of the eastern field and extends into a small part of the southeast corner of the western field. There are numerous listed buildings within the Conservation Area. To the north beyond the A20 are houses within the settlement boundary, and to the northeast the Ashford to London railway line which is raised and runs over the A20 on a bridge. To the east are a small group of houses on Rectory Lane. To the south of the eastern field is an area of woodland and houses within the Conservation Area, and to the south of the western field are detached houses on East Street. To the west is a caravan sales business with buildings and an open sales area.

- 1.03 Boundaries are made up of a line of tall trees along most of the A20 frontage and otherwise hedge/tree lines with breaks in places. Both fields slope gently to the south from the A20. The edge of the North Downs AONB is just over 400m to the north with built development between.

2.0 Background history

- 2.01 Near to the site, some 180m to the west on the south side of the A20, there is an extant permission for 113/114 dwellings and retail store (MA/14/0828 - Land South Of Ashford Road); around 250m to the east there is an outline application for 49 houses that is waiting the completion of the legal agreement (MA/13/1823 – ‘Mayfield Nursery’); and there is an outline application under consideration to the immediate south of the proposal site (behind ‘Malthouse’) that is proposing up to 45 dwellings (land at Bell Farm).

3.0 Proposal

- 3.01 Planning permission MA/14/0095 was approved on 10th December 2015. This hybrid application was part in outline, for residential development with access considered and all other matters reserved for future consideration; and the detailed part was for the change of use and conversion of the oast house to a single dwelling. For clarification, the approved access would be from the existing Church Road access onto the A20, altering the alignment of Church Road so it is perpendicular to the A20. The majority of the remainder of Church Road is not to be altered and would also provide access to the site from East Street to the south.

- 3.01 Condition 6 of MA/14/0095 states:

The reserved matters submitted pursuant to condition 1 shall show no more than 80 dwellings at the site.

Reason: To ensure an appropriate density of development at the site.

- 3.02 This application now seeks to vary this condition so that no more than 96 dwellings are at the site. This is an increase of 16 residential units from what has already been approved.
- 3.03 The submitted illustrative plan that has been provided to demonstrate that the site can accommodate this level of residential development, shows the same vehicle access as previously approved; a similar road layout within the site; similar sized and positioned open space at the eastern end of the site; properties facing onto the access road from the A20 and onto Church Road from the southern access point; and soft buffers along the northern and eastern boundaries of the site.

4.0 Policy and other considerations

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Maidstone Borough-Wide Local Plan 2000: ENV6, ENV28, ENV45, T13, T21, T23, CF1
- MBC Affordable Housing DPD (2006)
- MBC Open Space DPD (2006)
- Draft Maidstone Borough Local Plan (Reg 19)

5.0 Consultee responses

5.01 **Councillor Tom and Janetta Sams:** Have called application in;

“Over intensification of sensitive site adjacent to a conservation area of particular public interest.”

5.02 **Harrietsham Parish Council:** Wish to see the application refused and reported to Planning Committee;

“Having reviewed the documentation submitted for the original application, DHA Urban Design stated in their Design and Access statement Vision a high quality, low density residential development that maximizes energy efficiency and sustainability. Harrietsham Parish Council feels that a density uplift from 25 to 29+ dwellings per hectare is at odds with the vision upon which the application was originally granted.

This application is contrary to the Borough Councils Local Plan, which is currently out for public consultation, which states that this site is suitable for 25 dwellings per hectare.

The Parish Council previously raised concerns at the impact that any development would have on the East Street Conservation Area and the Grade One listed Almshouses. The proposed increase in the number of dwellings within this application will only exacerbate these concerns.

The Parish Council is also concerned with the additional volume of vehicle movements which will arise from an increase in dwellings and the negative impact they will have in an area which is already struggling to cope with the volume of traffic.”

5.03 **KCC Highways:** Raise no objection.

5.04 **Landscape Officer:** Raises no objection.

5.05 **Conservation Officer:** Raises no objection on heritage grounds.

5.06 **Environmental Health Officer:** Raises no further objections.

5.07 **Natural England:** Has no comment to make.

5.08 **Southern Water:** Raises no objection and comments remain unchanged.

5.09 **KCC Archaeology Officer:** Raises no further objections.

5.10 **Historic England:** Raise no objection.

5.11 **UK Power Networks:** Raise no objection.

5.12 **Scottish Gas Network:** Has no comments to make.

5.13 **Housing Team:** Raises no objection to the continued provision of 40% affordable housing (38 dwellings).

5.14 **Parks and Open Space:** Contribution requested of £238.26 per dwelling (Total: £22872.96) to be put towards the repair, renewal, replacement and improvement of outdoor sports facilities and equipped areas at Booth Field and Glebe Field both within 400m of the development.

5.15 **KCC Education:** Contributions requested:

- *Contribution of £590.24 per applicable flat and £2360.96 per applicable house sought towards Phase 2 expansion of Harrietsham Primary School.*
- *Contribution of £48.02 per household sought to be used towards the additional bookstock required to mitigate the impact of the additional borrowers generated from this development.*
- *Contribution of £8.49 per household sought to be used towards provision of Youth services supplied to Swadelands Youth Centre.*

5.16 **NHS:** Contribution of £48,859 requested to be related to supporting the improvements within primary care by way of extension, refurbishment and/or upgrade in order to provide the required capacity of Glebe Medical Centre and Len Valley Practice which are within a 2 mile radius of the site.

6.0 Neighbour responses:

6.01 16 representations received (including from 'Harrietsham Against Reckless Development' raising concerns over:

- Impact upon community infrastructure;
- Highway safety/congestion/impact upon local road infrastructure;
- Cramped development;
- Visual impact and encroachment into and impact upon setting of conservation area; and impact upon setting of listed buildings;
- Residential amenity;
- Drainage and sewerage;
- Flood risk;
- No details of design to comment upon;
- Greenfield sites should not be development upon;
- Unsustainable location;
- Cumulative impact of this development and others in locality.

CONSIDERATIONS

7.0 Principle of development

7.01 The principle of up to 80 dwellings on this location (with access considered and all other matters reserved) has already been accepted under outline application MA/14/0095. This application is therefore only concerned with assessing the impact of 16 additional houses within the site.

7.02 Policy H1(35) of the Regulation 19 draft Local Plan allocates this site for residential development of approximately 80 dwellings. Whilst this proposed development would be of a higher density, it must be stressed that all proposals need to be considered on their own merits and significant harm needs to be identified to justify any reason for refusal.

7.03 The pre-submission consultation for the Harrietsham Neighbourhood plan ended in December 2013. As such, there is no draft Neighbourhood Plan in place.

8.0 Visual/landscape impact

8.01 It was accepted under the previous outline application that development of this site would inevitably result in a visual and character change from the current agricultural fields, but that this change was not considered so harmful as to warrant refusal. This current proposal is not amending the site area, and I am satisfied that the site can accommodate 16 additional houses without resulting in any more significant visual harm when viewed from any public vantage point; and that no further protrusion into the countryside would be had.

9.0 Design issues

9.01 Details of layout, scale and appearance are not being considered at this stage. However, development would continue to be excluded within the open space area on the east edge of the site, which although amended slightly along its western edge is around the same size and the Conservation Officer raises no objection in terms of its impact upon the setting of the Conservation Area. The illustrative plans show 96 dwellings (including the oast) over the remainder of the site which equates to a density of around 34 dwellings per hectare (previously it was approximately 29 dwellings per hectare). Although with the open space this equates to 26 dwellings per hectare over the whole site. This is still considered suitable for this edge of village site adjacent to the Conservation Area.

9.02 In my view, the illustrative plan submitted demonstrates that 96 dwellings can sit comfortably within the site, retaining a sense openness and a landscape led approach; and key features such as the boundary planting that was retained by way of condition under MA/14/0095 will still be secured again in this way again, ensuring a satisfactory appearance and setting to the development. As such, in terms of guiding any reserved matters application with the additional 16 units considered, it remains unnecessary to place any limitations or parameters on scale or appearance as variations in both could be acceptable; and apart from providing the open space on the east side, it is considered unreasonable to now place any layout parameters such as set-back distances.

10.0 Residential amenity

10.01 Details of layout and appearance are not being considered however my view is that the development could be designed to prevent any unacceptable impact upon nearby properties in terms of privacy, light and outlook; and I also consider the proposed properties could be designed to benefit from sufficient amenity. The previous recommendations made under MA/14/0095 from the Environmental Health officer will be carried through to this application relating to noise and contaminated land.

11.0 Highways issues & A20 improvements

11.01 The access from the A20, as approved under MA/14/0095, remains unaltered and the Highway Authority accepts the proposed uplift in houses from 80 to 96 in capacity and traffic generation terms. The Highway Authority continues to raise no objection to this proposal subject to the appropriate adjustments regarding the contributions to the Harrietsham A20 improvement scheme that have already been secured by way of a legal agreement. The applicant is in agreement to this.

11.02 Parking and layout is not being considered at this stage but I consider a suitable level of parking could be provided and balanced against achieving a well designed scheme and layout.

12.0 Community infrastructure

12.01 A development of this scale is clearly likely to place extra demands on local services and facilities and it is important to ensure that the development can be assimilated within the local community. As such suitable contributions to make the development acceptable in planning terms can be sought in line with policy CF1 of the Local Plan and the Council's Open Space DPD.

12.02 However, any request for contributions needs to be scrutinised, in accordance with Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010. This has strict criterion that sets out that any obligation must meet the following requirements: -

It is:

- (a) necessary to make development acceptable in planning terms;*
- (b) directly related to the development; and*
- (c) fairly and reasonably related in scale and kind to development.*

12.03 The following contributions have been sought, which are considered to have been sufficiently justified and comply with policy CF1 of the Maidstone Borough-Wide Local Plan (2000) and the three CIL tests above:

- Contribution of £590.24 per applicable flat and £2360.96 per applicable house sought towards Phase 2 expansion of Harrietsham Primary School.
- Contribution of £48.02 per household sought to be used towards the additional bookstock required to mitigate the impact of the additional borrowers generated from this development.
- Contribution of £8.49 per household sought to be used towards provision of Youth services supplied to Swadlands Youth Centre.

12.04 In terms of open space, approximately 1ha of open space would be provided on the east part of the site. The Council's Parks & Leisure Section have outlined that whilst this amount is above that expected for this scale of development, the village is under provided in terms of Outdoor Sports Facilities and Allotments and Community Gardens. However, it is the continued view that such open space types would not be appropriate within this area due to the heritage issues and that this should remain as an open amenity green space with semi-natural areas. Based on this and a play area being provided within the development, an off-site contribution of £238.26 per dwelling is sought towards repair, renewal, replacement and improvement of outdoor sports facilities and equipped areas at Booth Field and Glebe Field both within 400m of the development. This is considered to have been sufficiently justified and complies with policy CF1 of the Maidstone Borough-Wide Local Plan (2000) and the three CIL tests above.

12.05 In terms of healthcare, as before the NHS is seeking a contribution of £360 per person, which is to be invested into supporting the improvements within primary care by way of extension, refurbishment and/or upgrade in order to provide the required capacity at Glebe Medical Centre and Len Valley Practice which are within a 2 mile radius of the development. This is considered to have been sufficiently justified in order to mitigate the additional strain the development would put on health services and complies with policy CF1 of the Maidstone Borough-Wide Local Plan (2000) and the three CIL tests above.

13.0 Affordable Housing

13.01 Affordable housing continues to be proposed at 40% (38 dwellings) in line with the 2006 DPD and emerging policy; and the Council's Housing Team accept that the final proposed type, size, tenure and location of the affordable dwellings can be agreed through the reserved matters stage and.

14.0 Other considerations

14.01 The Conservation Officer is satisfied that the illustrative plans indicate that the site could be developed at the higher density without any additional harm to the setting of the conservation area or nearby listed buildings and raises no objection.

14.02 No further objections or comments from the relevant consultees have been raised in terms of ecology; drainage; flood risk; the oast conversion; archaeology; landscape issues; impact on setting of listed buildings; and use of agricultural land; and all relevant conditions securing mitigation and/or enhancements on these issues will be duly imposed once more. Based on the illustrative layout, the Landscape Officer has advised that an Arboricultural Impact Assessment in accordance with BS5837: 2012 should be used to inform the final layout to avoid future pressure for the removal of boundary trees to be retained, and this will be duly imposed.

14.03 All representations received from Harrietsham Parish Council and the local residents have been considered and I would add that the principle for residential development has already been accepted under the original planning permission and that the details of layout, scale, appearance and landscaping are reserved matters for future consideration.

15.0 Conclusion

15.01 There is an extant outline planning permission for residential development on this site, and as set out previously, the consideration here is whether the addition of 16 residential units would now result in a harmful development. As explained, the site is in a sustainable location; the visual impact will continue to be localised and would not result in any protrusion into the open countryside; the area of on-site open space will be retained; there are no highway objections and contributions would be secured to the A20 scheme; appropriate levels of infrastructure would be provided and affordable housing; and the Conservation Officer has raised no further objection.

15.02 All representations received on this application have been taken into account and in considering the low level of harm caused by the proposal, I am satisfied that the addition of 16 more houses on this site would not generate further adverse impacts or cause unacceptable harm to the character and appearance of the countryside or local area hereabouts. I therefore recommend permission is approved and that Members give delegated powers to the Head of Planning to approve the application, subject to the receipt of an appropriate legal agreement and the following conditions.

16.0 RECOMMENDATION

That subject to the prior completion of a legal agreement in such terms as the Head of Legal Services may advise to secure the following:

- Provision of 40% affordable residential units within the application site.
- Contribution of £590.24 per applicable flat and £2360.96 per applicable house sought towards Phase 2 expansion of Harrietsham Primary School.
- Contribution of £48.02 per household sought to be used towards the additional bookstock required to mitigate the impact of the additional borrowers generated from this development.
- Contribution of £8.49 per household sought to be used towards provision of Youth services supplied to Swadelands Youth Centre.
- Contribution of £238.26 per dwelling to be used for the repair, renewal, replacement and improvement of outdoor sports facilities and equipped areas at Booth Field and Glebe Field.
- Contribution of £360 per person towards extension, refurbishment and/or upgrade of the Glebe Medical Centre (branch to Len Valley Practice) and Len Valley Practice.
- Contribution of £3,500 per residential unit towards highway improvement works to the A20.

The Head of Planning and Development be given DELEGATED POWERS TO GRANT outline permission subject to the conditions set out in the report:

CONDITIONS

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

a. Layout b. Scale c. Appearance d. Landscaping

Application for approval of the reserved matters shall be made to the Local Planning Authority before the 10th December 2017.

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 development being the detailed element of this application (Oast conversion and works) 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: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and compulsory Purchase Act 2004.

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

(i) Retention, strengthening and protection of the tree lines along the northern boundary of the site with the A20.

(ii) Retention, strengthening and protection of the hedge and tree line along the eastern boundary of the site with Rectory Lane.

(iii) Retention, strengthening and protection, or replacement of the hedge line along the southern boundary of the western field with East Street.

(iv) Retention, strengthening and protection of the hedge and tree lines along the sides of Church Road from the curtilage of the Oast house southwards to East Street.

Reason: To ensure a satisfactory appearance and setting to the development and in the interest of biodiversity.

- (4) The details of layout as required under condition 1 shall not show any housing development within the eastern part of the site as outlined in green on drawing no. CN065-PL-08 Rev 00 (Open Space Plan) and this area of land shall be used for natural/semi-natural public open space.

Reason: In order to protect the setting of the Conservation Area and listed buildings.

- (5) The development shall not be occupied until details of the long-term management and maintenance of the public open space required under condition 4, including details of mechanisms by which the long-term implementation of the open space will be secured by the developer with the management body(ies) responsible for its delivery, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented and maintained.

Reason: In the interests of adequate open space provision and visual amenity.

- (6) The reserved matters submitted pursuant to condition 1 shall show no more than 96 dwellings at the site.

Reason: To ensure an appropriate density of development at the site.

- (7) The reserved matters submitted pursuant to condition 1 shall incorporate decentralised and renewable or low-carbon sources of energy into the detailed design of the development.

Reason: To ensure an energy efficient form of development.

- (8) The details of landscaping submitted pursuant to condition 1 shall include details of a scheme for the preparation, laying out and equipping of a play/amenity area and the land shall be laid out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance to the development and the provision of adequate facilities to meet the recreational needs of prospective occupiers.

- (9) The development being the detailed element of this application (Oast conversion and works) shall not commence until, full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

a) New external joinery in the form of large scale drawings.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the appearance and the character of the building are maintained.

- (10) The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines.

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

- (11) The development shall not commence until a landscape and ecological management plan (LEMP) for the site 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) Ecological trends and constraints on the site that might influence management
 - c) Aims and objectives of management:
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Specific details and locations of the biodiversity enhancement measures outlined at table WM03 of the Phase 1 Habitat Survey and to include enhancement measures within the structure of buildings, and appropriate enhancement for farm land birds.
 - j) Details of the management of the open space area to provide biodiversity enhancement.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance and setting to the development and in the interests of biodiversity protection and enhancement.

- (12) No development shall commence until details of a precautionary reptile mitigation strategy have been submitted to and approved in writing by the Local Planning Authority. It shall include the following:

Details of the precautionary mitigation

Timings of any proposed works

Map showing the following

Areas of any suitable reptile habitat to be impacted by the development works

If any reptiles are present - the location of where they will be translocated to.

Clarification that any translocation area is suitable for reptiles and will not be impacted by the development works. The approved strategy shall be carried out in full.

Reason: In the interests of biodiversity.

- (13) The development shall not commence until an Arboricultural Method Statement and an Arboricultural Impact Assessment in accordance with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance to the development.

- (14) 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.

Reason: To ensure a satisfactory appearance to the development.

- (15) 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.

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

- (16) The development shall not commence until a sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100yr critical storm (including an allowance for climate change) will not exceed the run-off from the undeveloped site following the corresponding rainfall event, and so not increase the risk of flooding both on- or off-site. The details shall include, inter alia, a long term management and maintenance plan for the SUDS included in the approved scheme. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

- (17) The development shall not commence until details of foul water drainage, which shall include details of any necessary off-site improvements to the local network, have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The approved details and off-site works shall be implemented in full prior to the first occupation of the development.

Reason: In the interest of pollution and flood prevention.

- (18) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined and recorded.

- (19) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

- (20) The development shall not commence until details of the proposed slab levels of the buildings and the existing site levels have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels.

Reason: In order to secure a satisfactory form of development.

- (21) The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the Local Planning Authority:

1) A site investigation scheme, based on the GEA Desk Study and Ground Investigation Report reference J13245 received 7th November 2013, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (1). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

3) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 2. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented in full as approved.

Reason: To prevent pollution of the environment.

- (22) The approved details of the access, new footways and pedestrian crossing as shown on drawing no. T0180-02P2 within the 'Transport Assessment' at Appendix F under MA/14/0095 shall be completed before the commencement of the use of the land and be maintained thereafter.

Reason: In the interests of road safety.

- (23) The development shall not be occupied 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. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: To prevent light pollution in the interests of the character and amenity of the area.

- (24) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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.

Reason: To ensure a satisfactory external appearance to the development.

- (25) The development shall be designed taken into account the Noise Assessment carried out by 'Grant Acoustics' dated January 2013, and shall fulfil the recommendations specified in the report.

Reason: In the interests of residential amenity.

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

With regard to the outline element and with respect to the open space provision on the east edge of the site only: Drawing no. CN065-PL-08 Rev 00 (Open Space Plan)

With regard to the detailed element only: Drawing nos. DHA/7973/03, DHA/7973/05, DHA/7973/07, DHA/7973/08, DHA/7973/09, and DHA/7973/10 submitted under MA/14/0095

Reason: To ensure the quality of the development is maintained and in order to protect the setting of the Conservation Area and listed buildings.

Case Officer: Kathryn Altieri

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website. The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.