

Item 11, Pages 18 - 30

Ref: 17/502100

Amended condition

Condition 8 amended (in bold italics below) to include time of implementation:

Details on the proposed method of foul sewage treatment must be submitted to and approved by the local planning authority prior to occupation of the site.

These details should include the size of any individual cesspools and/or septic tanks and/or other treatment systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

If a method other than a cesspit is to be used the applicant should also contact the Environment Agency to establish whether a discharge consent is required and provide evidence of obtaining the relevant discharge consent to the local planning authority.

***The approved sewerage details shall be implemented prior to the occupation of the development.***

Reason: To ensure drainage is directly dealt with.

Additional condition

The field to the rear of the housing development is currently accessed via a gate and access track which is located within the application site adjacent the west boundary. The agent has confirmed that the existing location of the access can be retained along the western boundary of the site to provide access to the field at the rear and full details can be secured by an additional condition as set out below.

Condition 12 (additional)

The development hereby approved shall not commence until, details of the means of vehicular access to the field to the rear / south of the proposed houses, including the road width, visibility splays, details of finishing materials and boundary treatment / planting have been submitted to and approved in writing by the local planning authority;

Reason: No such details have been submitted.