

Councillors have expressed concern that the conditions do not adequately constrain the development on the site in respect of securing the residential amenity of occupiers of neighbouring dwellings, or an adequate quality of design, and a sylvan appearance to the eastern boundary of the site. As such I propose to amend conditions 2, 11, 13 and 22 as follows:

Condition 2

The details of reserved matters of layout, appearance and scale submitted pursuant to condition 1 above shall include inter-alia;

- (i) A staggered mixture of 2, 4, 6 & 8 storey buildings that retain the massing and block pattern as shown on the illustrative drawings;
- (ii) The maximum height of any building not exceeding 25.5m;
- (iii) An irregular and alternating footprint, to respond to the site's landscape setting and character, and ensure separation of amenity for existing and proposed occupants;
- (iv) The provision of roof gardens, pergolas and brise soleil;
- (v) The provision of a community facility of not less than 200sq.m. net floor area unless otherwise agreed in writing by the Local Planning Authority;
- (vi) Details of windows and doors and recesses/reveals (which shall be a minimum of 100mm) to be in the form of large scale drawings (scale 1:20 or 1:50);
- (vii) Details of the finish of the roof and the facade of the buildings to include the:
  - method of rainwater disposal on all elevations, to minimise visual interruptions to the 'cracks' detailing upon the elevations of the building; and
  - elevational articulation including balconies,
- (viii) Details of the junction of the cills of the windows and the rendered panels; and
- (ix) Precise details of the fenestration, in particular the arrangement of windows to provide the 'cracks' detailing upon the elevations of the buildings.

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

Reason: No such details have been submitted and to ensure a high quality design and standard of finish for the development and an adequate level of residential amenity to future occupiers and occupiers of neighbouring residential properties.

Condition 11

The details of landscaping submitted pursuant to condition 1 above shall include, inter alia, additional tree planting along the eastern boundary of the site, and a tree survey, an arboricultural implications assessment (AIA) and tree protection measures in accordance with the recommendations of BS5837:2012, Trees in

relation to design, demolition and construction - recommendations. The AIA shall include a realistic assessment of the probable impact of any proposed development on trees and vice versa, together with details of any tree works that would be necessary to implement the proposal. Where the AIA identifies a conflict between the proposal and trees to be retained, details should be provided to demonstrate that the trees can be achieved successfully. The details shall also include the planting of semi-mature native trees within the landscaping and car parking areas;

Reason: To safeguard existing trees to be retained and to ensure a satisfactory setting and external appearance to the development through the provision of a sylvan edge to the eastern boundary of the site and the softening of areas of hard surfacing within the site.

#### Condition 13

The dwellings shall achieve a minimum of Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 or above has been achieved.

Reason: To ensure a sustainable and energy efficient form of development.

#### Condition 22

The development shall not commence until details of all external lighting within the site have been submitted to and approved in writing by the Local Planning Authority and these works shall be undertaken in accordance with the approved details and maintained thereafter. No additional lighting shall be placed or erected within the site thereafter without the prior approval of the Local Planning Authority. The lighting scheme shall minimise light spillage within and outside of the site through the use of bollard lighting and any other appropriate means, and the details submitted shall include details of luminaires and a light spillage plot undertaken by an appropriately qualified person;

Reason: In order to maintain the character and appearance of the site, safeguard the residential amenity of the occupiers of proposed and existing dwellings, and prevent harm to biodiversity.

**My recommendation remains unchanged, subject to the amendments set out above.**