

Development Management Report

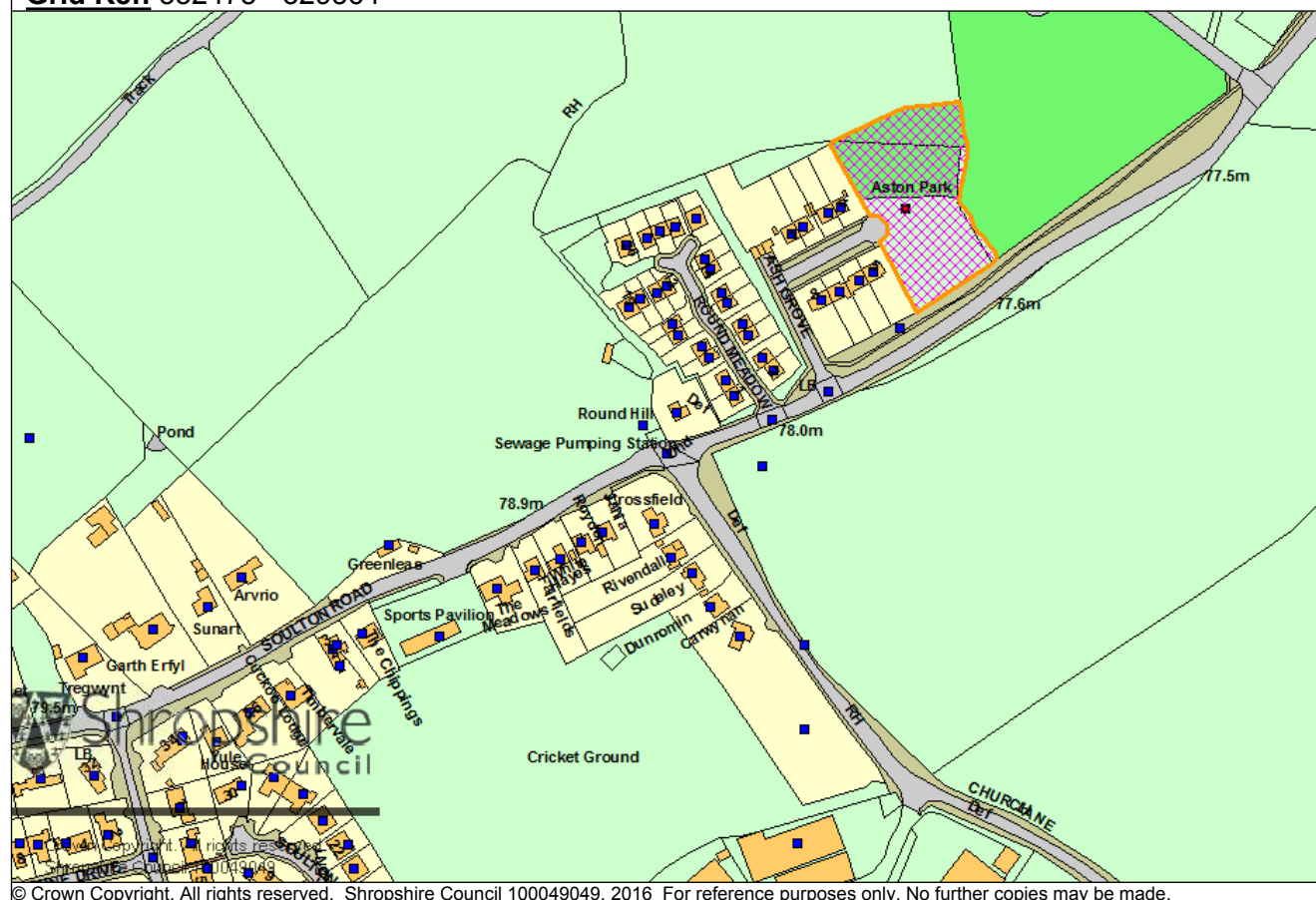
Responsible Officer: Tim Rogers

Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

<u>Application Number:</u> 17/02241/REM	<u>Parish:</u>	Wem Rural
<u>Proposal:</u> Reserved Matters application pursuant to Outline application 14/03268/OUT (all matters reserved) for the erection of five pairs of semi-detached dwellings		
<u>Site Address:</u> Land Adjacent Ash Grove Wem Shropshire		
<u>Applicant:</u> Morland Properties Ltd		
<u>Case Officer:</u> Karen Townend		<u>email:</u> planningdmne@shropshire.gov.uk

Grid Ref: 352475 - 329364



© Crown Copyright. All rights reserved. Shropshire Council 100049049. 2016 For reference purposes only. No further copies may be made.

REPORT

Recommendation: That delegated powers be given to the Planning Manager to approve the application subject to the conditions listed in appendix 1 and any other conditions considered necessary, subject to no further objections being received from the Council Highway Consultant.

1.0 THE PROPOSAL

- 1.1 This application is for approval of all of the reserved matters of layout, scale, appearance, access and landscaping for the site known as land adjacent to Ash Grove, Wem. The site sits off the end of the existing Ash Grove cul-de-sac outside the settlement boundary for Wem. Outline consent was granted (by appeal) in October 2015 subject to conditions and subject to a S106 legal agreement to secure affordable housing.
- 1.2 The application has been submitted with full plans, a planning statement, design and access statement, landscape statement and ecology report. The scheme proposes 10 three bed semi detached, two storey, houses set around an open hard standing area which provides parking and turning for the site. Amendments to the access to provide a turning head within the site for the new development and existing houses have been received during the consideration of the application. The amendments have been sent out for consultation.
- 1.4 Other conditions on the appeal required further information to be submitted prior to commencement or prior to occupation of any of the dwellings. This information does not need to be submitted as part of the current application for approval of reserved matters and can be dealt with at a later date through a separate application for discharge of condition.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The development site is located on the eastern side of Wem and comprises a parcel of land currently set to grass, colonised by trees some of which have recently been cleared. The site is rectangular in shape and approximately 0.42 hectares in size, the trees along the roadside edge have been retained. It is accessed via an existing residential development, Ash Grove, which comprises eight semi-detached dwellings, in a cul-de-sac which terminates at a turning circle. The houses are set back behind gardens, a footpath and a tree lined highway verge.
- 2.2 The site is outside the development boundary for Wem on the northern side of the B5065 and is not within any of the rural settlement boundaries. There are 8 two storey houses on Ash Grove, a recently started development of 23 dwellings between Ash Grove and one detached house and fields beyond. On the opposite side of Soughton Road is also agricultural land and there are agricultural fields and the Wem Industrial Estate to the north and east. The Ash Grove properties are outside of the development boundary, however the Church Lane properties are within the development boundary for Wem.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Parish Council views are contrary to officer recommendation and the Chair and Vice Chair consider that the application should be determined by committee.

4.0 COMMUNITY REPRESENTATIONS**4.1 Consultee Comments**

- 4.1.1 Parish Council** – The Parish Council objects to this application on highways concerns - the site can not accommodate the additional vehicles and relating parking.
- 4.1.2 Affordable Housing** – An affordable housing proforma is required for this application.
- 4.1.3 Education** – Shropshire Council Learning and Skills reports that the local primary school, St Peters, is currently close to capacity and with future housing developments is likely to exceed its current capacity. It is therefore essential that the developers of this and any new housing in this area contribute towards the consequential cost of any additional places/facilities considered necessary to meet pupil requirements. In the case of this development it is recommended that contributions are secured via CIL funding.
- 4.1.4 Highways** –
 Access - Further Details Required there is insufficient detail submitted with the application to make an informed highway comment, at this time.
 Layout - Further Details Required there is insufficient detail submitted with the application to make an informed highway comment, at this time.
 Scale the proposed scale of the development is considered acceptable from a highway perspective
- The principle of the proposed development has been previously upheld at appeal with all matters including access to be determined under a reserved matters application. The Highway Authority in its consultation response dated 29.01.2015 in respect of the outline application raised no objection to the principle of the indicative development of 10 dwellings being served off Ash Grove. The Council did however comment upon the current unsatisfactory turning head arrangement at the end of the cul-de-sac and advised that these matters should be addressed as part of the submission of the detailed reserved matters. The submitted site drawing no.0021 03 is not considered to be acceptable. The development is proposing an irregular shaped communal access/parking and turning area to the front of the dwellings with no revisions to the existing unsatisfactory turning head layout being incorporated within the new access layout.
- It is considered that the improvement to the turning head should be in line with the amorphous turning head design as demonstrated under drawing no. TS/10/4 of the Councils Specification for Residential/Industrial Estate Roads. The new layout could be achieved by extending the carriageway of Ash Grove into the application site. The proposed works and adoption of the revised turning head together with the removal and relocation of the lighting column will need to be covered by an appropriate agreement. The proposed parking spaces for each of the dwellings should also be defined in relation to the new turning head arrangement.
- 4.1.5 Waste Management** – Provided standard advice
- 4.1.6 Ecology** – In the Ecological Assessment (Star Ecology, October 2014), Star Ecology identified that 'Several trees within the area of scattered scrub, within the

south section of the site, potentially provide bat roosting opportunity. The trees are covered with extensive ivy ' growth. (Lone) bats may potentially roost within ivy crevices and/or between the ivy and the trees. In addition, the ivy growth may conceal features within the structure of the trees (such as rot-holes) that may potentially provide bat roosting opportunity.' Star Ecology recommended that 'If the development plans include the removal of the trees within the area of scattered scrub ' or some of them, or parts of them and/or the construction of buildings within their canopy area: further bat survey work should be carried out to inform the proposed development.'

Because the Landscape management plan (Sylvan Resources Ltd, March 2015) included the removal of hawthorn trees in this area, in her comment in December 2014 my colleague Alison Slade recommended 'aerial inspection of the bat roosting features within the trees. The results of this inspection should preferably be submitted prior to determining the application or the plans amended to show retention of the trees.'

During an updated survey visit in May 2015 by Star Ecology, 'the tree could not be located and it appeared that the tree had been removed.' 'The survey of the site was carried out after work proposed in a Landscape Management Plan had been carried out earlier in year 2015.'

This tree (or trees, it is unclear) was therefore removed before the presence of bat roosts could be ruled out.

Unfortunately, the Inspector did not make any mention of bats in the Appeal decision.

To compensate for the lost roosting opportunities this tree (or trees) provided, I recommend that 2 additional bat boxes are erected (in addition to the boxes recommended as an enhancement) to compensate for the loss of this potential roost.

Landscaping

Condition 7 of the appeal decision requires that The development shall be carried out and incorporate the recommendations and mitigation set out within Sections, 8, 9 and 10 of the Ecological Assessment dated 6 October 2014 (Ref: LSP/1240/14.1) unless the local planning authority approve in writing any variation.

Sections 10.5.1 and 10.5.2 of the report recommends that native trees and shrubs of local provenance are planted in open spaces on the site. These, and additional habitat enhancements, are included in the Landscape management plan, which is referred to in condition 4, therefore I am happy with the proposed landscaping.

Other enhancements

I assume that the other recommendations made in the Ecological Assessment (including a bat-sensitive lighting scheme, the erection of bat and bird boxes and the inclusion of a hedgehog box) are to be covered under a future DIS application rather than this REM.

4.1.7 **Trees** – Having read the submitted landscape management plan for the site I am in agreement with its findings and recommendations and support the woodland edge improvement / planting scheme to increase habitat value of the woodland. Recommends a condition requiring the work to be carried out in accordance with the submitted details.

4.1.8 **Drainage** –The proposed drainage details, plan and calculations should be submitted for approval before the dwelling is occupied as per Drainage Condition 8 on the Appeal Decision.

4.2 **Public Comments**

4.2.1 At the time of writing the report 6 letters of representation have been received raising the following concerns:

- ☐ CIL needs to be paid
- ☐ Site needs to provide turning space for waste collection vehicles
- ☐ Developer has damaged the kerbs
- ☐ Should be asked to provide drive for 1 Ash Grove
- ☐ Access should be from the main road not off Ash Grove
- ☐ Loss of street lighting will be dangerous
- ☐ Construction times should be imposed and access for construction vehicles controlled
- ☐ Addition vehicles will damage the road both during and after construction
- ☐ Drainage needs fully investigating
- ☐ This land floods in the winter
- ☐ Potential asbestos contamination on the site

5.0 **THE MAIN ISSUES**

- ☐ Policy & principle of development
- ☐ Layout, scale and design
- ☐ Impact on amenity
- ☐ Highways, access, parking and turning
- ☐ Ecology and trees
- ☐ Drainage

6.0 **OFFICER APPRAISAL**

6.1 **Policy & principle of development**

6.1.1 The granting of the outline planning consent, which was granted at appeal in October 2015, has accepted the principle of the development proposed. It is accepted that the site is situated within open countryside for planning purposes being outside the development boundary for Wem in the recently adopted Shropshire Site Allocation and Management of Development (SAMDev) Plan. However the current application is not seeking consent for the principle of the development and this matter can not be revisited as part of this application.

6.1.2 The outline consent was granted at appeal at a time when less weight could be given to the SAMDev. It was considered by the Planning Inspector against the NPPF as sustainable development. The Inspector took into account the brownfield nature of the site, the adjacent housing and recent affordable housing development and the proximity of the site to Wem. Although the principle can't be revisited the granting of outline consent on this site also does not set any form of

precedent for any other sites around Wem. Any future applications for new housing schemes would need to be considered against the SAMDev. The outline consent was for residential development and the current reserved matters application seeks consent for the details of the houses.

6.1.3 Policy CS9 of the Shropshire Core Strategy requires all new development to help to deliver sustainable communities by making a contribution to infrastructure. The details of this contribution are provided within the Developer Contributions supplementary planning document which sets out the methods for providing for infrastructure both on site and off site. The development of the site will be liable for Community Infrastructure Levy, as noted in the Planning Inspector's decision letter. CIL is based on the footprint of the development and the current charging schedule. The agent has confirmed the overall amount of new residential floor space proposed and therefore the CIL liability is able to be calculated. This financial contribution towards infrastructure is a material consideration in favour of the development and will assist towards alleviating infrastructure issues in the local area.

6.1.4 With regard to affordable housing the planning statement submitted with the current reserved matters application comments that the site is for 10 dwellings with a floor area of 96sqm each which will equate to less than 1000sqm. As such the agent comments that this has been designed so that the requirement for the affordable housing payment is avoided. However, the outline consent was approved with a unilateral undertaking in which the appellant, who is the current applicant, covenanted to provide the prevailing target rate of affordable housing. As such the development of the site for 10 houses will require 1 of them to be an affordable dwelling to comply with the outline consent.

6.2 **Layout, scale and design**

6.2.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. Section 7 'Requiring Good Design' of the National Planning Policy Framework indicates that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

6.2.2 Five identical pairs of semi detached houses are proposed. They are all two storey, three bed units, with ground floor lounge and kitchen and, as noted in the submitted planning statement, floor areas of less than 100sqm. The designs show hipped tiled roofs, brick elevation finish, casement windows with cills and headers and simple hanging porches over the front doors. All of the windows and doors are in the front and rear elevations of the houses.

6.2.3 The proposed block plan shows two pairs in line with 5-8 Ash Grove, backing onto the main road and the other three pairs curving round from 4 Ash Grove but not completely enclosing the end of the site. An access point is indicated at the eastern edge of the site which leads to the adjacent agricultural land.

6.2.4 Layout, scale and design are all considered to be acceptable by officers and the scheme relates well to the existing housing on Ash Grove which are pairs of semi

detached dwellings with hipped roofs, casement windows and simple porches. The main difference between the existing dwellings and the proposed new dwellings is that the existing properties have chimneys. Given the scale of the proposed dwellings it is considered that to ask for a chimney to be added would result in a “stick on” feature rather than a useable, brick built, chimney. The lack of chimneys is not unacceptable and, given the site is not in a conservation area, would not be reasonable grounds on which to refuse consent.

- 6.2.5 Subject to appropriate materials, which can be controlled by condition, the layout, scale and design of the proposed development is considered to be acceptable and to comply with the requirements of adopted policy.

6.3 Impact on amenity

- 6.3.1 Policy CS6 ‘Sustainable Design and Development Principles’ of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity.
- 6.3.2 As noted above the proposed layout shows the houses in line with the existing housing on Ash Grove. The nearest new property to an existing property is the unit adjacent to 5 Ash Grove. This will be just under 10m from the side of the garage at the existing dwelling. There are no windows proposed in the side elevations of any of the new dwellings and as such, even though there is a window in the end of the existing dwelling, there will not be any overlooking and the separation distance ensures that there will not be any loss of light.
- 6.3.3 Concern has been raised about the impact on the existing residents from additional cars and traffic. This is dealt with below, however the existing houses are set back from the road approximately 11m which limits the impact of traffic on the road. Furthermore the scale of the development will not result in high levels of traffic.
- 6.3.4 Objections have also been received raising concerns about the impact of construction, construction traffic and that the land owner has not repaired previous damage. Firstly condition 5 on the outline consent requires the applicant to submit a Construction Method Statement prior to commencing development. This condition requires the developer to set out in the statement where matters such as construction parking, loading, unloading and storage will be carried out, the timing of construction works and deliveries, fencing, wheel washing and measures to control dust, dirt and waste. This condition therefore will enable the Council to consider whether the scheme would have an unacceptable impact during construction and to consider the proposed timings at the time when an application for discharge of condition 5 is submitted. As such the concerns raised by the local residents are noted but are best dealt with under condition 5.
- 6.3.5 With regard to damage already carried out in clearing the site and any damage that may be caused during the construction works this will be a matter for the developer to correct. As an adopted highway the Council have separate powers to ensure that any work is repaired.
- 6.3.6 Overall, although the concerns of the neighbours are noted these are best dealt with through the existing conditions on the outline consent. The layout, scale and

design of the proposed development will not result in unacceptable adverse impacts on the amenities of the existing residents.

6.4 Highways, access, parking and turning

- 6.4.1 Paragraph 32 of the NPPF advises that developments that generate significant amounts of traffic should be supported by a Transport Statement and promotes sustainable modes of travel, safe accesses and improvements to existing transport networks. Core Strategy Policy CS6 states that proposals likely to generate significant levels of traffic should be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced. The proposed scheme for 10 houses will not result in a significant increase in traffic.
- 6.4.2 The outline planning permission, granted by appeal, had all matters reserved and as such access was not considered for determination at that stage. However, the indicative layout showed access off Ash Grove and the Planning Inspector commented at paragraph 11 that the development would be served off Ash Grove and at paragraph 21 that Ash Grove would provide an acceptable vehicular access for 10 dwellings.
- 6.4.3 Some of the local residents objecting have questioned why the development of this site can not be provided with a new access off the main road as was provided for Round Meadow. This is not what is before the Council as an application. The proposal is for access off Ash Grove and if this access is acceptable in highway design and safety terms then there would be no grounds on which to require the developer to amend the access proposal.
- 6.4.4 The proposed access has been assessed by the Council Highway Consultant who has no objection to the use of Ash Grove as the point of access. The existing turning head at the end of Ash Grove needs to be altered and this matter was raised with the applicant. Following a number of amended plans the latest submission shows a turning head being provided within the application site with footpath around the whole of the turning head and access across the end of the turning head to the new houses. As part of the proposal the existing turning head, which is in the form of a circular route, will be removed and the existing estate road, footways and grass verges continued to the edge of the site. One existing street light, which is currently in the centre of the turning “circle” will be removed.
- 6.4.5 This latest amended plan has been sent to the Council Highway Consultant, the Parish Council and local residents for comment. At the time of writing the report the consultation is still outstanding and therefore the recommendation is that the application should be approved, subject to no objections from the Council Highway Consultant. The alterations to the existing road can be carried out through the use of a suitably worded condition.
- 6.4.6 Residents of Ash Grove have also commented that Ash Grove is not suitable due to cars having to park on the road as not all of the properties have off-street parking. There are 8 properties on Ash Grove of which 4 have driveways and carports or garages, one has a driveway and one a car port. As such half of the properties have the standard provision for parking of two cars and two others have space for one car. The road is not restricted in terms of on-street parking and

residents could provide additional parking within their property curtilages on an individual basis. The perceived lack of parking is not as a result of the proposed development and as such would not be a matter for the developer of the site to resolve. As noted above the scale of the development proposed will not result in a significant level of traffic movements.

6.5 Ecology and trees

- 6.5.1 The NPPF and policy CS17 of the Shropshire Core Strategy require consideration to be given to the impact of the proposed development on the natural environment. This particularly relates to the impact on statutorily protected species and habitats and existing trees and landscaping. A protected species survey and arboricultural report were submitted with the outline application and the applicant's ecology consultant has also written providing an update to the ecology report and an update to deal with the concerns raised at the outline stage regarding bats.
- 6.5.2 The update comments that the site is an area of low ecological value and that there is no evidence of protected fauna, badgers or reptiles. The update acknowledges that the site offers habitat for nesting and foraging birds and that the majority of the suitable habitat will remain post development.
- 6.5.3 With regard to bats a survey was carried out in July 2014 which recorded bat roosting potential within a tree within the southern area of the site. At the site visit by the applicant's ecologist in 2015 the tree had been removed. As such the applicant's ecologist considers that there is no further survey work required in respect of bats. The outline consent includes a condition requiring the development to be carried out in accordance with the recommendations in the ecology assessment submitted with the outline and as such no further conditions are required.
- 6.5. The Council Ecologist has reviewed the additional information and advised that the loss of the tree which was potentially habitat for bats should be mitigated through the provision of an additional bat box. This is in addition to the mitigation measures required by the condition on the outline consent and can be controlled by condition on this application as it is relevant to the current proposal and site conditions. The site can be developed without adverse impact on ecology and can provide habitat enhancements.
- 6.5. The Arboricultural report submitted with the outline application suggested that 7 trees, which are part of a group, are to be removed to enable the development of the site and 1 further tree is to be removed because it is dead. It is accepted that this report does not reflect the condition of the site before a large proportion of the self seeded trees were removed, however it is also accepted by officers that the self seeded trees would have been of limited arboricultural value. The report recommends the protection of two areas of trees which are to be retained where the existing slab will need to be removed but that the majority of the slab can be removed outside of the root protection areas.
- 6.5. The Council Tree Officer had advised during the consideration of the outline that it is acknowledged that the site has been recolonized and become a green habitat area but that the trees have been left unmanaged and are in a poor condition.

The Tree Officer advises that if the site is to be developed then the trees should be managed, retaining the better trees and providing enhancement planting. The potential for improving the condition of the existing trees is a material consideration and a benefit resulting from the development of the site.

6.6 Drainage and contamination

- 6.6.1 Policy CS18 'Sustainable Water Management' of the Shropshire Core Strategy indicates that development should integrate measures of sustainable water management to reduce flood risk and avoid an adverse impact on water quality and quantity.
- 6.6.2 Concerns have been raised by local residents that the site floods and also that to provide drainage to the new houses on Round Meadow, at the opposite end of Ash Grove, the ground had to be built up. There are concerns that this site is not capable of being provided with a drainage system without similar changes in levels which would then have an adverse impact on the neighbouring properties.
- 6.6.3 As a reserved matters application the development of this site would have to comply with the requirements of the conditions on the outline consent granted by the Planning Inspector. Condition 8, as noted by the Council Drainage Consultant, requires details of a surface water drainage scheme to be submitted to the Council. However, condition 8 does not require this scheme to be submitted as part of this reserved matters application. The surface water drainage would need to be subject to a separate application for discharge of condition.
- 6.6.4 Accordingly, although the concerns of the local residents are noted this is not a matter for consideration at this stage. The concerns of the residents will need to be taken into account when determining the appropriateness of the discharge of condition application.
- 6.6.5 Local residents have also raised concerns about the potential for contamination. This was also raised at the time of the outline application and a condition imposed on the consent requiring investigation and recording of contamination. This condition is still a requirement on the development of the site and the investigation, recording and remediation will need to be carried out. As such the risk of contamination has already been considered and can be dealt with by the existing condition.

7.0 CONCLUSION

- 7.1 It is considered that the proposed access, layout, scale, appearance and landscaping of the site are acceptable and would have no adverse impact on the character and appearance of the locality or the amenity of neighbouring properties. A safe means of access and adequate parking and turning space will be provided and subject to conditions the proposal would have no adverse highway or ecological implications. It is therefore considered that the proposal accords with Core Strategy policies, SAMDev policies and the NPPF.
- 7.2 In arriving at this decision the Council has used its best endeavours to work with the applicants in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework paragraph 187.

8.0 RISK ASSESSMENT AND OPPORTUNITIES APPRAISAL

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal - written representations, a hearing or inquiry.

The decision is challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 give the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in planning committee members' minds under section 70(2) of the Town and Country Planning Act 1970.

10. BACKGROUND

Relevant Planning Policies

National Planning Policy Framework

CS1 - Strategic Approach

CS3 - The Market Towns and Other Key Centres

CS5 - Countryside and Greenbelt

CS6 - Sustainable Design and Development Principles
 CS11 - Type and Affordability of housing
 CS17 - Environmental Networks
 CS18 - Sustainable Water Management
 MD1 - Scale and Distribution of Development
 MD2 - Sustainable Design
 MD7A - Managing Housing Development in the MD7A - Managing Housing Development in the Countryside
 MD7B - General Management of Development in the Countryside
 MD12 - Natural Environment
 Settlement: S17 - Wem

Relevant planning history:

14/03268/OUT Outline application (all matters reserved) for the erection of five pairs of semi-detached dwellings REFUSE 30th January 2015
 NS/07/01613/OUT Proposed erection of 4no detached dwellings and 4no semi detached dwellings with garaging REFUSE 15th October 2007
 NS/76/00547/OUT Erection of dwellings REFUSE 12th October 1976

Appeal

NS/08/00011/REF Proposed erection of 4no detached dwellings and 4no semi detached dwellings with garaging DISWOC 25th June 2008
 15/02271/REF Outline application (all matters reserved) for the erection of five pairs of semi-detached dwellings ALLOW 8th October 2015

11. ADDITIONAL INFORMATION

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) Cllr R. Macey
Local Member Cllr Pauline Dee Cllr Chris Mellings
Appendices APPENDIX 1 - Conditions

APPENDIX 1**Conditions****STANDARD CONDITION(S)**

1. The development shall be carried out strictly in accordance with the approved plans and drawings

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

2. Prior to the commencement of development full engineering details shall be submitted to and approved in writing by the Local Planning Authority of the proposed turning head and construction link to the existing public highway, as shown indicatively on Dwg.No.03 Rev D; the turning head and construction link to the existing public highway shall be fully implemented in accordance with the approved details prior to any of the dwellings being first occupied.

Reason: To provide an adequate means of access and turning head facility to the serve the development and Ash Grove.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

3. In addition to the mitigation measures required by the conditions of the outline planning consent 2 further bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species shall be erected on the site prior to first occupation of any of the dwellings hereby permitted. The boxes shall be sited at an appropriate height above the ground, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter maintained for the lifetime of the development.

Reason: To ensure the provision of roosting opportunities for bats which are European Protected Species and to mitigate the loss of habitat since the outline consent