

Development Management Report

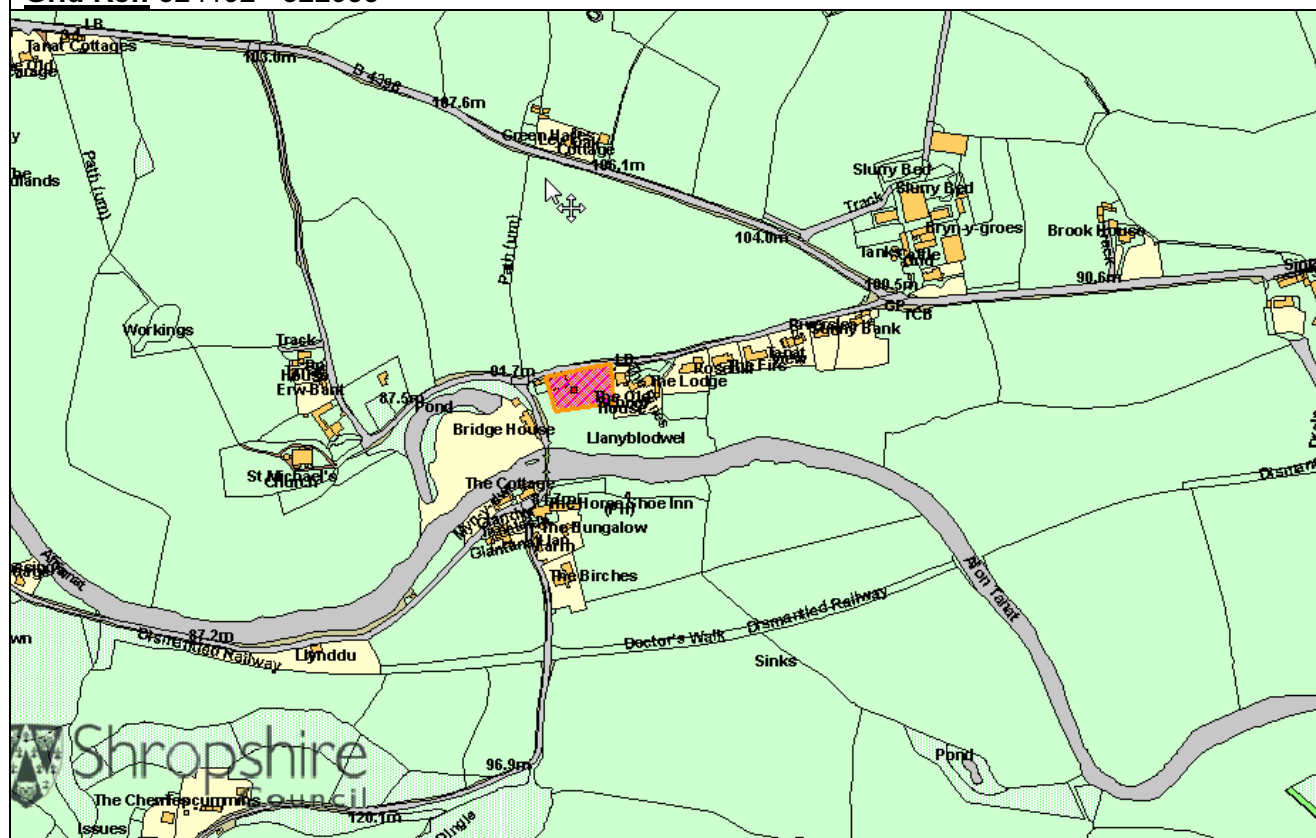
Responsible Officer: Tim Rogers

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

Summary of Application

<u>Application Number:</u> 13/05008/OUT		<u>Parish:</u>	Llanyblodwell
<u>Proposal:</u> Outline application (all matters reserved) for the erection of four dwellings to include one affordable dwelling			
<u>Site Address:</u> Proposed Residential Development North Of River Tanat Llanyblodwel Shropshire			
<u>Applicant:</u> Mrs Mair Williams			
<u>Case Officer:</u> Mark Perry		<u>email:</u> planningdmnw@shropshire.gov.uk	

Grid Ref: 324192 - 322955



Recommendation:- Grant Permission subject to the conditions set out in Appendix 1 and the applicant entering into a S106 to secure the provision of one affordable dwelling.

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks outline planning permission for the erection of four dwellings on the edge of Llanyblodwel. The applicant is only seeking to establish the principle of the development with the access, appearance, landscaping, layout and scale all reserved for later approval. The applicant has confirmed that one of the properties would be provided as an affordable dwelling.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The area of land is currently agricultural grass land in an elevated position sitting above the River Tanat which passes to the south, a gap of around 21 metres would remain between the edge of the application site and the banks of the river. The road bridge which crosses the River Tanat, linking the two parts of the village is an 18th century stone bridge which is a scheduled monument. To the east of the site there is the Old School House which is a grade II listed building and to the south, on the opposite side of the river there is the Horse Shoe Inn which is also grade II listed, the village also contains a number of other listed buildings to the south of the river.
- 2.2 Llanyblodwel village consists of two parts, on the northern side of the river and immediately adjacent to the application site there is a linear arrangement of nine large detached dwellings fronting the road. The second part of the village is to the south of the river and contains eight dwellings and the Horse Shoe Inn Public House.
- 2.3 The village has a designated development boundary around the two distinct parts, this is defined in the Oswestry Borough Local Plan. As part of SAMDev Llanyblodwel will continue to have the same development boundary as currently adopted. The application site sits on a parcel of land that separates the two development boundaries.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Parish Council originally objection to the application but have since revised this to a neutral comment. However Officers consider that the proposal meets the criteria for sustainability as set out in the NPPF and therefore the application is recommended for approval. The chair of the planning committee considered that the application should be considered by the North Planning Committee for determination.

4.0 COMMUNITY REPRESENTATIONS

- 4.1 **Consultee Comments**
- 4.1.1 **Parish Council-**

Llanyblodwel Parish Council (14/7/14)- reconsidered their original comments in light of amendments that have been made to the plans and wish to submit the following comments. The Parish Council wish to remove its objection to the application and to comment that the corner of the development next to proposed plot 4 must be included as part of the development and landscaped to improve the site lines for road users travelling the towards the Horseshoe Pub

Llanyblodwel Parish Council (10/1/14)- objects to the planning application as these proposals fall outside of the current development boundaries and are therefore contrary to the comments that the Parish Council submitted as part of the SAMDEV consultation in July 2013 which were as follows

Llanyblodwel Parish Council supports the establishment of a Community Cluster comprising the settlements of Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn to accommodate 10- 15 dwellings over the period 2012 2026 (equivalent to 1 per year). The Council do not wish to identify any specific site allocations and require that development in the parish is limited to only infill and conversions within the current development boundaries. The Parish Council also consider that the proposals will have a negative impact on the character of the village and do not demonstrate sustainability as defined in the core strategy.

- 4.1.2 **Highways-** No objection subject to conditions
- 4.1.3 **Ecology-** No objection subject to conditions and informatives
- 4.1.4 **Conservation-** No objection to the propos development following the submission of the Heritage Assessment Report and revised site plan. It was considered that the impact of the proposed development on the setting and significance of the Heritage Assets is less than substantial harm
- 4.1.5 **Archaeology-** No comments to make on the application
- 4.1.6 **Drainage-** No objections subject to drainage details being conditioned.
- 4.1.7 **Rights of Way-** no comments to make on the application
- 7.1.8 **English Heritage-** The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- 4.2 **Public Comments**
- 4.2.1 Representations received from 31 individual addresses (13 letters of support and 18 letters of objection), commenting on the following issues-

Objection

Outside of the development boundary

Approval would set a precedent

Impact on neighbour amenities

No demand for houses

Impact on listed buildings

Out of keeping with adjacent properties

Impact upon views of the bridge

Cattle crossing near the proposed properties
 Highway safety
 Access onto a narrow lane
 Out of keeping with the context of the village
 Proposal will not strengthen the community.
 Dwelling could be bought as holiday homes
 Dominant view of dwellings from the listed bridge
 Increased traffic
 Limited bus service
 Loss of view
 Limited local amenities
 Proximity of the river
 Damage to the bridge by vehicles
 Impact on tourism to the area

Support

Extra houses would help sustain the community
 Existing houses are too expensive for many
 New houses would encourage new younger blood to the community
 Extra affordable housing
 Lack of affordable housing is forcing people out of the village
 Houses will not detrimentally affect the whole village
 Proposal is a logical extension and natural progression
 Provide housing for future generation.

5.0 THE MAIN ISSUES

- Policy & Principle of Development
- Design, Scale and Character
- Impact on Residential Amenity
- Impact on heritage assets
- Highways
- Drainage

6.0 OFFICER APPRAISAL

6.1 Policy & Principle of Development

6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Council's Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight in the determination of planning applications. The NPPF advises that proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications.

6.1.3 Paragraph 216 of the NPPF indicates that the weight that can be attached to relevant policies in emerging plans such as the SAMDev depends on the stage of preparation. The Council's opinion is that the SAMDev Plan has reached a point ,

being settlement and site specific and having undergone very substantial public consultation, where weight can be attached but, pending examination and adoption, this needs to be considered with care alongside the other material considerations.

6.1.4 Paragraph 14 of the NPPF states that:

‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.....For decision-taking this means that where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the]Framework taken as a whole; or*
- Specific policies in [the] Framework indicate development should be restricted.’*

With regards to housing development paragraph 49 of the NPPF states that:

‘Housing applications should be considered in the context of the presumption in favour of sustainable development’.

and that

‘Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.’

6.1.5 In September 2013 the housing land supply in Shropshire fell below the 5 year requirement. This has now been updated following the submission of the SAMDev Final Plan to the Planning Inspectorate. The Council is now in a position that it has identified sufficient land that addresses the NPPF 5 year housing land supply requirements. However, in calculating the 5 year supply the Council recognises that full weight cannot yet be attributed to the SAMDev Final Plan housing policies as there are significant unresolved objections which will not be resolved until the public examination of the SAMDev.

6.1.6 In this period prior to examination sustainable sites for housing where any adverse impacts do not significantly and demonstrably outweigh the benefits of the development will still have a strong presumption in favour of permission under the NPPF, as the 5 year housing supply is a minimum requirement and the NPPF aim of significantly boosting housing supply remains a material consideration. Officers consider that it would be difficult to defend a refusal for a site which is considered to constitute sustainable development unless the adverse impacts of granting consent would significantly and demonstrably outweigh the benefits (as outlined in paragraph 14 of the NPPF).

6.1.7 It is appreciated that the site lies outside the development boundary for

Llanyblodwel as defined in the adopted Local Plan and the emerging SAMDev document. As such residential development would not normally be supported. However, adopted local plan policies are at risk of being considered “time expired” due to their age and the time which has lapsed since the end date of the plan. Officers therefore advise that it is appropriate to assess this site within the context of the ‘presumption in favour of sustainable development’ as set out in the NPPF.

- 6.1.8 The principle issue for consideration therefore is whether the development is sustainable or not when considered against the NPPF as a whole. The balance of material considerations is still in favour of boosting housing supply in locations that are considered to be sustainable. The key factor in determining this proposal is therefore assessing whether the proposal would represent sustainable development and whether there would be any significant impact or harm as a result of the proposed development that would outweigh the benefits. This will be considered in the paragraphs below.

6.2 Is the Development Sustainable.

- 6.2.1 The sustainability of a site is not judged purely on its location, or on whether it is deliverable. Paragraph 6 of the NPPF advises that paragraphs 18 to 219 constitute sustainable development. Paragraph 7 of the NPPF explains that there are three dimensions to sustainable development, these are economic, social and environmental. Paragraph 8 goes on to advise that in order to achieve sustainable development, economic, social and environmental gains should not be sought in isolation, because they are mutually dependant.
- 6.2.2 Paragraph 55 of the NPPF promotes sustainable development in rural areas where it will enhance or maintain the vitality of rural communities. The example given is where there are groups of smaller settlements and a development in one of these may support the services in others nearby. However dwellings in isolated locations should be avoided. This is recognised by SAMdev where Llanyblodwel is proposed to be part of a community cluster along with Porthywaen, Dolgoch, Llynclys and Bryn Melyn. The Cluster will provide 15 dwellings during the plan period by infilling, conversions and small groups of houses within the development boundaries. Only Llanyblodwel and Porthywaen have/ will have a development boundary.
- 6.2.3 Through the existence of a development boundary and by being proposed as part of a cluster it is acknowledged that the village is sustainable and would be suitable for new residential development. The proposal is one that could be reasonably considered to meet the requirements of the NPPF when read as whole as this proposal would not lead to an isolated form of development in the open countryside and it would help to enhance and maintain the vitality of the rural communities and services within the immediate area as well as support those services and facilities of the other villages within the cluster. This is something that is acknowledged as a benefit in paragraph 55 of the NPPF.
- 6.4 Economic Consideration**
- 6.4.1 In economic terms the proposed development will provide employment during the construction process and support suppliers, provide Community Infrastructure Levy contributions, New Homes Bonus and additional community charge receipts; although these benefits would be achieved by any new housing development in

any location. The most important economic benefit would be the spending power of new residents who would help to support the limited local services such as the pub which currently is open from 7pm to 11pm every day excluding Tuesdays and it is also open Sunday Lunch time. It is acknowledged that Llanyblodwel itself has very few job opportunities other than farming and the public house and as such residents are likely to travel to Oswestry or other settlements within the cluster to find employment. As such economic benefits are likely to be felt not just within the village. It is considered that the economic benefits of providing additional housing can be awarded some weight.

- 6.4.2 It is acknowledged that there are economic benefits of new house building in close proximity to the village and that it is located relatively close to other settlements where potential employment opportunities exist. Whilst it may be necessary to drive to these locations this does not necessary preclude them from consideration as most rural settlements in Shropshire require access to other areas by vehicle.

6.5 **Social Considerations**

- 6.5.1 The development of the site would increase the population of the village and will therefore provide opportunities for future occupiers to support the local facilities such as the public house and church in Llanyblodwel and other community facilities elsewhere in the cluster such as the village hall in Porth y Waen and other public houses. From the representations made by residents of the village there is a clear community spirit. Some residents comment that extra people living in the village would harm the community whilst others who live outside of the village would like the opportunity to be able to afford a dwelling in the village and become part of the community.
- 6.5.2 The scheme will provide 3 open market dwellings and one affordable which there is a proven need across Shropshire as set out in policy CS11 of the Core Strategy. Typically the number of affordable dwellings would be based on the target rate at the time of the reserved matters submission; currently set at 10%, as such the policy requirement would only require a small financial contribution of £36,000 and not any on site affordable dwellings. However, the applicant is willing to commit to providing one of the dwellings as an affordable unit, equating to an overprovision of 25%. The affordable dwelling would be a 3 bed property which will be restricted to 60% of its open market value, this would be secured by a S106 legal agreement. A number of representations have supported the provision of affordable housing in a village where typically the dwellings are unaffordable to many who have grown up and want to stay in the village, instead having to move away.
- 6.5.3 It is recognised that increasing the number of residences in a settlement without a proportionate increase in infrastructure, employment opportunities and other local services risks eroding community cohesion, even more so in a settlement as small as Llanyblodwel. The application is only for four dwellings which proportionately is a significant increase, however the location of the site would represent a logical and natural expansion of the village which over time could integrate with the appearance of the rest of the village. The number of dwellings proposed is not considered to be so significant as to overwhelm or dominate the existing settlement.

- 6.5.4 The scheme would provide infrastructure improvements through the payment of the Community Infrastructure Levy under policy CS9. The contribution is dealt with outside of the planning process and after development commences and is used to pay for infrastructure identified as local priorities. However, it is a material consideration in the determination of the application and the acknowledgement of the requirement to pay the CIL ensures that this matter will be dealt with after the consent. The CIL contribution would provide for infrastructure enhancements as required.

6.6 Environmental Considerations

- 6.6.1 It is recognised that the proposed development is on a parcel of agricultural land that sits outside of the existing built environment of Llanyblodwel. Building houses on undeveloped parts of the countryside would conflict with the core planning principles, set out in paragraph 17 of the NPPF where it aims to conserve and enhance the natural environment and encouraging the effective use of land by reusing land that has been previously developed. To meet Shropshire's current and future housing needs it will necessitate the development of agricultural land in addition to brownfield sites. Paragraph 112 of the NPPF requires the Local Planning Authority to take into account the economic and other benefits of the best and most versatile agricultural land. Whilst the loss of agricultural land will cause economic harm in terms of a reduction in the land available for farming the site is grade 3 agricultural land which is of "good to moderate" quality and furthermore the scale of the development proposed will not result in significant loss of agricultural land. It is considered that loss of the grade 3 land is not the loss of the most versatile agricultural land and its loss is outweighed by the economic benefits of providing additional housing in this instance.
- 6.6.2 The site is currently used for agricultural purposes with dwellings to the east of the site, the close proximity of other residential developments to the site would lessen the potential impact on the environment by preventing the proposed dwellings appearing isolated. The rear elevations of the proposed dwelling will be clearly visible from the historic bridge. Policy CS17 of the Core Strategy requires all development to protect and enhance natural and historic resources and to contribute to local distinctiveness having regards to landscape and heritage assets. The character of Llanyblodwel is clearly defined by its position nestled around the river and the historic bridge and also the varied collection of listed buildings.
- 6.6.3 The impact that the proposed development would have on the setting of the various listed buildings and the scheduled bridge is a material consideration and should be awarded significant weight in the overall planning balance.
- 6.6.4 The proposed development would result in the expansion of the village on a parcel of agricultural land, it would however follow the built line of development lining the approach road from the east. To provide the required housing growth for Shropshire there will be a need to provide housing on the edge of existing settlements. It is considered that the proposed development would be 'read' as being part of the existing settlement and would not appear isolated or detached and whilst the dwellings would be close to designated heritage assets the site could be developed in such a way to avoid detrimentally impacting upon their setting by maintaining appropriate distance of separation and preserving

appropriate views towards the historic structures. The Historic Bridge is partially obscured by from the road by the topography of the land where the bridge sits in the river valley. However, the limited view of the bridge from the road will still be preserved by the area of field that is to remain undeveloped and outside of the application site.

6.6.5 Although the development would increase the number of buildings in the village they would need to be appropriately designed to minimise their visual impact and so that they are in keeping with the surrounding area. The design of the proposed dwellings would be required to respect the character, scale and appearance of the nearby development. Whilst it is recognised that there would be some harm by the loss of an open area in the centre of the village this would not be sufficient to outweigh the benefits referred to above.

6.6.6 In view of the above it is the opinion of officers that whilst the development may have a visual impact on the landscape by changing the landscape and changing the setting of the heritage assets these would not be significantly harmful and there would be social and economic benefits to the area. This would be through the provision of four new dwellings, including one affordable providing additional support for local services and facilities in the village and in other villages in the community cluster. Overall it is considered that on balance the proposed development would be considered sustainable as required in the NPPF

6.7 **Siting, Design and Scale of the Development**

6.7.1 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. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development. Policy 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.

6.7.2 The appearance, landscaping, layout and scale of the site are all reserved for later approval. In response to some of the comments made by the local community the applicant has provided an amended indicative layout which accompanied the submission of the Heritage Assessment which was requested by the Council's Conservation Officer. The revised indicative layout shows a greater distance of separation between the Listed School House and plot 1, this allows the inter-visibility to be maintained between heritage assets, in this case the school house and the bridge. It also provides a buffer to the School House so that new development would not detrimentally impact upon the setting of the School House. Members should be aware that the precise details of the scheme will only be considered upon submission of the reserved matters application. However, what the indicative layout does show is that it is possible to develop the site with a scale and density that is appropriate for the context of the site.

6.8 **Impact on Residential Amenity**

6.8.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that development should safeguard the residential and

local amenity.

6.8.2 The submitted indicative layout shows that the proposed dwellings will be located away from the nearest dwelling by a buffer strip of agricultural land which will serve as an access to the remainder of the field, a route to allow maintenance of the river banks as well as a route to move cattle. This also moves the proposed built development away from the nearest neighbour. The second most affected neighbour is located to the south west on the approach to the bridge. This property sits at a low level, significantly below the level of the application site. To minimise the impact on this neighbour there would remain a strip of agricultural land between them and the application site, whilst the proposed development will impact upon the outlook from Bridge House the proposed dwellings would be sufficiently far away to not be over bearing and the orientation of the site ensures that there would not be any detrimental loss of sunlight.

6.8.3 As no designs of the dwellings have been submitted the full impact cannot be assessed at this outline stage. However, given the size of the site and the relationship to neighbouring dwellings it would be possible to design the dwellings and position them on the land without resulting in an unacceptable impact on the neighbour's residential amenities.

6.9 Highways

6.9.1 A number of representations received raised concerns about the adequacy of the existing road network and that it is incapable of supporting any additional traffic especially given the frequent use of the land for moving cattle and agricultural machinery.

6.9.2 As with many rural settlements Llanyblodwel is served by narrow single track roads with intermittent informal passing places. To access the site from the main highway network (B4398) would only require occupants of the dwellings to use around 300 metres of the single track road, this is likely to be the most frequently used route as leaving the village in a southerly direction requires more extensive use of rural roads and is likely to be more time consuming.

6.9.3 The access to the site is a reserved matter and is therefore not being considered here. However the local planning authority must be satisfied that it is feasible to create a satisfactory access to the site. The site has been considered by the Council's Highways Officer who has raised no objection to the proposal subject to the widening of a section of road to the site's frontage and also increasing the inside radius of the sharp bend leading to the bridge. These improvements would not only allow the site to be developed but they would also benefit the wider population of the village.

6.9.4 The Parish Council have requested that the inside of the bend be landscaped to improve visibility down towards the bridge. The inside of the bend sits elevated above the road and a mature hedgerow which includes mature trees sits on top. It is considered that to fully open up this corner to provide the visibility asked for by the Parish Council would significantly change the appearance of this rural road which would be detrimental to its character. Increasing the visibility around the bend would also be likely to increase the speeds of vehicles as they head down towards the bridge. It is considered that the Highways Officer's recommendation

of increasing the radius of the bend would be an appropriate compromise between highway safety and preserving the visual amenity of the area.

6.10 Drainage

6.10.1 The NPPF and policy CS18 of the Shropshire Core Strategy require consideration to be given to the potential flood risk of development.

6.10.2 Insufficient information has been provided with the application to demonstrate that the development will be appropriately drained. However it is recommended by the Drainage Engineer that appropriate conditions can be included on any outline planning permission that may be granted to ensure that these details are submitted as part of the reserved matters application.

6.10.3 The site is not liable to flooding and on this basis a condition is recommended to ensure that the appropriate information is provided should outline approval be granted. It is considered by Officers that an appropriate drainage system can be installed to meet the requirements of the NPPF and policy CS18 of the Shropshire Core Strategy.

6.11 Impact on Public Right of Way

6.11.1 A public right of way runs along the northern bank of the river and terminates at the bridge. The right of way will continue to be accessible as the application site will maintain a sizeable gap between its southern boundary and the river. The Council's Rights of Way Officer has not raised any objection to the proposal.

6.12 Ecology

6.12.1 In support of the application a phase 1 Ecology Survey was submitted. The survey concludes that no protected species were found on the site although three ash trees on the western boundary have the potential for bats to roost; however these trees are not shown to be removed. The Council's Ecologist has assessed the submitted information and raises no objection subject to adding appropriate conditions and informative to any decision.

7.0 CONCLUSION

7.1 Although the site is in an area of open countryside, the proposal would meet the requirements of the NPPF as being a sustainable development. It is considered by Officers that it has been adequately demonstrated that the site can be developed without detrimentally impacting upon designated heritage assets and that it is possible to achieve a satisfactory access to the site which also includes wider highway improvements. Whilst this is an outline application with all matters reserved it is considered that the site can be developed for housing without detrimentally affecting the amenities of neighbouring occupiers. Overall the proposed development is considered to be acceptable and in accordance with the requirements of the NPPF, policies CS5, CS6, CS17 and CS18 of the Shropshire Core Strategy and the SPD on the Type and Affordability of Housing and that planning permission be granted subject to the conditions set out in Appendix 1 and the applicant entering into a S106 to secure the provision of one affordable dwelling.

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 three months 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.

9.0 **FINANCIAL IMPLICATIONS**

- 9.1 There are likely financial implications of the decision and/or imposition of conditions if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. **BACKGROUND**

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework

Core Strategy and Saved Policies:

CS4- Community Hubs and Clusters

CS5- Countryside and the Greenbelt

CS6- Sustainable Design and Development Principles

CS9- Infrastructure Contributions

CS11- Type and Affordability of Housing

CS17- Environmental Networks

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 M. Price
Local Member Cllr Arthur Walpole
Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. Approval of the details of the access, siting, design and external appearance of the development and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 4 of the Development Management Procedure Order 2010 and no particulars have been submitted with respect to the matters reserved in this permission

2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of 12 months from the date of this permission

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

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

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The development shall be carried out strictly in accordance with the deposited location plan numbered P-10 plans but this permission does not purport to grant consent for the layout shown.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details and to enable the Local Planning Authority to consider the siting of the development when the reserved matters are submitted.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

5. No development shall take place until a scheme of foul drainage, and surface water drainage has been submitted to, and approved by the Local Planning Authority. The approved scheme shall be completed before the development is occupied.

Reason: To ensure satisfactory drainage of the site and to avoid flooding.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

6. Four 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 the dwellings. All boxes

must be at an appropriate height above the ground with a clear flight path and thereafter be permanently retained.

Reason: To ensure the provision of roosting opportunities for bats which are European Protected Species