

Development Management Report

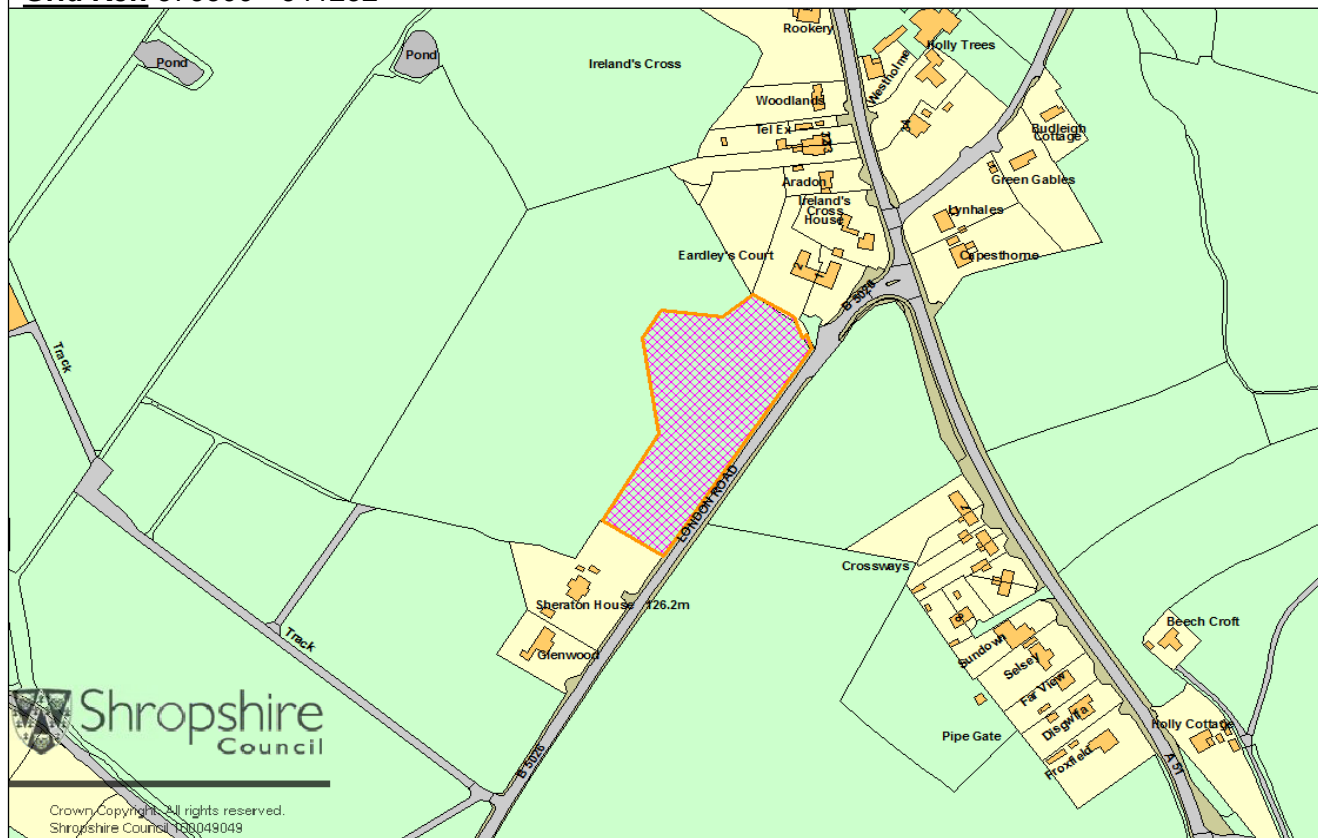
Responsible Officer: Tim Rogers

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Summary of Application

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|--|--|-------|
| Application Number: 15/04397/REM | Parish: | Woore |
| Proposal: Approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to planning permission 13/02698/OUT (Plots 1 to 10) | | |
| Site Address: Land West Of London Road Woore Shropshire | | |
| Applicant: Mr Gez Willard | | |
| Case Officer: Richard Denison | email: planningdmne@shropshire.gov.uk | |

Grid Ref: 373399 - 341232



Recommendation:- subject to the conditions set out in Appendix 1.

Recommended Reason for Approval

REPORT

1.0 THE PROPOSAL

- 1.1 This is a reserved matters application for the erection of ten dwellings situated along London Road in Irelands Cross. The proposed scheme provides a mixture of dwelling styles and will provide five 5-bedroom and two 4-bedroom detached properties; two semi-detached properties (one 3-bedroom and one 2-bedroom affordable unit); and one detached 4-bedroom bungalow. A new access road will be gained directly from London Road and will serve five of the dwellings, whilst three additional vehicular accesses will serve the remaining plots. Each of the properties has a driveway for a minimum of two cars together with double garages.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The proposed site is located directly along the B5415 adjoining onto the settlement of Irelands Cross close to the junction with the A51. The site currently forms part of a paddock with open fields to the north and west. Two semi-detached properties (Nos. 1 & 2 Eardley's Court) are located along the northern boundary, whilst a tennis court associated with Sheraton House is located along the southern boundary of the site. The main road runs along the south eastern boundary and is separated by a mature native hedgerow. An open agricultural field is located on the opposite side of the road to the east.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 At committee members requested that any subsequent reserved matters application should be considered at committee and not be considered under delegated powers.

4.0 COMMUNITY REPRESENTATIONS

4.1 Consultee Comments

- 4.1.1 **Shropshire Council, Flood & Water Management Team** - The proposed surface water drainage is acceptable.
- 4.1.2 **Shropshire Council, Housing Enabling Team** - As an open market housing proposal, the Core Strategy requires the development to contribute towards the provision of affordable housing. The detail of this requirement is contained in Core Strategy Policy CS11 together with Chapter 4 of the Council's adopted Supplementary Planning Document on the Type and Affordability of Housing. The exact contribution is dependent upon the affordable housing rate applicable at the date of submission of a full planning application or reserved matters in the case of an outline application. This rate is reviewed annually. As part of the application process the applicant should be requested to complete and submit an Affordable Housing Contribution Pro-forma so that the correct level of their contribution can be

calculated and agreed.

- 4.1.3 **Shropshire Council, Trees & Woodland Amenity Protection Officer** - The amended landscape plan is acceptable.
- 4.1.4 **Shropshire Council, Public Rights of Way Officer** - There appears to be no recorded public rights of way affected by the application. It is noted that the Proposed Landscape Scheme refers to 2m footpath alongside the estate road. It is presumed that this is intended to be a footway, rather than a public footpath.
- 4.1.5 **Shropshire Council, Planning Ecologist** - A formal response has been received indicating that they wish to make no response on the application.
- 4.1.6 **Shropshire Council, Highways** - No objection is raised subject to safeguarding conditions and informatives.
- 4.1.7 **Woore Parish Council** - Woore Parish Council (the PC), at its meeting on 14th December 2015, resolved to object to planning application 15/04397/REM, it being the second application for approval of reserved matters (REM) pursuant to the outline planning permission granted by Shropshire Council in respect of land west of London Road, Woore (the Site).

Highway and Road Safety

The PC objected to the first REM application as the design for the Site provided for Plots 1-6 to gain access to the busy B5415 from 6 individual drives and for Plots 7-10 inclusive to access the B5415 from a new road on the proposed development site, in close proximity to the junction of the B5415 and the busy A51 London Road.

This second REM application has sought to meet the PC's objections by reducing the proposed number of drives directly accessing the B5415 from 6 to 3.

Formerly, Plots 1-6 obtained direct access, via 6 drives, onto the B5415. In this second REM, Plot 1 retains an individual drive which has direct access onto the B5415. Plots 2 and 3 now share a drive to access the B5415, as do Plots 4 and 5, and Plot 6 now exits via a drive onto the new estate road, together with Plots 7, 8, 9 and 10's drives, and from there all those Plots gain access directly onto the B5415.

Thus, these changes provide 3 drives for cars directly onto the B5415 Road rather than the 6 originally proposed. By changing the orientation of Plot 6 so that it now accesses the B5415 via the estate road, like Plots 8, 9 and 10, there will be an increase in the number of vehicles exiting the estate road near to the junction of the B5415 and the A51.

The PC submits that, rather than the minor changes to the original REM design now proposed to resolve the highway (and other) concerns, a complete redesign would achieve a far more satisfactory and appropriate design for the Site. The PC would suggest that there should be one estate road from which all the proposed houses would access the B5415. It should be noted that the initial application for outline planning permission provided for a single access road. A single access road for all the proposed new houses on the Site is consistent with the access to the Phoenix

Rise development on the A51 and with the other houses in the vicinity of the Site along the B5415.

It would seem sensible for there to be as much distance between any single access road to the Site and the junction of the B5415 and the A51 as possible.

Public Footpath

The PC, in respect of the first application for REM, objected to the proposal to provide a public footpath from the junction of the A51 and B5415 along the B5415 on the front of the development site. The proposed footpath would stop at the end of the development site where it meets the eastern boundary of Sheraton House. This proposed footpath will not connect with any other footpath, link in with any other recreational paths or provide a safe footpath for pedestrians accessing Knighton village from Woore.

In the PC's opinion, the footpath should run along the side of the B5415 on the opposite side of the road from the Site and then to Knighton. This proposal is consistent with the PC's Place Plan.

The Old Hedge

The PC objected, in response to the first REM application, to the removal of the old hedge fronting the B5415 and its replacement with a brick wall. The PC considered that the wall, whilst suitable for urban developments, was inappropriate for the rural setting of this development site and out of keeping with the neighbouring properties. This second REM application has removed the proposed wall and proposed a fence and new hedge.

The PC objects to the old hedge being removed. The old hedge would not require replacement with a new hedge if the proposed new footpath was on the opposite side of the B5415 from the Site, if there was a single access road to all the houses, and the design of the Site was improved.

Privacy and Number of Houses

The outline planning permission granted permission for up to 10 houses. The permission explicitly states that although planning permission is for up to 10 houses, it does not mean that REM will be automatically or routinely granted for 10 houses. The number of houses which SC will approve at the REM stage is dependent on the appropriateness and suitability of the proposed site layout and designs for which the developer is seeking approval.

The PC considers that the second (and the first) application for REM approval, have both suffered as a result of the developer's decision to seek REM approval for 9 houses and a bungalow, when seven of the proposed houses and the bungalow are large homes. Put simply, the number and scale of the houses proposed has negatively impacted on the layout and design of the Site. The Site layout and design of the development is compromised as a result of the developer seeking approval for 10 rather than 9 homes.

The PC support the views put forward by Dr and Mrs Brunt in their comments in respect of the second REM application.

Drainage

Approximately six months prior to the original outline planning application being made, a land drain was connected to the highway storm water drainage system on / in the vicinity of the Site. This work was necessary to resolve the considerable storm water run-off from the Site and the adjacent fields.

The second REM application shows storm water drains connecting directly into that same system. It is submitted that storm water should be directed to attenuation ponds and ideally to infiltration basins rather than directly off the Site as this would only have the effect of increasing flood risks.

Generally

Finally, in addition to the objections outlined above, the PC relies upon the objections which it put forward in respect of the first REM application. However, the PC does welcome the fact that the new REM application does include the provision of an affordable home and a resulting reduction in the size of Plots 2 and 3.

4.2 Public Comments

4.2.1 Two letters have been received from local residents raising the following concerns:-

- Highway safety due to provision of four accesses.
- No requirement for access to field.
- Visual impact caused by loss of existing hedgerow.
- Overdevelopment of site.
- The proposed site is not a gateway to the more built up area it is a rural area.
- Loss of Oak tree.
- Overlooking and loss of privacy.
- Lack of infrastructure and facilities.

5.0 THE MAIN ISSUES

- Background
- Design, Scale and Character
- Access
- Impact on Residential Amenity
- Impact on Trees and Landscaping
- Drainage
- Affordable Housing

6.0 OFFICER APPRAISAL

6.1 Background

6.1.1 Outline planning permission was granted on the 20th October 2014 for a residential

development for the erection of ten dwellings on land to the west of London Road in Irelands Cross (application reference 13/02698/OUT). This application considered the principle for residential development with access, layout, scale, appearance and landscaping as reserved matters which are considered as part of this current application.

- 6.1.2 The proposed site was not located within a settlement eligible for residential development under the former North Shropshire Local Plan. Irelands Cross was being promoted as part of a Community Hub with Woore and Pipe Gate under the Site Allocation Management Development Plan (SAMDev), although at the time of the application it was still out to consultation. The proposed site was therefore considered to be located in open countryside and was contrary to policy CS5 'Countryside and Green Belt' of the Shropshire Core Strategy.
- 6.1.3 However, at the time of the consideration of the application the Council could not demonstrate that it had a five year housing land supply and therefore significant weight had to be given to the National Planning Policy Framework which is for the presumption in favour of sustainable development. The proposed residential development was considered to be located adjoining Irelands Cross settlement with existing dwellings being located along the north east and south west boundaries. The site has pedestrian access along the existing footpath into Woore which is approximately 0.7km away with a number of essential day to day services. The proposed development was considered to be located within a sustainable settlement and having regard to the current shortage in the five year housing land supply the provision of an open market scheme was considered acceptable.
- 6.1.4 Due to the shortage in the housing land supply it was considered appropriate to restrict the time period for the submission of the reserved matters application to 12 months and for the development to commence with two years from the date of the last reserved matters application. This was to enable the development to be built earlier than normal to help boost the housing supply in Shropshire.
- 6.1.5 The application was approved subject to a Section 106 legal agreement for the provision of affordable housing provision either on site or as a financial contribution, together with an amendment to the local speed limit to 40mph.

6.2 **Design, Scale and Character**

- 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. 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. Policy MD2 'Sustainable Design' of the SAMDev Plan indicates that development should contribute and respect the local character of the area and respond appropriately to the form and layout of existing development including scale, density and plot sizes. Development should also reflect the local characteristic architectural design and details.

- 6.2.2 Objection has been received from the Parish Council and local residents indicating that the proposed layout and scale of the proposed dwellings which are inappropriate to the site. However, this application has been subject to lengthy discussions between the architect and developer regarding the proposed layout, design and appearance of the dwellings, together with the position of access points, landscaping and driveways.
- 6.2.3 Officers consider that the proposed ten dwellings will sit comfortably within the site and will provide a variety of plots widths ranging from 11.5 metres to 26.5 metres which will reflect the plots widths of the properties along the A51 in Irelands Cross. One of the key characteristics of dwellings in the local area is of open spaces between the properties and the proposed layout has respected this with the roadside properties having open views between them ranging from 5.8 metres to 6.9 metres. The dwellings have good separation from one another which will prevent any impact on residential amenity and provide adequate private amenity spaces.
- 6.2.4 The proposed development provides a range of house designs and appearances which reflect the varied character of properties within Irelands Cross. Local design features have been incorporated into the scheme with traditional dormer windows, ground floor bay windows, exposed rafter feet, stone cills and brick headers, front facing gables, external chimney stacks and decorative wood panelling. These features can be found on the proposed dwellings which have been designed so that each dwelling is individual to prevent a block of identical properties.
- 6.2.5 The proposed layout, design and scale of the dwellings would be acceptable on this edge of settlement location and would not impact on the character of existing properties or the rural character of the local area.
- 6.3 **Access**
- 6.3.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that proposals likely to generate significant levels of traffic should be located in accessible locations where there are opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced. This policy also indicates that development should be designed to be safe and accessible to all. Policy D7 'Parking Standards' of the North Shropshire Local Plan is still a saved policy and indicates that all development should provide an appropriate level of vehicle parking to avoid on street parking and increasing traffic problems.
- 6.4.2 One letter has been received from a local resident raising highway safety concerns with the provision of four access points onto the B5415 and has suggested that a single access point would be more preferable. Concerns have also been raised by the Parish Council regarding the close proximity of the accesses to the busy junction of the B56415 and the A51 which would cause highway safety issues. The outline application included an indicative plan which indicated the setting back of the existing hedgerow and provision of a single access point with a pavement along the roadside. The Highways Officer indicated that the B5415 has more than adequate capacity to accommodate an increase in traffic and adequate visibility could be

achieved in both directions.

6.4.3 The proposed application now indicates the provision of a new road which will serve five of the dwellings (Plots 6 to 10) and provide vehicular access into the field to the west. A further three private driveways will serve the remaining dwellings with plot 1 having its own individual access, whilst plots 2 and 3 and plots 4 and 5 will share an access. Concerns have been raised that the roadside hedge will be removed to provide the necessary visibility splays and facilitate the provision of a new 2 metre wide public footpath along the frontage of the site. During the consideration of the outline application it was considered that any access would involve the loss of the hedgerow which will be replanted and enhanced with tree planting to provide a soft edge to the development. The proposed footpath will provide improved access for the occupiers of Sheraton House and Glenwood. The Highways Authority considers that the proposed accesses will not lead to highway safety concerns and adequate visibility will be provided across the footpath to provide clear views of on-coming traffic. A number of highway safety conditions are proposed regarding provision of visibility splays, design and construction details of accesses and onsite construction working methods.

6.5 Impact on Residential Amenity

6.5.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity. Concern has been raised from a local resident and the Parish Council regarding overlooking and loss of privacy and the impact of the adjoining tennis court flood lights.

6.5.2 Plot 1 will be positioned 3 metres from the post and rail fence along the south west boundary adjacent to a conifer hedgerow and an all-weather tennis court enclosed by a chain link fence. The proposed dwelling has a blank gable elevation facing the tennis court, whilst the thick evergreen hedgerow will prevent any views of the tennis court from the occupiers in the garden. The first floor front and rear bedrooms will face at right angles to the tennis court and overlook the main road and the open field to the rear. Having regard to the orientation of this property the proposed windows will not result in any overlooking or loss of privacy to the tennis court or the adjoining residential property (Sheraton House). Having regard to the distance away from the boundary and with an eaves height of 5 metres and ridge height of 8.4 metres the proposed dwelling will not result in any overbearing impact, whilst the northern position will prevent any loss of light.

6.5.3 Plots 2 to 7 plots will be positioned to the north of plot 1 and will not face towards any residential properties. Having regard that these properties are located further away they will not result in any overlooking or loss of privacy, cause an overbearing impact or result in loss of light.

6.5.4 Plots 8, 9 and 10 are located along the north western boundary with the rear elevations facing towards 1 & 2 Eardleys Court. The rear boundaries of these properties are located a minimum of between 11 and 19 metres from the rear boundary and between 38.9 and 43.7 metres from the front elevation of these properties. Having regard to the distance which is well in excess of the minimum of 20 metres it is considered that the degree of overlooking and loss of privacy will be

minimal. Due to the significant separation it is not considered that these units will result in any detrimental impact on the private amenity of the occupiers of these properties.

6.5.5 It is noted that the tennis court adjacent to plot 1 has four flood lighting columns and concerns have been raised that the glare may cause a nuisance to the occupiers of this property. Planning permission was granted in April 2007 for the erection of four 6 metre high columns with a single lighting unit on each corner of the tennis court (application reference NS/07/00450/FUL). However, the lighting columns have not been constructed in accordance with the approved plans and have been located two on each side of the tennis court and with two lighting units per column. Condition 3 on the decision notice requested approval of the lighting units, although this was not complied with. Condition 4 of the decision notice indicates that the lighting units shall not be operated after 23:00hrs and should be turned off when the tennis court is not in use to protect the amenity of the local area. Having regard that the lighting units will not directly face the main front or rear windows of the proposed adjoining unit and are angled to face down, it is considered that with the restricted hours and that any future purchaser will be aware of the lighting units it would not provide a significant objection to the application.

6.5.6 The B5415 road runs along the south east facing boundary and links the A53 and the A51. This road is used regularly and therefore the potential noise generated from five households would not be excessive having regard to the back ground noise of the road.

6.6 **Impact on Trees & Landscaping**

6.6.1 Policy CS17 'Environmental Networks' of the Shropshire Core Strategy indicates that development should protect and enhance the local natural environment. Concerns have been raised regarding the loss of the roadside hedgerow, together with the removal of a large Oak tree. They recommend that a replacement Oak tree and further landscaping is provided. The Landscape and Amenity Protection Officer has indicated that the proposed site will form the start of the settlement of Irelands Cross which the majority of properties has a frontage of trees and hedgerow landscaping. Officers have raised concerns regard the type and size of proposed trees within the site and amended plans have been received which are now considered acceptable. It is regrettable that the roadside hedgerow will be removed to facilitate the footpath and visibility splays. However, the additional 18 trees and new hedgerow which will be planted along the roadside frontages will significant enhance the appearance of the site and over time will provide a green frontage to the development. The Landscape and Amenity Protection Officer has not raised any objection to the revised landscape plan which will be conditioned to ensure that the landscaping is planted prior to occupation.

6.7 **Drainage**

6.7.1 Policy CS18 'Sustainable Water Management' of the Shropshire Core Strategy indicates that development should integrate measures of sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity and provide opportunities to enhance biodiversity. The outline application indicated that foul water drainage will be directed to the existing foul mains which is

the preferred option and allows the foul water to be dealt with in an effective and sustainable manner.

6.7.2 Condition 4 of the outline permission indicated that the drainage of the site including the sizing of the proposed soakaways, porosity tests, foul drainage details together with drainage fields must be submitted with the first reserved matters application for consideration. Such tests and the design of the scheme shall be carried out in accordance with BRE Digest 365. Detailed soakaway calculations have been submitted for all of the units, together with a detailed site layout plan indicating the position and design of soakaways. The Council Drainage Engineer has requested for percolation tests and the soil infiltration rate calculations which have now been received and confirmed to be acceptable.

6.7.3 The Flood and Water Management Team have assessed the layout, design and drainage details and have confirmed that the surface water drainage is acceptable and the plots will not be liable to flooding.

6.8 **Affordable Housing**

6.8.1 Policy CS11 'Type and Affordability of Housing' of the Core Strategy indicates that all new open market housing development should make an appropriate contribution to the provision of local needs affordable housing having regard to the current prevailing target rate as set out in the Shropshire Viability Index. The Section 106 agreement on the outline application related to the provision of affordable housing and/or a contribution towards off-site provision. The existing target rate is 15% which for a development of 10 dwellings would equate to a provision of 1.5 dwellings. The Housing Enabling Team have indicated that there is a need for affordable units in the Parish and therefore plot 2 has been allocated as an affordable unit. The remaining 0.5 will be provided as a financial contribution which would be calculated as £45,000 and would be used for affordable housing provision in the local area.

7.0 **CONCLUSION**

7.1 The principle for residential development has already been established, whilst the proposed layout, design and appearance will respect neighbouring properties and the rural character and will not result in any detrimental impact from either overlooking, cause any overbearing impact or loss of light. The proposed boundary hedgerows and tree landscaping will enhance this rural location, whilst the proposed vehicular accesses will provide adequate visibility in both directions for emerging vehicles and a suitable level of off street car parking and manoeuvring space is provided. A suitable level of affordable housing is provided and will assist in the local housing need.

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. The Council being of the opinion that the detrimental impacts associated with the proposed development outweigh any public benefits in relationship to the proposal.

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 6 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.

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.

10.0 BACKGROUND

10.1 Relevant Planning Policies

Policies material to the determination of the Application. In determining this application the Local Planning Authority gave consideration to the following policies:-

National Planning Policy Framework (March 2012):

- 3. Supporting a Prosperous Rural Economy
- 7. Requiring Good Design
- 11. Conserving and Enhancing the Natural Environment

Shropshire Council Core Strategy (February 2011):

- CS5 : Countryside and Green Belt
- CS6 : Sustainable Design and Development Principles
- CS11 : Type and Affordability of Housing
- CS18 : Sustainable Water Management
- Supplementary Planning Document on Type and Affordability of Housing

Site Allocations & Management Development Plan (December 2015):

- MD2 : Sustainable Design
- MD7a : Managing Housing Development in the Countryside

10.2 Relevant Planning History

13/02698/OUT - Outline application for the erection of ten dwellings (Amended Description). Granted 20th October 2014.

15/02805/REM - Approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to planning permission 13/02698/OUT (Phase 1 - Approval for plots 1 to 5). Current Application Held in Abeyance Pending Decision of Application ref. 15/04397/REM.

15/02806/REM - Approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to planning permission 13/02698/OUT (Phase 2 - Approval for plots 6 to 10). Current Application Held in Abeyance Pending Decision of Application ref. 15/04397/REM.

11.0 ADDITIONAL INFORMATION

List of Background Papers - Planning Application reference 15/02805/REM

Cabinet Member (Portfolio Holder) - Cllr M. Price

Local Member - Cllr John Cadwallader

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.
2. The proposed surface and foul water drainage schemes shall be installed in accordance with the Proposed Drainage Scheme drawing 5266-052 (dated 01/10/15) prior to the first occupation of any of the dwellings hereby approved.

Reason: To ensure that the surface and foul water drainage systems are adequate and to minimise flood risk.

3. The proposed landscaping scheme as indicated on drawing no. 5266-51 dated 01/10/15 shall be completed prior to the occupation of the dwellings.

Reason: In the interest of visual amenity in the area

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

4. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

5. No development shall take place until details of the design and construction of any new roads, footways, accesses together with details of the disposal of highway surface water have been submitted to, and approved by the Local Planning Authority. The agreed details shall be fully implemented before the use hereby approved is commenced or the building(s) occupied.

Reason: To ensure a satisfactory access to the site.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities

- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

7. Before any other operations are commenced, the proposed vehicular access and visibility splays, shall be provided and constructed to base course level and completed to approved specification before the development is fully occupied and thereafter maintained. The area in advance of the sight lines shall be kept permanently clear of all obstructions.

Reason: To ensure that the development should not prejudice the free flow of traffic and conditions of safety on the highway nor cause inconvenience to other highway users.