

DEVELOPMENT CONTROL COMMITTEE

Date: 28 September 2011

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Pauline Bradberry JP (Chairman)
Gill Mercer (Vice Chairman)

Peter Baden	Brian Northall
Wendy Brackenbury	Brian Northall
Roger Glithero	Ron Pinnock
Glenn Harwood	Anna Sauntson
Barbara Jenney	Phillip Stearn
Andy Mercer	Jeremy Taylor
Bob Nightingale	Robin Underwood

177. MINUTES

The minutes of the meeting held on 7 September 2011 were approved, subject to the addition, in minute 135 (Declarations of Interest) of Councillor Andy Mercer's name under application EN/11/00853/FUL (nature the same as Councillor Gill Mercer). The minutes, as amended, were signed by the chairman.

178. APOLOGIES FOR ABSENCE

Councillors Marika Hillson, Dudley Hughes and Peter Wathen sent their apologies.

179. DECLARATIONS OF INTEREST

Members declared personal interests in the application below as indicated. They remained in the meeting and took part in the discussion and voting on the item.

Member	Item	Nature of Interest
Barbara Jenney	EN/10/01017/OUT	Known to one of the speakers
Andy Mercer	EN/10/01017/OUT	Former Deputy Chairman of Governors, South End School and knows some of the speakers
Gill Mercer	EN/10/01017/OUT	Knows some of the speaker
Ron Pinnock	EN/10/01017/OUT	Knows some of the speakers
Robin Underwood	EN/10/01017/OUT	Former Chairman of Governors, South End Infant School

180. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (i) Mr Ron Shields, Mrs Sheila Vickers, Dr Jane Gilbert, Mrs D Maxwell, Mr Harry Curtis and Town Councillor David Jenney on EN/10/01017/OUT – Rushden Hospital, Rushden
- (vii) Mr Alan Finch (for the applicants), and Adrian Rease on EN11/00890/FUL – Former Broadlands site, Victoria Road, Rushden
- (viii) Mr Peter Stephens on behalf of Sudborough Parish Council on agenda item 6 (Wind Farm Appeal, Sudborough)
- (ix) Mrs Jane Rolfe on EN/11/00999/FUL – Land off Polopit, Titchmarsh.

181. **PLANNING APPLICATIONS**

The committee considered the planning applications report, with updated information on some of the applications and representations made by public speakers at the meeting. The full decision on the applications is included (on the page indicated) in the appendix to these minutes.

(i) EN/10/01017/OUT – Rushden Hospital, The Drive, Rushden (See page 305)

Members received an update report correcting three errors in the planning applications report and two additional representations from the householder at 66 Wymington Road and Rushden Town Council, which were noted. A list of proposed revisions to the recommended conditions was tabled, to take account of the separation of the resource centre from the housing development.

The application generated a considerable amount of discussion. Members expressed a number of concerns:-

- Traffic building up at the junction of Wymington Road and High Street – exacerbated by a development of 125 houses
- Pedestrian safety and the risks to children at school drop off and pick up times – especially when cars are parked on pavements near South End Schools
- Pedestrian crossing proposed for the wrong place
- Access from the development onto Wymington Road
- Use of footpath through Bluebell Rise and increase in traffic movements
- Use of Resource Centre by parents dropping off schoolchildren – uncertain as to whether this would be possible in afternoons
- The number of trees to be removed
- Noise from the school – effect on amenities of residential properties
- Conservation and design issues (quality of the proposed development)
- Affordable housing element only 20% of total
- No contribution towards secondary education. .

As the major concerns related to highways issues, the committee **agreed to defer** the application so that a representative of NCC Highways could be invited to a site meeting to address members' detailed points and then for the application to be brought back to the committee as soon as possible. The committee also wished for further consideration to be given to design matters in the light of its concerns and the comments made by various consultees.

(ii) EN/11/00858/FUL – 29 St. Andrews Lane, Titchmarsh (See 305)

An update report summarised letters from Warren Boyes & Archer and Brethertons, solicitors acting on behalf of the applicant, and it was noted that an application for the diversion of the footpath on the site would be submitted shortly.

Members felt that the officers had answered the concerns of the Parish Council and **agreed** to **grant** the application with the conditions set out in the report.

(iii) EN/11/00890/FUL – Former Broadlands site, Victoria Road, Rushden (See page 307)

Members noted that Rushden Town Council had now altered its opinion on the level of contribution expected of the developer towards public open space at Foss Green. The Town Council considered that the developer should be contributing the full amount of £44,200. However the officers remained satisfied that the developer had demonstrated that the full contribution would make the development unviable.

The committee discussed the overlooking issues in relation to Denfield Park Primary School and noted that the developer had offered to address this issue and consider higher screen fencing. Comments were also made about the contribution towards off site public open space. Members **agreed** to **grant** the application with the conditions set out in the report and the completion of a s106 agreement, and delegated, to the Head of Planning Services, the authority to discuss, with the applicants, changes to the orientation of the windows of some properties and screen fencing, as set out by the applicants at the meeting to meet substantive elements of representation from the school.

(iv) EN/11/00999/FUL – Land off Polopit, Titchmarsh (See page 309)

Members, having attended a site visit on this application, felt that it would be “common sense” to allow this application even though the site was outside the settlement boundary as defined in the RNOT Plan. The site was currently disused and unkempt. There was some discussion about the retention of existing hedgerows. The committee **agreed** to **approve** the application and delegate, to the Head of Planning Services, in consultation with the Chairman and local ward member, the formulation of appropriate conditions.

(v) EN/11/01061/OUT – Land adjacent to The Croft, Alexandra Road, Rushden

This application had been withdrawn from the agenda.

(vi) EN/11/01208/RWL – 91 Main Street, Collyweston (See page 310)

Members **agreed** to **approve** the application subject to the conditions set out in the report.

182. WIND FARM APPEAL, SUDBOROUGH

Reference was made to minute 361 (19 January 2011) when application EN/10/00068/FUL for a wind farm north of Catshead Woods, Brigstock Road, Sudborough had been refused for 5 reasons.

An appeal had been lodged against the council's refusal and a public inquiry would be held in November 2011. The proposal had now been amended and the scheme was for 4 turbines instead of 5. The appeal would proceed on the amended scheme. Further information had now been produced by the appellant relating to reasons 3 (archaeology) and 4 (bats) for the amended scheme.

On reason 3, further archaeological information had now been provided as requested, and the County Archaeological Officer considered that the reason had now been satisfactorily addressed.

On reason 4, further survey work had been submitted and Natural England had initially indicated that it would no longer maintain an objection, as turbine 4 had been removed from the proposal. However, the Northants Bat Group had maintained its objection, and in view of the conflict of opinion, the issue was being discussed with both parties. It was noted that Natural England was the statutory consultee.

An update report to the committee since the despatch of the agenda included a letter from Natural England confirming it was minded to remove its objection subject to written confirmation from the applicants regarding their commitment to implement a mitigation/enhancement strategy and a programme of post-construction monitoring to include specific measures highlighted in the letter. Natural England noted the views of the Northamptonshire Bat Group and encouraged further dialogue between the applicants and the group.

If the council were to withdraw reasons of refusal relating to an appeal, it had to be done promptly to avoid further preparatory work by both sides and prevent a claim for costs.

Some members questioned the statements of Natural England and the Solicitor to the Council advised that specialist external advice could be sought to ascertain the likely weight to be given to these statements by the statutory consultee as compared to those by the Northants Bat Group. However, following on from the further advice of the Head of Planning Services the general feeling of the committee was that the officers' recommendation should be adopted and it was

RESOLVED:

That reasons 3 and 4 of planning refusal ENC/10/00068/FUL be withdrawn.

(Reasons – As suitable additional information has been received and the County Archaeologist and Natural England have formally withdrawn their objection)

Chairman

List Of Applications Determined By

DEVELOPMENT CONTROL COMMITTEE - 28 September 2011

EN/10/01017/OUT

Date received	Date valid	Overall Expiry	Ward
27 May 2010	4 June 2010	3 September 2010	Rushden Sartoris

Applicant **Northamptonshire Healthcare NHS Foundation Trust - Mr B Adam**

Agent **Ove Arup And Partners Ltd - Mr M Smith**

Location **Rushden Hospital, The Drive, Rushden, Northamptonshire.**

Proposal **Outline: Erection of a NHS Resource Centre, creation of up to 125 dwellings with associated open space, space for educational use by South End Infant School, removal of four trees covered by TPO, new access roads and alterations to existing internal road layout (All matters reserved)**

Decision **Defer for meeting with Highways and design issues.**

EN/11/00858/FUL

Date received	Date valid	Overall Expiry	Ward
2 June 2011	16 June 2011	11 August 2011	Barnwell

Applicant **Mr J Wisener**

Agent **Mr B J De Bell**

Location **29 St Andrews Lane, Titchmarsh, Kettering, Northamptonshire.**

Proposal **Part conversion of and alterations to existing building with two storey extension to form separate dwelling.**

Decision **Application Permitted**

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The extensions and alterations hereby permitted shall be constructed using external materials which match those on the existing buildings of no.29 St Andrews Lane, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To achieve a satisfactory appearance for the development.
3. Prior to the commencement of the development hereby permitted, details of the provision of screening to the north, east and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be provided/retained. All

boundary screening shall then be provided/retained in accordance with the details so approved and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

4. Boundary screening of no less than 2.0 metres, comprising of close boarded fencing and hedging, shall be retained along the northern boundary of the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the ground floor windows in the north elevation of the new dwelling are sufficiently screened, to ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

5. Before the new dwelling is first occupied by a separate family, details of the provision of screening between the new dwelling and no.29 St Andrews Lane shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be provided and the timescales for providing this screening. This boundary screening shall thereafter be provided prior to the first occupation of the new dwelling in accordance with the details so approved and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours and occupiers.

6. Prior to commencement of the development hereby permitted, details of any photo-voltaic tiles to be installed on the building (as mentioned within the submitted Sustainability Appraisal and Energy Statement), including their location, size and number shall be submitted to approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory elevational appearance for the development.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no windows or other form of opening, other than that shown on the plans hereby approved, shall be inserted in the north, west and eastern elevations of the new dwelling and two-storey extension, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate standards of privacy for neighbours.

8. The sustainable construction, waste reduction/recycling, water efficiency/recycling and energy efficiency measures shall be implemented in accordance with the submitted Sustainability Appraisal and Energy Statement (received by the Local Planning Authority on 2 June 2011), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in PPS1 and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

9. The development hereby permitted shall be carried out strictly in accordance with the approved plans; plan received by the Local Planning Authority on 11 July 2011, drawing number: 101570/04; and plans received on 2 June 2011, drawing numbers: 101570/06, 101570/07, 101570/01.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

Date received	Date valid	Overall Expiry	Ward
9 June 2011	17 June 2011	16 September 2011	Rushden Hayden

Applicant **Stepford Homes Limited - Mr M Lee**

Location **Former Broadlands Site, Victoria Road, Rushden, Northamptonshire.**

Proposal **Residential development of twenty six dwellings with associated landscaping, car parking and access**

Decision Delegate to Head of Planning Services to Grant planning permission subject to a Section 106 Agreement and revision of the scheme to mitigate some of the windows overlooking the school and possibly provide screen fencing .

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Prior to commencement of the development hereby permitted, details and samples of the external materials to be used for the construction of the dwellings shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To achieve a satisfactory appearance for the development.
3. Notwithstanding the submitted details and prior to the commencement of the development hereby permitted, details of the provision of screening to all boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected and retained. The boundary treatment for plots 2, 5, 22 and 26 shall be constructed from brick and not timber fencing and the existing metal rail fence to both the south and east boundary of the site shall remain and a timber fence shall be erected inside this for areas which border the gardens of existing dwellings. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwellings hereby approved and shall thereafter be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.
4. Prior to commencement of the development hereby permitted, details showing the slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings (including the ridge heights and eaves height of neighbouring buildings at 56 and 58 Victoria Road) shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall thereafter be constructed in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.
5. Before any work is commenced on the development the subject of this permission, details of the provision of foul water and surface water drainage installations to serve the development shall have been submitted to and be approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details before the development is brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard public health, in the interest of residential amenity and in the interest of highway safety.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a comprehensive scheme of landscaping for the site, which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

7. Notwithstanding the submitted details and prior to the commencement of development hereby permitted, details of provisions for waste reduction and recycling, water efficiency and recycling and techniques of sustainable construction to be used for the construction of the dwellings hereby permitted to meet Code Level 3 standards, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in PPS1 and Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

8. Prior to the commencement of development, a Waste Management Plan/Waste Audit shall be carried out and submitted to the local planning authority for written approval. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in PPS1, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

9. Prior to the commencement of development a scheme of highway safety improvements shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of physical works to the highway (including, but not limited to, highway markings, street furniture, lighting, realignment of the kerbing and surfacing works) No dwelling shall be occupied until the works comprising the approved scheme have been completed to the satisfaction of the local planning authority.

Reason: In the interests of highway safety.

10. Notwithstanding the submitted details, prior to the commencement of development the following access details shall be submitted to and approved in writing by the local planning authority:-

1. Hard surface materials within the development site
2. Means of drainage, to prevent the unregulated discharge of surface water onto the highway.
3. Maximum gradient (1 in 15) from the highway boundary.
4. Sufficient parking and turning space shall be provided with the development site for all vehicles attracted thereto and details shall be submitted and approved in writing by the local Planning Authority.
5. Provision of 2m x 2m vehicle and pedestrian visibility splays at the junction with Victoria Road and throughout the estate street.
6. Street Lighting.

The subsequent submitted details shall illustrate a housing development in accordance with Northamptonshire County Council "Place and Movement Guide", or other such Design Guides that are to the local highway authority's adoptable standard. Subject to their construction and in accordance with the specification of Northamptonshire County Council and to an appropriate agreement, consideration will be given to the adoption of the ways giving access to the proposed development as highway maintainable at the public expense.

The hard surfacing shall be completed in accordance with the approved details in accordance with a timetable to be agreed in writing by the local planning authority prior to the commencement of development. Development shall be constructed in strict accordance with the approved details and approved vision splays retained thereafter.

Reason: In the interests of highway safety.

11. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a conceptual model of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA without delay upon completion.

b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

Reason: To ensure potential risks arising from previous site uses have been fully assessed.

12. The development shall be carried out in accordance with the submitted arboricultural report and tree protection plan, submitted on the 9th June 2011, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the wellbeing of trees in and around the site.

13. The trees shown as being retained on the submitted site layout plan, tree protection plan and the tree constraints plan, shall be retained, unless otherwise agreed in writing by the local planning authority. Reason: To ensure the protection of trees within the site and to ensure a good standard of development.

EN/11/00999/FUL

Date received	Date valid	Overall Expiry	Ward
28 June 2011	30 June 2011	25 August 2011	Barnwell

Applicant **Mr And Mrs Rolfe**

Agent **Terrence Hodgkins**

Location **Land Off, Polopit, Titchmarsh, Kettering.**

Proposal **Dwelling and garage to replace existing storage units permitted under EN/98/00470/RTN**

Decision Delegate to Head of Planning Services to Grant planning permission subject to the imposition of conditions in conjunction with the Chairman and Ward Member.

Conditions/Reasons:

~~1. The site is situated in the open countryside where there is a presumption against residential development unrelated to agriculture or forestry. Insufficient evidence has been provided of any exceptional circumstances which to justify the proposal. The application fails to comply with Policy 1 of the North Northamptonshire Core Spatial Strategy, Policy 1 of the Rural North, Oundle and Thrapston Plan and the advice contained within PPS7 – Sustainable Development in Rural Areas.~~

~~2. The proposed dwelling, by reason of its siting, would have a detrimental impact on the character of~~

~~the established built form, which is predominantly linear. Its position and height would form a dominant and incongruous feature to the detriment of the street scene and the character of the area. The application is therefore contrary to Policy 13(h) of the North Northamptonshire Core Spatial Strategy. Amended by Minute 441 – 21 March 2012.~~

Case Officer **Mr Rhys Bradshaw**

EN/11/01061/OUT

Date received	Date valid	Overall Expiry	Ward	Parish
11 July 2011	3 August 2011	28 September 2011	Rushden Hayden	Rushden

Applicant **Mr Barry Essig**

Agent **Mrs Anna Jardine**

Location **Land Adjacent To The Croft Alexandra Road Rushden Northamptonshire**

Proposal **Outline: Residential development of four houses (all matters reserved)**

This application has been withdrawn from the agenda

EN/11/01208/RWL

Date received	Date valid	Overall Expiry	Ward
3 August 2011	3 August 2011	28 September 2011	Fineshade

Applicant **JPS Property**

Location **91 Main Road, Collyweston, Stamford, Northamptonshire.**

Proposal **Replacement of extant planning permission EN/08/01456/FUL - Demolition of existing dwelling and construction of 3 replacement dwelling and associated works dated 21.08.08**

Decision Application Permitted

Conditions/Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the submitted details and before commencement of development hereby permitted, a sustainability strategy, including a Sustainable Waste Management Plan shall be submitted to and approved in writing by the local planning authority to demonstrate that the development would meet requirements of Policy 14 of the North Northamptonshire Core Spatial Strategy and Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy. The development shall be implemented in accordance with the details so approved, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in PPS1, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy and Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy.

3. Before any work is commenced on the development hereby permitted, a sample of the proposed

facing and roofing materials for the building shall have been submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.

Reason: To achieve a satisfactory elevational appearance for the development.

4. Prior to the commencement of development, a comprehensive landscaping scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be implemented in accordance with the approved details in the first planting season following the occupation of the development. Any trees that die or become diseased within a 5 year period of implementation shall be replaced on a like-for-like basis.

Reason: To ensure a reasonable standard of development.

5. Notwithstanding the submitted details, further details of the vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details:

- 2.0m x 43m visibility splays either side of the access points.
- 2.0m x 2.0m pedestrian visibility splays each side of the access.
- Maximum gradient of 1 in 15 for the first 5 metres from the highway boundary.

Reason: In the interest of highway safety.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order amending or re-enacting that order with or without modification), no additional windows shall be inserted within any elevation of the buildings hereby approved.

Reason: In order to safeguard neighbouring amenity.

7. Prior to the commencement of development, details of the proposed surfacing materials and means of drainage to prevent the discharge of water to the public highway shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with these approved details.

Reason: In the interests of highway safety.

8. Notwithstanding the submitted details, proposals for the provision of foul water and surface water drainage installations to serve the development proposed shall have been submitted to and approved in writing by the local planning authority prior to the commencement of development, and the development shall thereafter be carried out in accordance with these details.

Reason: To safeguard public health.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order amending or re-enacting that order with or without modification) no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site

10. The development hereby permitted shall be carried out strictly in accordance with the approved plans: 2804-08 received by the Local Planning Authority on 05/08/08, 2804-07a and 2804-09 received by the Local Planning Authority on 29/08/08 and 2804-05a and 2804-06a received by the Local Planning Authority on 29/10/08.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.