

DEVELOPMENT CONTROL COMMITTEE

Date: 23 May 2012

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: Pauline Bradberry (Chairman)

Peter Baden
Wendy Brackenbury
Roger Glithero
Glenn Harwood
Andy Mercer

Bob Nightingale
Brian Northall
Ron Pinnock
Phillip Stearn
Robin Underwood

17. MINUTES

The minutes of the meeting held on 2 May 2012 were approved and signed by the chairman.

18. DELEGATIONS TO HEAD OF PLANNING

Members received a report which provided members with an update on the conditions that had been agreed for West End, Land North Of Brick Kiln Road, Raunds (11/01747/OUT and 11/01748/OUT) following the granting of the application at the meeting held on 11 April 2012. It was

RESOLVED:

That the contents of the report be noted.

19. APOLOGIES FOR ABSENCE

Councillors Gill Mercer, Dudley Hughes, Barbara Jenney, Anna Sauntson, Jeremy Taylor, Marika Hillson and Peter Wathen sent their apologies.

20. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Declarations of Interest

Councillor Pauline Bradberry and Councillor Roger Glithero declared a personal interest in applications EN/10/0900/OUT and EN/12/00347/REM as they knew speakers on both items.

Councillor Wendy Brackenbury declared a personal interest in application EN/12/00344/FUL as she knew Mr Richard Horrell.

Councillors Andy Mercer, Robin Underwood and Ron Pinnock declared a personal interest in application EN/12/00414/VAR as vice chairman and members respectively of Northamptonshire County Council's Development Control Committee.

(b) Informal Site Visits

No site visits were declared.

21. PUBLIC SPEAKERS

The following people spoke on the items as indicated: -

- (i) Mrs Hemmingway - EN/10/00900/OUT - Garage Block, Westonville, Collyweston - (Objector)
- (ii) Mrs Fiona Cowan - EN/10/00900/OUT - Garage Block, Westonville, Collyweston - (Objector for Collyweston PC)
- (iii) Mr Alex Pringle - EN/10/00900/OUT - Garage Block, Westonville, Collyweston - (Agent for Applicant)
- (iv) Mr David Shaw - EN/12/00152/FUL - 30 Woodnewton Road, Nassington, PE8 6QQ - (Agent for Applicant)
- (v) Mr Neil Brailsford - EN/12/00303/FUL - 49 East Street, Stanwick, NN9 6PX (Objector)
- (vi) Mr Simon Munday - EN/12/00347/REM - Land, Rear of 31 Grange Road, Stanwick (Objector)
- (vii) Mr Andrew Connor - EN/12/00347/REM - Land, Rear of 31 Grange Road, Stanwick (Applicant)
- (viii) Mr Keith Graham - EN/12/00458/FUL - 123 Main Street, Aldwinckle (Applicant)

22. 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/10/0900/OUT - Garage Block, Westonville, Collyweston, PE9 3PT (page 20)

Members considered an outline application which sought permission for the demolition of existing garages on the site and the erection of two dwellings with associated parking.

The application had been before the committee at the previous Development Control meeting on 2 May 2012 and had been deferred to allow for a site visit by Members. The site visit had taken place on 16 May 2012.

An update was provided to members which provided an extract relating to communal access from the transfer deed made on 13 November 1995, when ENC transferred 19 Westonville to Rockingham Forest Housing Association. The deed clearly provided a right of pedestrian access to the rear of 19 Westonville. There was no mention, either in the deeds or Land Registry documents, of a vehicular right of access

Members acknowledged the views of Collyweston residents and discussed at length the access issues surrounding the proposed development. Members noted that the existing rear access for property no's 11-17 was only wide enough (approximately 1.3 metres) for pedestrian or cycle access and the proposal would not interfere with the existing access to no.19.

The committee **agreed to grant** the application as recommended in the report, subject to the addition of informatives indicating that the committee would like to see the reserved matters scheme designed to allow an access strip of 1.3m wide.

(ii) EN/12/00152/FUL - 30 Woodnewton Road, Nassington, PE8 6QQ (page 22)

The committee was presented with an application which sought permission for the erection of 9 residential dwellings with associated garages, parking and access. The proposal comprised one 5-bed dwelling, two 4-bed dwellings, one 3-bed dwelling and 5 2-bed dwellings.

Members were provided with an update detailing comments from Northamptonshire Fire and Rescue, the ward member regarding the discharge of the tree related conditions and clarification from NCC regarding capacity of Nassington Primary School. The updated also stated that the Parish Council had been in contact with NCC regarding road patching works undertaken on Woodnewton Road. An additional condition was recommended to make the retention/provision of a wildlife corridor more explicit.

Members were of the opinion that the current submission was a significant improvement on previous applications, and that the proposal was more in keeping with the requirements of Nassington. The committee stressed the importance for the ward member to be involved in the discussion regarding trees on the site and also the agreement of the boundary treatment. An amendment to condition 19 was suggested to ensure that the former access point was fully kerbed, this negotiation would be undertaken in conjunction with the committee chairman and the ward member.

The committee **agreed to grant** the application as recommended in the report, subject to the additional condition listed in the update report and the amended condition listed above.

(iii) EN/12/00303/FUL - 49 East Street, Stanwick, NN9 6PX (page 22)

Members considered an application which sought permission for the refurbishment, improvement and alteration to existing detached outbuildings on the site. The application also sought to change the use of the building from ancillary/accommodation to a separate 1-bed dwelling.

The committee **agreed to defer** the application to allow for (1) further consultation with NCC Highways and in particular to seek written confirmation of the situation with regard to serving 5 dwellings off a private drive; (2) further analysis by the officer on whether this could be considered as overdevelopment of the original plot; and (3) consideration whether it would be possible to impose conditions on this and any other reserved matters or full applications that come forward for other plots within the site to ensure that the driveway becomes hard-surfaced (not gravel).

(iv) EN/12/00344/FUL - Dodson and Horrell, Islip Furnace Site, Kettering Road, Islip, NN14 3JW (page 23)

The committee was presented with an application which sought permission for an additional building to increase the warehousing capacity of the site. The proposed building would cover an area of approximately 2483sqm.

Members noted that the site faced the A14 and there were no neighbouring properties in the vicinity. No comment had been received from the Parish Council and members stated that it was encouraging to see a local employer requiring an increase in working capacity due to an upturn of business.

The committee **agreed to grant** the application as recommended in the officer report.

(v) EN/12/00347/REM - Land Rear of 31 Grange Road, Stanwick (page 25)

Members considered an application which sought approval of reserved matters relating to layout, scale, appearance and landscaping of a single bungalow/chalet bungalow dwelling with associated double garage.

Members considered that every effort had been made by the applicant to reduce the impact of the development on surrounding properties, and the sustainable nature of the proposed development was noted.

The committee **agreed to grant** the application as recommended in the report, subject to no insurmountable objections from Wildlife Trust and the imposition of an additional condition removing permitted development rights, as per the update sheet.

(vi) EN/12/00414/VAR - Leigh House, Portland Road, Rushden, NN10 0DJ (page 25)

Members considered a variation to an original application (EN/11/01213/FUL) which sought the removal of Condition 11, the installation of electronically operated security gates along the access road to the site.

After much deliberation, members considered that an appropriate compromise would be the installation of a manually operated gate which would remove the burden of maintenance from the developer. Members also considered appropriate the hit and miss fencing suggested for the site.

The committee **approved** the **removal** of condition 11, subject to the addition of a new condition that manually operated gates be installed instead. The wording of the additional condition was delegated to the Head of Planning Services.

(vii) EN/12/0458/FUL - 123 Main Street, Aldwincle, NN14 3EP (page 26)

Members considered an application which sought permission to construct a two storey detached dwelling on land within the curtilage of 123 Main Street, Aldwincle.

The application had arrived before the committee as a result of objections by Aldwincle Parish Council, and members took these into consideration during their deliberations.

The committee **agreed to grant** the application as recommended in the officer report.

(viii) EN/12/00565/EXT - Thornhaugh Quarry, Near Wansford, Peterborough (page 27)

Members were asked to consider and provide comment on the proposed extension to the restoration period for the Thornhaugh Quarry near Wansford, Peterborough.

The committee agreed with the officer recommendation and had **no objections** to the proposal.

23. CONFIRMATION OF COMMITTEE DATE AND SITE VISIT DATE FOR SCOTT'S/CATTLE MARKET SITES, THRAPSTON

Members confirmed a date of **Wednesday 4 July 2012** from **6.30pm-9.30pm** for the Development Control Committee meeting that would decide the outcome of the supermarket applications at the Scott's and Cattle Market sites in Thrapston. It was noted that if the meeting failed to conclude on the Wednesday then a second session would take place in the Council Chamber **5 July 2012** from **2pm-5pm**.

A date and time of **Tuesday 26 June 2012** at **8.30am** was set for the site visits to the aforementioned sites.

Chairman

List of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 23 May 2012

10/00900/OUT

Date received	Date valid	Overall Expiry	Ward
12 May 2010	25 May 2010	24 August 2010	

Applicant **Spire Homes**

Agent **Architectural And Surveying Services Ltd - Mr A Pringle**

Location **Garage Block, Westonville, Collyweston, Northamptonshire.**

Proposal **Demolition of existing garages and the erection of two dwellings and associated parking**

Decision Application Permitted

Conditions/Reasons:

1. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.
Reason: Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason: Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
3. Prior to the commencement of the development hereby permitted, details and samples of the external roofing and facing materials to be used for the construction of the dwelling 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.
4. The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above shall include details of the provision of screening to all boundaries of the site and dwelling. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved prior to the first occupation of the dwelling(s) 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.
5. Before any work is commenced on the development hereby permitted, details showing the slab levels of the proposed dwelling 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 19 Westonville shall be submitted to and approved in writing by the Local Planning Authority. The dwelling 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.

6. The vehicular access shall have a gradient not exceeding 1 in 15 for a distance of 5.0 metres back from the correct level at the highway boundary. Prior to the first occupation of the development hereby permitted this area shall be paved with a hard bound surface for a minimum of 5.0 metres back from the highway boundary and be thereafter retained.
Reason: In the interest of highway safety.
7. Before the development hereby permitted is commenced, details of the construction and surfacing of the vehicular access to the public highway, parking facilities and all other hard-surfaced areas within the site shall have been submitted to and approved by the Local Planning Authority. These facilities shall then be provided in accordance with the approved details before the first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of highway safety and visual amenity.
8. Prior to first occupation of the development hereby permitted, pedestrian visibility splays of at least 2m x 2m shall be provided on each side of the vehicular access. These measurements shall be taken from the highway boundary. Any features within or affecting the resultant triangular areas shall not exceed 0.9m above access/carrage way level.
Reason: In the interests of highways safety.
9. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), no gates, fences, walls or other form of barrier shall be erected at the point of access or other areas within the site.
Reason: In the interest of highway safety and in the interest of retaining the public rights of way.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E or F of Part 1 of Schedule 2 to that Order without the prior written approval of the local planning authority.
Reason: To protect the amenity of adjacent occupiers and to ensure a satisfactory elevational appearance for the development.
11. 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.
12. Prior to the commencement of any demolition work a method statement for the control of dust and noise during demolition of the garages shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the scheme so approved, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of residential amenity, the orderly development of the site and to protect the environment.
13. The water efficiency, water recycling and energy efficiency measures detailed in the submitted Sustainability Statement (received by the Local Planning Authority on 25 January 2012) shall be provided, unless otherwise agreed in writing by the Local Planning Authority. Prior to the commencement of development hereby permitted, details of techniques of sustainable construction and provisions for waste reduction and recycling, to be used for the dwelling hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. These measures shall thereafter be implemented 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 Policy 14 of the adopted North Northamptonshire Core Spatial Strategy.

14. This permission relates to the amended plans received by the Local Planning Authority on 25 January 2012, drawing numbers: PE990/PL01 and PE990/OS01

Reason: In order to clarify the terms of the planning permission.

15. Approval of the details of the access, siting, scale and appearance of the dwelling and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is commenced.

Reason: The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority.

12/00152/FUL

Date received	Date valid	Overall Expiry	Ward
26 January 2012	1 February 2012	28 March 2012	

Applicant **Exors Of Mrs E J Teall - Mr J Major**

Agent **Mr David Shaw**

Location **30 Woodnewton Road, Nassington, Peterborough, Northamptonshire.**

Proposal **Development of 9 no. residential dwellings with garages, parking and access**

Decision Resolved to grant subject to a S106 agreement and other matters listed on the update sheet

12/00303/FUL

Date received	Date valid	Overall Expiry	Ward
20 February 2012	24 February 2012	20 April 2012	

Applicant **Mr C Watkins**

Location **49 East Street, Stanwick, Northamptonshire, NN9 6PX.**

Proposal **Refurbishment, improvements and alterations to existing detached outbuildings, plus change of use from ancillary use / accommodation to a separate two storey one bedroom private dwellinghouse.**

Decision Deferred to allow (1) further consultation with NCC Highways and in particular to seek written confirmation of the situation with regard to serving 5 dwellings off a private drive; (2) further analysis by the officer on whether this could be considered as overdevelopment of the original plot; and (3) consider whether it would be possible to impose conditions on this and any other reserved matters or full applications that come forward for other plots within the site to ensure that the driveway becomes hard-surfaced (not gravel).

Date received	Date valid	Overall Expiry	Ward
28 February 2012	1 March 2012	31 May 2012	

Applicant **Concept Grain Systems Limited - Mr J Greene**

Location **Dodson And Horrell, Islip Furnace Site, Kettering Road, Islip.**

Proposal **To increase the warehousing capacity of site**

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 development the subject of this planning permission shall be carried out using external materials matching those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To achieve a satisfactory elevational appearance for the development.
3. The development the subject of this planning permission shall be finished in Goosewing grey colouration unless otherwise approved in writing by the local planning authority.
Reason: To achieve a satisfactory elevational appearance for the development.
4. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
Reason: To ensure a reasonable standard of development and visual amenity for the area and to take account of Section 197 of the Town and Country Planning Act 1990.
5. The means of illumination shall be screened, so that the light source (the lamp) is not visible (or visible by reflection) to drivers on the highway or A14 Trunk road users.
Reason: In the interests of highway safety.
6. Any means of illumination shall not be of a flashing, pulsating or intermittent kind.
Reason: In the interests of highway safety.
7. Any proposed lighting shall not cause glare to trunk road users.
Reason: In the interests of highway safety.
8. 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 where possible. 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 by a competent person 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 characterize 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.

This must be conducted in accordance with DEFRA and the Environment Agency's Model procedures for the Management of Land Contamination, CLR11.

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

9. Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's Model procedures for the Management of Land Contamination, CLR11.

Reason: To ensure the proposed remediation plan is appropriate.

10. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: To ensure site remediation is carried out to the agreed protocol.

11. On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards.

12. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with.

13. The development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 28 February 2012 and 2 March 2012, drawing numbers: 2311-03 Rev.1 Location plan, 2311_06 Rev.0 Existing layout, 2311-07 Rev.0 Sheet ½ Building detail and 2311-07 Rev.0 Sheet 2/2 Building detail, unless otherwise agreed in writing by the Local Planning Authority.

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

12/00347/REM

Date received	Date valid	Overall Expiry	Ward
28 February 2012	29 February 2012	25 April 2012	

Applicant **Mr A Connor**

Agent **Wythe Holland Partnerships LLP**

Location **Land Rear Of, 31 Grange Road, Stanwick, Northamptonshire.**

Proposal **Reserved matters: Erection of single dwelling (bungalow / chalet bungalow) including access details (some matters reserved) pursuant to application EN/10/02208/OUT dated 26.4.11**

Decision Approved subject to no insurmountable objections from Wildlife Trust and the imposition of the additional condition removing permitted development rights.

12/00414/VAR

Date received	Date valid	Overall Expiry	Ward
6 March 2012	7 March 2012	2 May 2012	

Applicant **AJA Property Ltd - Mr A Griffiths**

Location **Leigh House, Portland Road, Rushden, Northamptonshire.**

Proposal **Removal of condition 11(electronic gates) EN/11/01213/FUL dated 19.1.12
Demolition of existing commercial premises and construction of 5 No 2 bed
2 storey houses.**

Decision **Application Permitted**

Conditions/Reasons:

1. This permission shall have the effect of deleting condition number 11 of full planning permission reference EN/11/01213/FUL dated 19.1.12, which shall be read in conjunction with this planning permission.
2. Notwithstanding the information submitted as part of this application and the associated application under ref: EN/11/01213/FUL, a manually operated gate shall be installed along the access road into the site in a manner which would discourage public access into the site. Details of the positioning, height and design of the gate shall have been submitted to and approved in writing to the local planning authority, prior to the commencement of development. The gates shall then be installed in accordance with the approved details before the first occupation of any of the 5 dwellings (approved under EN/11/01213/FUL). The gates shall be maintained in a serviceable manner and retained in perpetuity, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of discouraging crime and disorder.

Date received	Date valid	Overall Expiry	Ward
12 March 2012	20 March 2012	15 May 2012	

Applicant **Mr K Graham**

Location **123 Main Street, Aldwincle, Kettering, Northamptonshire.**

Proposal **Construction of a single two storey residential house**

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 prior to the commencement of development, full details/samples of all external materials to be used for the development hereby permitted shall be 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.
3. The garage and parking area hereby approved shall be provided and permanently retained for the parking of vehicles of residents/occupiers of the approved dwelling, prior to occupation, shall not be used for any other purpose and retained in perpetuity.
Reason: In the interests of highway safety.
4. Before any work is commenced on the development the subject of this permission, details of the ground floor levels of the proposed building in relation to surrounding properties 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 safeguard the amenity of adjacent properties.
5. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Paragraph 141 of the National Planning Policy Framework.
6. The development hereby permitted shall be carried out in accordance with the recommendations of the Conservation Constructions Ltd report received by the local planning authority on 12 March 2012.
Reason: In the interests of biodiversity.
7. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the local planning authority. The scheme shall include a tree protection plan to show how the existing hedges on site will be protected during the construction works. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
Reason: To ensure a reasonable standard of development and visual amenity for the area and to take account of Section 197 of the Town and Country Planning Act 1990.

8. Notwithstanding the submitted details, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

9. 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 surfacing materials to form the vehicle access and private drive for the first 5 metres having a flexible construction within the footway.

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) Pedestrian splays of at least 2.4 metres by 2.4 metres (2 metres by 2 metres where there is turning space within the site) shall be provided on each side of the vehicular access. These measurements are taken along and to the rear of the highway boundary within the curtilage of the site. The areas of land forward of these splays shall be reduced to and maintained at a height not exceeding 0.6 metres above carriageway level.

5) Sufficient parking and turning space shall be provided with the development site for all vehicles attracted thereto and details shall be submitted to and approved in writing by the local planning authority.

The subsequent submitted details shall illustrate a vehicle access which is to the local highway authority's adoptable standard. 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.

10. Notwithstanding the details required by the above conditions, the development hereby permitted shall be carried out strictly in accordance with the approved plans received by the Local Planning Authority on 12 March 2012 and 20 March 2012, drawing numbers: 1 Plans and elevations, 2 Site plan at a scale of 1:12500 and 3 Proposed rear elevation, unless otherwise agreed in writing by the local planning authority.

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

12/00565/EXT

Date received	Date valid	Overall Expiry	Ward
2 April 2012	2 April 2012	23 April 2012	

Applicant **Peterborough City Council**

Location **Thornhaugh Quarry, Near Wansford, Peterborough.**

Proposal **Continued operation and restoration (by landfill) until 31 December 2029**

Decision **Query/Consultation Answered – No objection**