

DEVELOPMENT CONTROL COMMITTEE

Date: 16 February 2011

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Wendy Brackenbury
Albert Campbell
Roger Glithero JP
Glenn Harwood MBE
Sylvia Hughes
Andy Mercer
Brian Northall

Ron Pinnock
John Richardson MBE
Phillip Stearn
Anna Sauntson
Robin Underwood
Pam Whiting
Clive Wood

395. APOLOGIES

Councillors Lisa Costello and Roger Powell sent their apologies.

396. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

(a) Interests

Councillor Glenn Harwood declared a personal interest in application EN/10/00415/FUL because he knew some of the speakers and lived in Chelveston. He stated that he had taken advice from the Monitoring Officer and did not believe he had a prejudicial interest in relation to his home as the site cannot be seen from the property because of neighbouring properties, and the research he had found indicated that there was no clear link between proximity to windfarms and house prices. He remained in the meeting and took part in the discussion and voting on the respective application.

Councillor Robin Underwood declared a personal interest in application EN/10/00415/FUL because he knew one of the speakers. He remained in the meeting and took part in the discussion and voting on the respective application.

(b) Informal Site Visits

No informal site visits had been made.

397. PUBLIC SPEAKERS

Mr B Flynn, Mrs N Langford-Wood, Mr B Skittrall, Parish Councillor A Dale, Mr J Brotherton, Mr P Laughton and Mr A Morrow spoke on application EN/10/00415/FUL – Chelveston Renewable Energy Park, The Airfield, Chelveston.

398. PLANNING APPLICATION - EN/10/00415/FUL – CHELVESTON RENEWABLE ENERGY PARK, THE AIRFIELD, CHELVESTON

The Committee considered a report on the above planning application, with updated information on the application and representations made by public speakers at the meeting. During the debate the following issues were discussed:

- The great number of representations from the public and high number of local residents and groups in attendance at the meeting;
- The close proximity of a number of properties, including those at Chelston Rise, to the turbines;
- The lack of consideration by the applicant of provision of financial benefits for the community as at Burton Wold and had been proposed at Sudborough;
- The effect of the turbines on television reception for neighbouring properties;
- The number of turbines on the site;
- The location of the turbines on a high plateau and increased visibility;
- The impact on low-flying aircraft;
- The low wind speed in the area;
- The possible negative impact of the site on local tourism;
- The effect on visual amenity;
- Health concerns, such as the flickering effect and biomass plant co-location
- The safety of the turbines;
- The impact on wildlife, farm animals and the surrounding countryside;
- The impact on rights of way and the British Horse Society's advice regarding separation distances;
- The capacity of the access roads to support the traffic and large vehicles associated with the building and maintenance of the site;
- The likely amount of energy output;
- The difficulty of assessing the noise implications until the turbines had been erected;
- Possible difficulties enforcing the proposed noise conditions;
- The cumulative impact of turbines;
- The utility and accuracy of the photo montages;
- The new government's change of emphasis on renewable energy production away from wind;
- The House of Lords Bill;
- Whether approval would set a precedent for other applications;

In response to some of the issues and questions raised, the officers and noise specialists explained:

- Computers at the site would monitor all systems and detect any problems with the generators or turbines;
- The applicant would be required to meet all noise conditions for however long the turbines were in place;
- The concept of head room;
- Raw data from the applicant's anemometer mast had been provided to the council and objectors;
- Planning officers were guided to recommend the use of conditions wherever possible instead of refusal;
- The majority of the properties in Chelston Rise do not face towards the site;
- The photomontages could only ever be suggestive as it was difficult to represent what could be seen with the naked eye;

- PPS22 states that any renewable energy production is positive, regardless of how much might be produced

RESOLVED:

That application EN/10/00415/FUL Chelveston Renewable Energy Park, The Airfield, Chelveston be refused for the following reasons, subject to agreement of the final wording of the reasons for refusal by the Head of Planning Services, the ward councillors and the chairman and vice-chairman of the Development Control Committee:

- (1) Scale and number of the turbines and the impact that they would have on the landscape and character of the area (including cumulative impact) and the impact on the setting and amenity of settlements, many of which contain a number of heritage assets, and on the impact on key routes (including rights of way.
- (2) The impact on residential amenity, due to the proximity to residential properties.

399. CONTINUATION OF MEETING – COUNCIL PROCEDURE RULE 8

During consideration of the previous item, the Chairman reported that the two hour period under the above rule had been reached and it was

RESOLVED:

That the meeting continue until the item had been concluded.

Chairman

List Of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 16 February 2011

EN/10/00415/FUL

Date received	Date valid	Overall Expiry	Ward
3 March 2010	22 March 2010	12 July 2010	Higham Ferrers Lancaster

Applicant **Chelveston Renewable Energy Ltd**

Agent **Phillip Planning Servcies Ltd**

Location **Chelveston Renewable Energy Park, The Airfield, Chelveston, Wellingborough.**

Proposal **Development of wind farm comprising nine wind turbines, five of which are located within the district of East Northamptonshire, each 125m high to blade tip, one anemometer mast 80m high, construction of access tracks, underground cabling, visitor car park and viewing area**

Decision To refuse on the grounds of:

Reasons: 1. **Scale and number of the turbines and the impact that they would have on the landscape and character of the area (including cumulative impact) and the impact on the setting and amenity of settlements, many of which contain a number of heritage assets, and on the impact on key routes (including rights of way.**

2. **The impact on residential amenity, due to the proximity to residential properties.**

The precise wording of the reasons for refusal delegated to the Head of Planning Services in conjunction with the Chair and Vice-Chair and two Ward Members.

DEVELOPMENT CONTROL COMMITTEE

Date: 23 February 2011

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.30pm

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

Wendy Brackenbury
Albert Campbell
Lisa Costello
Roger Glithero JP
Glenn Harwood MBE
Sylvia Hughes
Andy Mercer

Brian Northall
Ron Pinnock
John Richardson MBE
Phillip Stearn
Robin Underwood
Pam Whiting
Clive Wood

400. MINUTES

The minutes of the meeting held on 9 February 2011 were approved and signed by the Chairman.

401. APOLOGIES FOR ABSENCE

Councillors Anna Sauntson and Roger Powell sent their apologies.

402. DECLARATIONS OF INTEREST AND INFORMAL SITE VISITS

No interests or informal site visits were declared.

403. PUBLIC SPEAKERS

The following people spoke on the applications as indicated: -

- (i) Ward Members Rupert Reichhold and David Bateman, Oundle Town Councillor Paul King and Mr C Best on applications EN/09/00611/FUL and EN/10/01893/FUL – Land End of Creed Road, Oundle.
- (ii) Mrs G Partrick on application EN/10/02171/FUL – Rear of Works Adjacent 47 Park Road, Raunds.

404. 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 are included (on the page indicated) in the appendix to these minutes.

(i) EN/09/00611/FUL and EN/10/01893/FUL – Land End of Creed Road, Oundle

Members considered and discussed the two applications for this site in detail, including the:

- Current regional and core strategy planning policies together with the Rural, North, Oundle and Thrapston Plan and progress with the Oundle 2020 document and the planning history of this site.
- Current legal position for both applications, including the current judicial review brought by the applicants for application EN/09/00611/FUL and the current appeal against non-determination of application EN/10/01893/FUL
- Legal advice received from the council's external planning lawyers and the high probability of costs being awarded against the Council if it refused both applications
- Advice received from Northamptonshire Highways Authority regarding highway safety issues and the recent traffic surveys undertaken by the applicants in February 2011 of traffic volumes and flows on roads within the vicinity of the site
- 40% affordable housing proposed for this site (up to 60 dwellings) and the possibility of a local lettings policy being discussed with the applicants and local housing associations, including the type of tenure of the currently proposed social rented units
- Possible reduction in bus services for Oundle if the county council decided to withdraw rural bus subsidies in the north of the district as part of its spending review and whether the Section 106 funding for real time bus stops could be re-allocated to help retain some bus services for Oundle
- Waste recycling and sustainability appraisal issues affecting this site and the suggestion that an extra condition be added and an amendment be made to an existing condition regarding waste recycling collection
- Code level for sustainable homes proposed for the construction of the dwellings.

It was agreed that the issue of displaced parking from Milton Road to Glapthorn Road would be pursued separately through the Oundle 2020 document.

After considering both applications, the committee made the following decisions:

(a) For application EN09/00611/FUL it was agreed to:

Authorise the Head of Planning Services, in concurrence with the Chairman (or Vice Chairman) and Councillor Phillip Stearn (Ward Member), to **Grant** planning permission, subject to:

- the completion of a Section 106 Agreement with the applicants as reported and as amended by the submitted update sheet
- an additional condition and revised condition regarding bin storage
- the resolution of the following two matters under the Section 106 Agreement:
 - (i) the affordable housing tenure; and
 - (ii) clarity from the county council on whether the £18,000 bus contribution should be spent on real time bus boards/shelters if the county council proceeded to cut subsidies for buses in rural areas.

(b) For application EN10/01893/FUL it was agreed to:

Advise the Planning Inspectorate that if the council had been able to determine this application it would have authorised the Head of Planning Services in concurrence with the Chairman (or Vice Chairman) and Councillor Phillip Stearn (Ward Member), to **Grant**

planning permission, subject to the completion of a Section 106 Agreement with the applicants as reported and as amended by the submitted update sheet, subject to:

- a revised condition in relation to the waste refuse disposal strategy
- the resolution of the following two matters under the Section 106 Agreement:
 - (i) the affordable housing tenure; and
 - (ii) clarity from Northamptonshire County Council on whether the £18,000 bus contribution should be spent on real time bus boards/shelters if the county council proceeded to cut subsidies for buses in rural areas.

(ii) EN/10/02171/FUL – Rear of Works Adjacent 47 Park Road, Raunds

The committee discussed this revised proposal following the approval of a previous scheme for a single dwelling on this site. There were some concerns with the new design and whether it would compliment the adjacent listed building, although it was considered to be better overall than the previously approved scheme in terms of its appearance. There was also concern with the proposed materials to be used, however, it was considered that if appropriate materials could be agreed with the applicant, then the scheme could be supported. It was therefore agreed that:

The Head of Planning Services be authorised to **Grant** the application, subject to reaching agreement with the applicants over the proposed materials, with appropriate conditions (including those attached to the previous permitted application as necessary), in concurrence with the Chairman (or Vice Chairman) and Councillor Lisa Costello (Ward Member) and that if no agreement was reached with the applicants on the materials to be used, then the application be re-submitted to the committee for further consideration and final decision.

(iii) EN/11/00053/RWL – 1 Spencer Street, Ringstead

Members considered that there were no issues with this application and it was

Granted with the conditions detailed in the report.

RESOLVED:

That the above planning applications be dealt with as indicated in the appendix to these minutes at pages 686 to 700.

Chairman

List Of Applications Determined By DEVELOPMENT CONTROL COMMITTEE - 23 February 2011

EN/09/00611/FUL

Date received Date valid Overall Expiry Ward
27 April 2009 19 June 2009 18 September 2009 Oundle

Applicant **Persimmon Homes (East Midlands) Ltd**

Agent **John Martin And Associates - Mrs V Coleby**

Location **Land End Of, Creed Road, Oundle.**

Proposal **Erection of 145 dwellings with associated open space, landscaping and access**

Decision Authorise the Head of Planning Services, in concurrence with the Chairman (or Vice Chairman) and Councillor Phillip Stearn (Ward Member), to Grant planning permission, subject to:

- **the completion of a Section 106 Agreement with the applicants as reported and as amended by the submitted update sheet**
- **an additional condition and revised condition regarding bin storage**
- **the resolution of the following two matters under the Section 106 Agreement:**

(i) the affordable housing tenure; and

(ii) clarity from the County Council on whether the £18,000 bus contribution should be spent on real time bus boards/shelters if the County Council proceeded to cut subsidies for buses in rural areas.

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. 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 safeguard the adequate investigation of any archaeological remains which may be present within the site.

3. Prior to the commencement of development details of all external materials shall be submitted to and approved by the Local Planning Authority in writing. In addition, sample panels of brickwork shall be constructed on site prior to the commencement of development. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

4. Prior to the commencement of development details of existing levels of the site in relation to

adjoining land levels and proposed levels including finished floor levels shall be submitted to and agreed with the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details.

Reason: In the interests of visual and residential amenity.

5. Notwithstanding the approved plans and prior to the commencement of construction of the flats hereby approved full details including the design and location of the proposed refuse storage together with cycle stores to be provided for the flats, which should be secure and lockable, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and thereafter retained in the approved manner unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory form of development and in the interests of crime prevention.

6. Notwithstanding the approved plans and prior to the commencement of development final plans details for the design of the vehicular crossing point over the open space between the northern and southern sides of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in the approved manner.

Reason: To ensure a satisfactory form of development.

7. Prior to the commencement of development a scheme for lighting the private parking areas, footpaths and areas of public open space shall be submitted to and approved by the Local Planning Authority in writing and development shall be carried out and thereafter retained in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and crime prevention.

8. Notwithstanding the approved plans and prior to the commencement of the development details (including materials samples where appropriate) of the location, height, design and materials of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with the erection of the dwelling(s). The details shall largely follow the principles of the boundary screening plan which accompanied the application. Such approved details shall be erected and thereafter retained in the approved manner unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area; to ensure that the private areas of the development are afforded an acceptable measure of privacy; and in the interests of crime prevention.

9. Prior to the commencement of development a scheme for the provision of street furniture including litter and dog bins shall be submitted to and approved in writing by the Local Planning Authority. The street furniture shall thereafter be installed and shall maintained in line with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and ensuring an appropriate standard of development.

10. The standards of external door sets and windows to be installed on the ground floor, or easily accessible first floor, of the buildings shall be made secure to standards, independently certified, set out in BSI PAS 24-1:1999 'Doors for enhanced Security' and BS 7950 'Windows for enhanced security'.

Reason: In the interests of crime prevention.

11. Prior to the commencement of works a Landscape/Ecological Management Plan shall be submitted to and agreed by the Local Planning Authority and shall incorporate comprehensive and detailed plans of biodiversity enhancement features (inc. design and purpose), their long-term management, species lists/planting schemes (to predominantly feature stock of native provenance), and indications of BAP habitat/species provision.

Reason: In order to safeguard protected species which may inhabit the site and to ensure

biodiversity enhancement in accordance with PPS9.

12. All existing boundary hedgerows shall be retained unless otherwise agreed in writing by the Local Planning Authority. Where removal or management is required no works shall take place unless first agreed in writing by the local planning authority and they shall be undertaken at a suitable time of year (September – March inclusive) or under the supervision of a qualified ecologist.

Reason: In order to minimise disturbance to breeding birds and in the interests of visual and residential amenity.

13. Prior to the removal of any existing trees within the site or other arboricultural works the trees shall be inspected by a licensed bat worker. The details of the works, results of the bat inspection and details of any mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any tree works and the works shall thereafter be undertaken in the approved manner.

Reason: In order to safeguard protected species which may inhabit the site.

14. All works which cause any noise that is audible at the boundary of the site, or at any such other place as may be agreed with the Council, shall be carried out only between the hours of 7.30am and 6.00pm Mondays to Fridays, 8.00am and 1.00pm on Saturdays and at no time on Sundays and Bank Holidays.

Reason: In the interests of residential amenity.

15. 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 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. 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

16. 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.

17. 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.

18. 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.

19. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work (unless otherwise agreed in writing with the Local Planning Authority) 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 Local Planning Authority.

Reason: To ensure all contamination within the site is dealt with and in order to protect groundwater quality.

20. Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority and provision of the fire hydrants shall be made in accordance with the scheme and timetable.

Reason: To ensure a satisfactory form of development

21. Pedestrian splays of at least 2.4m x 2.4m (2m x 2m where there is turning space within the site) shall be provided on each side of the vehicular accesses prior to the first occupation of the units served by those accesses. 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 0.6m above carriageway level.

Reason: In the interests of highway safety.

22. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Overall strategy for managing environmental impacts which arise during construction;
- ii. Measures to control the emission and suppression of dust and dirt during construction;
- iii. Control of noise emanating from the site during the construction period;
- iv. Hours of construction work for the development;
- v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
- vi. Designation, layout and design of construction access and egress points;
- vii. Internal site circulation routes;
- viii. Directional signage (on and off site);
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xiii. and other similar debris on the adjacent public highways;
- xiv. Routing agreement for construction traffic;
- xv. Storage of plant and materials used in constructing the development;
- xvi. Enclosure of phase or development parcel development sites or development parcels and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xvii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.
- xviii. A system to ensure that all operational vehicles arriving at and leaving the site are appropriately sealed or covered so as to prevent material spillage, wind blow and odour nuisance.
- xix. In addition to the above a daily log shall be kept on an ongoing basis to record all vehicles attracted to the site and this log shall be maintained on an annual basis and be available for scrutiny at the request of the planning authority.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential amenity and high

23. Prior to first use or occupation of the dwelling(s) served by a private access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be aside and retained for those purposes.

Reason: In the interests of highway safety.

24. The access gradient of private accesses from the Highway Boundary shall not exceed 1 in 15.

Reason: In the interests of highway safety.

25. Prior to first use or occupation of dwelling(s) served by a private access a positive means of access drainage shall be installed to ensure that surface water from the access or private land does not discharge onto the highway.

Reason: In the interests of highway safety.

26. Prior to first use or occupation of dwelling(s) served by a private access the means of access shall be paved with a hard bound surface for a minimum of 5.0m from the highway boundary and retained as such.

Reason: In the interests of highway safety.

27. Any gates at the point of private accesses shall be hung to open inwards only.

Reason: In the interests of highway safety

28. Notwithstanding the approved plans final details of the surface treatments for the shared areas, driveways and roads within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and subsequently implemented and retained in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

29. No dwelling shall be occupied until its designated car parking space(s) has been laid out and constructed ready for use in accordance with the approved plans and other approved details pursuant to any other relevant conditions.

Reason: In the interests of highway safety and of ensuring a satisfactory form of development.

30. Prior to the first occupation of any of the dwellings hereby approved details of measures to prevent cars entering or parking on the open space shall be submitted to and approved in writing by the Local Planning Authority. These measures shall not hinder general pedestrian and cycle access and shall be installed in line with a timetable to be agreed by the Local Planning Authority. The measures shall thereafter be retained in the approved manner unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safeguarding the public open space for its intended use and in the interests of minimising crime and antisocial behaviour.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows or other openings shall be inserted above ground floor level in the side (east) facing elevation of Plot 1 or the rear (east) facing gable end of Plot 79 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

32. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no further windows or other openings shall be inserted above ground floor level in the rear (east facing) elevation of Plot 80 or the east facing elevation of Plot 81 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the rear first floor bedroom windows to Plots 80, 43-45, 47 - 49 and 4 -6; together with the first floor side bedroom window to Plot 81 shall be glazed and maintained in obscure glass.

Reason: In the interests of residential amenity.

34. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the garages hereby approved shall be retained and shall not be converted to living accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety by ensuring the retention of adequate off-street parking facilities commensurate with the size of the dwelling

35. Prior to the commencement of development a Sustainability Statement shall be submitted to and approved in writing by the local planning authorities. The statement shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy 14 of the NNCSS and Supplementary Planning Document Sustainable Construction and Design.

36. At least 10% of the demand for energy shall be met on site and renewably/from a decentralised renewable or low-carbon energy supply (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007)). Prior to the commencement of development details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy and the Sustainable Construction and Design SPD.

37. The development shall be carried out in accordance with the submitted waste management strategy and also in accordance with the Council's refuse collection strategy unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity and sustainability.

38. Development shall not begin until a detailed surface water drainage scheme for the site in accordance with the amended Flood Risk Assessment undertaken by Woods Hardwick Ltd (dated September 2009, ref: CSB/KM/E/15871/B4) has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

39. No development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

40. Sight lines shall be provided to give visibility along the road over a distance of at least 33.0m in both directions, from a point measured 2.4 back along the centre line of the proposed junction and shared vehicle access points. These dimensions are to be measured from and along the nearer edge of carriageway.

Reason: In the interests of highway safety.

41. Notwithstanding the hours of construction work approved pursuant to condition 22(iv) the delivery of plant and materials shall take place only between the hours of 0915 and 1500 or after 1630 (but not outside of the hours agreed for construction works) unless otherwise agreed in writing by the

local planning authority.

Reason: in the interests of highway safety

42. Notwithstanding the approved plans 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 follow the principles set out within the Landscape Design Statement and Landscape Proposals (drawing numbers PER 17202-10b and PER 16867-10D Sheets 1-6. The landscaping scheme shall include an implementation schedule. 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 198 of the Town and Country Planning Act 1990.

EN/10/01893/FUL

Date received	Date valid	Overall Expiry	Ward
14 October 2010	21 October 2010	20 January 2011	Oundle

Applicant **Persimmon Homes (East Midlands) Ltd**

Agent **John Martin And Associates - Mr M Bagshaw**

Location **Land End Of, Creed Road, Oundle.**

Proposal **Erection of 145 dwellings with associated open space, landscaping and access (Resubmission)**

Decision Advise the Planning Inspectorate that if the Council had been able to determine this application it would have authorised the Head of Planning Services in concurrence with the Chairman (or Vice Chairman) and Councillor Phillip Stearn (Ward Member), to Grant planning permission, subject to the completion of a Section 106 Agreement with the applicants as reported and as amended by the submitted update sheet, subject to:

- a revised condition in relation to the waste refuse disposal strategy
- the resolution of the following two matters under the Section 106 Agreement:
 - (i) the affordable housing tenure; and
 - (ii) clarity from the County Council on whether the £18,000 bus contribution should be spent on real time bus boards/shelters if the County Council proceeded to cut subsidies for buses in rural areas.

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. 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 safeguard the adequate investigation of any archaeological remains which may be present within the site.

3. Prior to the commencement of development details of all external materials shall be submitted to and approved by the Local Planning Authority in writing. In addition, sample panels of brickwork shall be constructed on site prior to the commencement of development. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

4. Prior to the commencement of development details of existing levels of the site in relation to adjoining land levels and proposed levels including finished floor levels shall be submitted to and agreed with the Local Planning Authority in writing. Development shall be carried out in accordance with these approved details.

Reason: In the interests of visual and residential amenity.

5. Notwithstanding the approved plans and prior to the commencement of construction of the flats hereby approved full details including the design and location of the proposed refuse storage together with cycle stores to be provided for the flats, which should be secure and lockable, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and thereafter retained in the approved manner unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory form of development and in the interests of crime prevention.

6. Notwithstanding the approved plans and prior to the commencement of development final plans details for the design of the vehicular crossing point over the open space between the northern and southern sides of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in the approved manner.

Reason: To ensure a satisfactory form of development

7. Prior to the commencement of development a scheme for lighting the private parking areas, footpaths and areas of public open space shall be submitted to and approved by the Local Planning Authority in writing and development shall be carried out in accordance with these approved details.

Reason: In the interests of amenity and crime prevention

8. Notwithstanding the approved plans and prior to the commencement of the development details (including materials samples where appropriate) of the location, height, design and materials of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with the erection of the dwelling(s). The details shall largely follow the principles of the boundary screening plan which accompanied the application. Such approved details shall be erected and thereafter retained in the approved manner unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area; to ensure that the private areas of the development are afforded an acceptable measure of privacy; and in the interests of crime prevention

9. Prior to the commencement of development a scheme for the provision of street furniture including litter and dog bins shall be submitted to and approved in writing by the Local Planning Authority. The street furniture shall thereafter be installed and shall maintained in line with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and ensuring an appropriate standard of development.

10. The standards of external door sets and windows to be installed on the ground floor, or easily accessible first floor, of the buildings shall be made secure to standards, independently certified,

set out in BSI PAS 24-1:1999 'Doors for enhanced Security' and BS 7950 'Windows for enhanced security'.

Reason: In the interests of crime prevention.

11. Prior to the commencement of works a Landscape/Ecological Management Plan shall be submitted to and agreed by the Local Planning Authority and shall incorporate comprehensive and detailed plans of biodiversity enhancement features (inc. design and purpose), their long-term management, species lists/planting schemes (to predominantly feature stock of native provenance), and indications of BAP habitat/species provision.

Reason: In order to safeguard protected species which may inhabit the site and to ensure biodiversity enhancement in accordance with PPS9.

12. All existing boundary hedgerows shall be retained unless otherwise agreed in writing by the Local Planning Authority. Where removal or management is required no works shall take place unless first agreed in writing by the local planning authority and they shall be undertaken at a suitable time of year (September – March inclusive) or under the supervision of a qualified ecologist.

Reason: In order to minimise disturbance to breeding birds and in the interests of visual and residential amenity.

13. Prior to the removal of any existing trees within the site or other arboricultural works the trees shall be inspected by a licensed bat worker. The details of the works, results of the bat inspection and details of any mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any tree works and the works shall thereafter be undertaken in the approved manner.

Reason: In order to safeguard protected species which may inhabit the site.

14. All works which cause any noise that is audible at the boundary of the site, or at any such other place as may be agreed with the Council, shall be carried out only between the hours of 7.30am and 6.00pm Mondays to Fridays, 8.00am and 1.00pm on Saturdays and at no time on Sundays and Bank Holidays.

Reason: In the interests of residential amenity.

15. 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 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. 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

16. 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.

17. 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.

18. 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.

19.If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work (unless otherwise agreed in writing with the Local Planning Authority) 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 Local Planning Authority.

Reason: To ensure all contamination within the site is dealt with and in order to protect groundwater quality.

20.Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority and provision of the fire hydrants shall be made in accordance with the scheme and timetable.

Reason: To ensure a satisfactory form of development.

21.Pedestrian splays of at least 2.4m x 2.4m (2m x 2m where there is turning space within the site) shall be provided on each side of the vehicular accesses prior to the first occupation of the units served by those accesses. 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 0.6m above carriageway level.

Reason: In the interests of highway safety.

22.Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Overall strategy for managing environmental impacts which arise during construction;
- ii. Measures to control the emission and suppression of dust and dirt during construction;
- iii. Control of noise emanating from the site during the construction period;
- iv. Hours of construction work for the development;
- v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
- vi. Designation, layout and design of construction access and egress points;
- vii. Internal site circulation routes;
- viii. Directional signage (on and off site);
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xiii. and other similar debris on the adjacent public highways;
- xiv. Routing agreement for construction traffic;
- xv. Storage of plant and materials used in constructing the development;
- xvi. Enclosure of phase or development parcel development sites or development parcels and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xvii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.
- xviii. A system to ensure that all operational vehicles arriving at and leaving the site are appropriately sealed or covered so as to prevent material spillage, wind blow and odour nuisance.
- xix. In addition to the above a daily log shall be kept on an ongoing basis to record all vehicles attracted to the site and this log shall be maintained on an annual basis and be available for

scrutiny at the request of the planning authority.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential amenity and highway safety.

23. Prior to first use or occupation of the dwelling(s) served by a private access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

Reason: In the interests of highway safety

24. The access gradient of private accesses from the Highway Boundary shall not exceed 1 in 15.

Reason: In the interests of highway safety.

25. Prior to first use or occupation of dwelling(s) served by a private access a positive means of access drainage shall be installed to ensure that surface water from the access or private land does not discharge onto the highway.

Reason: In the interests of highway safety.

26. Prior to first use or occupation of dwelling(s) served by a private access the means of access shall be paved with a hard bound surface for a minimum of 5.0m from the highway boundary and retained as such.

Reason: In the interests of highway safety.

27. Any gates at the point of private accesses shall be hung to open inwards only.

Reason: In the interests of highway safety.

28. Notwithstanding the approved plans final details of the surface treatments for the shared areas, driveways and roads within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and subsequently implemented and retained in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

29. No dwelling shall be occupied until its designated car parking space(s) has been laid out and constructed ready for use in accordance with the approved plans and other approved details pursuant to any other relevant conditions.

Reason: In the interests of highway safety and of ensuring a satisfactory form of development.

30. Prior to the first occupation of any of the dwellings hereby approved details of measures to prevent cars entering or parking on the open space shall be submitted to and approved in writing by the Local Planning Authority. These measures shall not hinder general pedestrian and cycle access and shall be installed in line with a timetable to be agreed by the Local Planning Authority. The measures shall thereafter be retained in the approved manner unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safeguarding the public open space for its intended use and in the interests of minimising crime and antisocial behaviour.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no windows or other openings shall be inserted above ground floor level in the side (east) facing elevation of Plot 1 or the rear (east) facing gable end of Plot 79 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

32. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no further windows

or other openings shall be inserted above ground floor level in the rear (east facing) elevation of Plot 80 or the east facing elevation of Plot 81 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the rear first floor bedroom windows to Plots 80, 43-45, 47 - 49 and 4 - 6; together with the first floor side bedroom window to Plot 81 shall be glazed and maintained in obscure glass.

Reason: In the interests of residential amenity.

34. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the garages hereby approved shall be retained and shall not be converted to living accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety by ensuring the retention of adequate off-street parking facilities commensurate with the size of the dwelling.

35. Prior to the commencement of development a Sustainability Statement shall be submitted to and approved in writing by the local planning authorities. The statement shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy 14 of the NNCSS and Supplementary Planning Document Sustainable Construction and Design.

36. At least 10% of the demand for energy shall be met on site and renewably/from a decentralised renewable or low-carbon energy supply (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007)). Prior to the commencement of development details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy and the Sustainable Construction and Design SPD.

37. The development shall be carried out in accordance with the submitted waste management strategy and also in accordance with the Council's refuse collection strategy unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity and sustainability.

38. Development shall not begin until a detailed surface water drainage scheme for the site in accordance with the amended Flood Risk Assessment undertaken by Woods Hardwick Ltd (dated September 2009, ref: CSB/KM/E/15871/B4) has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

39. No development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

40. Sight lines shall be provided to give visibility along the road over a distance of at least 33.0m in both directions, from a point measured 2.4 back along the centre line of the proposed junction and shared vehicle access points. These dimensions are to be measured from and along the nearer edge of carriageway.

Reason: In the interests of highway safety.

41. Notwithstanding the hours of construction work approved pursuant to condition 22(iv) the delivery of plant and materials shall take place only between the hours of 0915 and 1500 or after 1630 (but not outside of the hours agreed for construction works) unless otherwise agreed in writing by the local planning authority.

Reason: in the interests of highway safety.

42. Notwithstanding the approved plans 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 follow the principles set out within the Landscape Design Statement and Landscape Proposals (drawing numbers PER 17202-10b and PER 16867-10D Sheets 1-6. The landscaping scheme shall include an implementation schedule. 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 198 of the Town and Country Planning Act 1990.

EN/10/02171/FUL

Date received	Date valid	Overall Expiry	Ward
10 December 2010	16 December 2010	10 February 2011	Raunds Saxon

Applicant **Mr Trevor Partrick**

Agent **CHQ Partnership Ltd**

Location **Rear Of Works Adjacent 47, Park Road, Raunds.**

Proposal **Erection of new dwelling**

Decision **The Head of Planning Services be authorised to Grant the application, subject to reaching agreement with the applicants over the proposed materials, with appropriate conditions (including those attached to the previous permitted application as necessary), in concurrence with the Chairman (or Vice Chairman) and Councillor Lisa Costello (Ward Member) and that if no agreement was reached with the applicants on the materials to be used, then the application be re-submitted to the Committee for further consideration and final decision.**

Conditions/Reasons: To be decided if agreement reached with applicants.

Date received Date valid Overall Expiry Ward
14 January 2011 14 January 2011 11 March 2011 Thrapston Market

Applicant **Spencer Street Dvelopments Ltd. - Mr C R Benham**

Location **1 Spencer Street, Ringstead.**

Proposal **Replacement of extant planning permission 07/01083/FUL - Residential development comprising three (3) houses and four (4) flats with car parking and altered means of access. Office extension to rear (resubmission) dated 23 May 2007.**

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To achieve a satisfactory appearance for the development and to avoid detriment to the visual amenity of the area.
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage power, communication cables, pipelines etc, indicating lines, manholes supports etc). Any planting which dies within a period of 5 years shall be replaced by plants of a suitable size or species unless otherwise agreed by the local planning authority.
Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area landscape.
4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
Reason: To ensure a reasonably satisfactory standard of development which is not detrimental to the visual amenity of the area.
5. Prior to the commencement of development, details of the provision on site for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details and the cycle parking shall be provided concurrently with the remainder of the development.
Reason: In the interests of community safety.
6. Prior to the commencement of development, details of the provision of bin storage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details concurrently with the remainder of the

development.

Reason: To ensure an adequate standard of development.

7. Prior to the commencement of development, details to show a cross section of the gradient of the car park entrance to a maximum gradient of 1 in 15 for the first 5 metres shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: In the interests of highway safety.

8. Prior to the commencement of development, details of the proposed footway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details prior to the first occupation of the development.

Reason: To ensure an adequate standard of development.

9. Prior to the occupation of the dwellings hereby approved, the vehicular turning area shall be hatched and the car parking spaces shall be marked out. The garages shall be used only for the garaging of private motor vehicles in the ownership or control of any resident in any of the dwellings hereby permitted.

Reason: In the interests of highway safety.

10. Prior to the occupation of the dwellings hereby approved, the car park shall be drained across the access to prevent the discharge of surface water onto the public highway.

Reason: In the interests of highway safety and convenience and to ensure the proper drainage of the site.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure a reasonably satisfactory standard of development which is not detrimental to the visual amenity of the area.

12. A watching brief is to be undertaken during development, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works, and the appropriate recording should take place if any archaeology is discovered.

Reason: To safeguard the adequate investigation of any archaeological remains which may be present within the site.

13. Before any work is commenced on the development the subject of this permission details of the ground floor levels of all of the proposed buildings in relation to the nearest public highway shall have been submitted to and approved 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 occupiers.