

1.0 APPLICATION NUMBER: [2/2019/0359/FUL](#)

SITE ADDRESS: Somerville, New Road, Bourton, Dorset, SP8 5AP

PROPOSAL: Erect 6 No dwellings, create new vehicular and pedestrian access and form 11 No. parking spaces.

APPLICANT: Montpellier Land and Developments

Case Officer: Hannah Smith

Ward Member(s): Cllr B Ridout, Cllr D Walsh, Cllr V Potheary

2.0 Summary of Recommendation: GRANT, subject to conditions.

3.0 Reason for the recommendation:

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact. The three protected trees would remain and the proposed layout facilitates their retention.
- There would not be any significant harm to neighbouring residential amenity, heritage assets, or highway safety.
- There are no material considerations which would warrant refusal of this application.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	The site is located within the settlement boundary of Bourton. Therefore, the principle of providing dwellings in this location is acceptable as it would comply with the spatial distribution that is contained within Policy 2. There are no site specific constraints in relation to the Bourton Neighbourhood Plan.
Scale, design, impact on character and appearance	The development is designed so as to be in keeping with its surroundings. Units 1-5 are two storey dwellings and Unit 6 is a chalet bungalow. This is commensurate with the scale of the development in the locality.

Trees	The three Tree Preservation Order trees would be protected. The layout is designed to ensure that the root protection areas of the trees would not be compromised. The layout was amended to move Unit 6 further away from Victoria Lodge. This would also provide better amenity for Unit 6.
Impact on amenity	The development has been designed so as not to give rise to unacceptable impact on the amenity of surrounding residential properties.
Impact on Heritage Assets	There would be no harm to the significance of heritage assets. There are three grade II listed buildings located within the locality which are all located some distance from the site and no harmful impact would result.
Economic and Social Benefits	The proposal would create construction jobs during the construction phase and provide 6 units of residential accommodation in a sustainable location.
Access and Parking	There would be no harm caused to the highway network. Sufficient parking would be provided. There are no highway safety concerns.

5.0 DESCRIPTION OF SITE

- 5.1 The site is located near the junction of Tan Lane and New Road. Victoria Lodge is located to the south west of the application site, a traditional brick lodge with brick elevations and a clay tiled roof. Somerville is a detached traditional brick property with a slate roof, located to the north east of the site. The properties that line Tan Lane to the north are mainly semidetached modern properties. The density of the built form in the locality varies. There is a mix of detached properties, mainly set in quite small plots, semi detached properties with long rear gardens and cul-de-sac development further north in The Sycamores and Olde Fairfield.
- 5.2 Three significant trees line New Road on the western side of the site. They are protected by a Tree Preservation Order (TPO), comprising two Ash trees and one Horse Chestnut.

5.3 The gradient of the site slopes from the road, down towards the properties in Tan Lane.

6.0 DESCRIPTION OF DEVELOPMENT:

6.1 It is proposed to erect 6 open market dwellings. The proposal includes a mix of two and three bed roomed properties (x3 2 bed and x3 3 bed).

7.0 RELEVANT PLANNING HISTORY:

7.1 Application: 2/2004/0215: Develop land by the erection of 6 no. dwellings and garages. REFUSED

In 2004 an application was refused at the site for a similar type of development (2/2004/2015). There were a number of reasons for refusal however reason 2 is considered to be the most relevant in this instance as follows:

That part of the site comprising the field between Somerville and Victoria Lodge, notwithstanding its location within the settlement boundary, in its present undeveloped state nonetheless makes a significant contribution to the semi-rural character and amenity of this part of the village which lies close to open countryside. Infilling development would inevitably compromise the quality of such contribution and bring on-going pressure to bear for the removal and/or cutting back of existing trees and hedgerows, thus further diminishing such character and amenity. In these respects the proposal is contrary to Structure Plan policies S.H and EN.Q, Local Plan policies 1.8, 1.33 and 2.6.

The refusal was made at a point in time when local and national policy differed from now. The application should be assessed against the current policy requirements. National policy no longer adopts a brownfield first approach to housing development, but still encourages brownfield development, which may take the form of residential infilling. The Neighbourhood Plan does not allocate this site as a Local Green Space or a Green Finger, whilst land to the north and further east has been defined as a Green Finger in the Neighbourhood Plan. If it was considered locally that the site continued to make a significant contribution to the semi-rural character and amenity of this part of the village, the Neighbourhood Plan could have sought to allocate this site to limit development. In view of this, there is no specific site constraint that would prohibit the site from coming forward.

Furthermore, the refused scheme was an outline application. There were no layout details nor was the design of the development shown within the application. The application that is before the committee is a full application and the impact of the proposal on the locality can be assessed in full. One of the concerns in relation to the refusal was the possible loss of the trees. The layout

of this proposal has been amended to remove the conflict with the mature trees which was identified by the Tree and Landscape Officer. An arb method statement would be conditioned to ensure that the trees are safeguarded and that the remaining hedge is retained along the road frontage, Tan Lane and to the east, a new hedge would be planted and the existing hedges would be improved.

8.0 LIST OF CONSTRAINTS:

- Three mature trees are located on the application site. The two ash trees are located adjacent to New Road and the horse chestnut is located behind the ash trees, further into the field. All three trees are protected by a Tree Preservation Order (TPO). Two of the trees are ash trees and the other tree is a horse chestnut tree.

9.0 CONSULTATIONS

(All consultee responses can be viewed in full on the website)

Bourton Parish Council – Objection for the following reasons –

- That this would be an overdevelopment of the site;
- That important rural views and character would be compromised (much as was the original decision of the District Council to the 2004 application).

Wessex Water- No objection.

Dorset Highway Authority – No objection subject to conditions.

Dorset Archaeological Officer – No comment.

Representations received:

4 letters of objection were received.

Within the letters of representations received, objections were made on the grounds of –

- Impact on trees
- Impact on the appearance of the area
- Materials not in keeping
- Ecology
- Highway Impact
- Impact on amenity
- There are unsold properties in Bourton.

NOTE: unsold properties in Bourton is not a reason to withhold planning permission.

10.0 RELEVANT POLICIES

10.1 Bourton Neighbourhood Plan

The Bourton Neighbourhood Plan has been made and carries full weight in decision making. Of particular relevance to this are the following policies:

- Policy 1: Landscape Setting
- Policy 2. Settlement Pattern and Character
- Policy 3. Building Design and Form
- Policy 4. Traffic and Parking
- Policy 6. Biodiversity
- Policy 8: Mitigating and Adapting to Climate Change

10.2 North Dorset Local Plan Part 1

- Policy 1 - Sustainable Development.
- Policy 2 – Core Spatial Strategy
- Policy 3 - Climate Change
- Policy 4 - The Natural Environment.
- Policy 4 - The Natural Environment.
- Policy 5 - The Historic Environment.
- Policy 6 - Housing Distribution
- Policy 7 - Delivering Homes
- Policy 20 - The Countryside
- Policy 23 – Parking
- Policy 24 – Design
- Policy 25 – Amenity

1. 7 Dev. within Settlement Boundaries (saved policy from the LP 2003).

10.3 National Planning Policy Framework

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes

Paragraph 78 – To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

Paragraph 148 – The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

- Section 16 – Conserving and enhancing the historic environment
- Paragraph 192 – In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Bourton Village Design Statement 2011

The Bourton Village Design Statement encourages high quality design and the safeguarding of local character, through the adoption of a number of design guidelines which are a material consideration for any new development in the village.

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 – Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 PUBLIC SECTOR EQUALITIES DUTY

12.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

- 12.2 The proposed development would result in the creation of 6 No. dwellings within a sustainable location which benefits from access to facilities.

13.0 FINANCIAL BENEFITS:

- 13.1 The proposed development would result in the creation of 6 new dwellings. The proposal would contribute to the rural economy in terms of increased support for local businesses. There would be income from council tax.

14.0 CLIMATE IMPLICATIONS:

- 14.1 Policy 8 of the Bourton Neighbourhood Plan requires sustainability measures to improve the environmental impact of new development. A condition is proposed which would ensure that a scheme for the provision of sustainability measures is submitted for approval. The applicant plans to use solar lighting and to incorporate electric car charging points into the development.

15.0 PLANNING ASSESSMENT:

- The principle of the development
- The effect on the appearance of the area
- Trees
- Amenity
- Design
- Setting of listed buildings
- Highway impact
- Ecology
- Drainage

Principle of Development

The site is located within the defined settlement boundary of Bourton. Local plan policies 1.7 and Policy 2 seek to locate development inside of settlement boundaries with the aim of strictly controlling development in the countryside. Bourton has been identified as one of the eighteen larger villages which have retained their settlement boundaries. These villages are considered to be sustainable locations where new residential development may be supported. The

village has a number of facilities including a pub, church and village hall which any future residents would be able to easily access. The existing settlement boundary around Bourton is stated as being retained until reviewed either through site allocations in the future Part 2 of the North Dorset Local Plan or through a Neighbourhood plan.

The Bourton Neighbourhood Plan acknowledges that the settlement boundaries were retained around the larger villages and that this included Bourton, following the adoption of the North Dorset Local Plan, Part 1. The Neighbourhood Plan did not seek to extend or change the boundary of the settlements limits. The site is not allocated in the Neighbourhood Plan as a Green Finger, nor is it identified as a Local Green Space. Figure 2 of the Neighbourhood Plan identifies Important Views as Defined in the Village Design Statement. No important view is identified in relation to this site. There are no views across the site at present due to the hedge and the mature trees. Taken as a whole, it is evident that there is no in principle issue with the site being brought forward for infill development, as this is supported by both the neighbourhood plan and the local plan.

There is no essential conflict with the aims of the development plan, taken as a whole. With this in mind, development proposals that accord with an up-to-date development plan should be approved without delay.

The Effect on the Appearance of the Area

Bourton is a linear village with development set either side of the main road. There are no structures on the site and the boundaries are mainly traditional hedgerows with some mature trees, three of which are protected by a Tree Preservation Order.

Map 2 of the Neighbourhood Plan, identifies a number of important views in and around the village. The evidence base for the inclusion of these views is set out in the 2011 Village Design Statement.

There are a number of viewpoints in the vicinity of the site. It is of note that none of the views directly relate to the application site:

- Viewpoint 19: Entry to the village westbound (this is at the junction of New Road and Tan Lane looking west into the village and away from the application site)
- Viewpoint 30: Looking into the modern cul-de-sac of Old Fairfield.
- Viewpoint 34: The White Lion (this view is towards the back of the White Lion and the site is not visible)
- Viewpoint 38 and 48: identifies brick elevations and porches at Tan Lane

The site currently comprises an undeveloped field and although there are no clear views through the site, the three protected trees on the boundary to New Road afford the site a verdant appearance which contributes positively to the appearance of this part of the village. A key consideration in this case is the retention of the protected trees. During the course of the application, the layout has been amended and unit 6, the detached chalet bungalow, has been moved further from the trees and away from Victoria Lodge. This has resulted in sufficient separation between the new dwelling, the protected trees, and Victoria Lodge. It also affords plot 6 with more usable garden space. Furthermore, the dwellings would be sited so as to provide a view through the site to Tan Lane.

The development plan supports sensitive infilling, which is encouraged in settlements with settlement boundaries. It is important to make effective use of housing land, but new housing development should also respect the character of an area, including locally distinctive patterns of development.

Policy 3 of the Neighbourhood Plan, Building Design and Form, states:

- New development shall complement the character and appearance of surrounding properties in terms of height, scale and density.
- The scale, form and massing of new development shall reinforce the underlying vernacular or character of its particular context.
- All new development shall be of high quality and respect the surrounding environment, both built and natural.

Whilst the development would introduce buildings into an undeveloped area, the development is not considered to be harmful to the prevailing character of the area. The density of the proposal is commensurate with its surroundings and each property would be afforded sufficient private amenity space. The three bed units would have gardens with a length of approximately 14 metres and the two bed units would have gardens of approximately 8 metres. There would be two spaces for each dwelling and room for the hedgerows to be retained around the site. This is not considered to be an overdevelopment of the site. The area around the trees would remain undeveloped. There is a mix of detached and semidetached dwellings in the area and the proposal is considered to reflect the varying form of development in the vicinity. Within the immediate area, buildings are mainly constructed of brick. This is identified in the Village Design Statement. The porches and the proposed use of a contrasting brick is therefore considered to reflect the character of the locality. The development has been amended to include brick buildings with a contrasting brick coursing and coins, rather than flint, which is not a locally distinct building material.

In terms of the visual appearance of the development, 6 metres of the road frontage hedge would be removed to create the new access into the site. The rest of the hedgerow would be retained. This would allow for views into and across the site. Concern has been raised in relation to the impact on rural views. However, important views across the site are not identified in the Neighbourhood

Plan. The proposal would open up the view across the site while at present, it is not possible to observe long range views to the open countryside.

Consequently, the development would not conflict with the Policy 3 of the Neighbourhood Plan, Policies 4, and 24 of the North Dorset District Plan, Part 1 and the Framework. These policies seek, amongst other things, to protect the landscape character of the area and respect local character and distinctiveness.

Trees

Following the amendment to the layout, there would be no unacceptable impact on the three protected trees. It is considered that the site is capable of accommodating the dwellings, and in particular Plot 6, without harm to the protected trees. The attractive appearance of the site from the road would be maintained through the retention of the trees and hedgerow.

A 6 metre opening would be formed onto New Road however this loss of hedgerow would be mitigated through the planting of an additional native species rich hedge.

There was concern in relation to the potential conflict with the future occupiers of unit 6 and the close proximity to the trees. At this proximity, it was likely that pressure would be brought to bear on the protected trees from occupiers of the property requesting works to the trees to lessen their impact. The concern was that this could eventually lead to their removal. The revised layout would overcome this issue as it would provide the dwelling with a better aspect and a larger and less shaded garden.

Amenity

Policy 25 of the Local Plan and the NPPF seek to safeguard the amenity of existing and future occupiers of land and buildings. The dwellings are designed to limit the possibility of overlooking and overbearing.

Victoria Lodge

Victoria Lodge is built on differing levels. The garden area of the property, which is located adjacent to the application site, is accessed from steps from Tan Lane. The garden area is fairly level with the site. The property also has a larger garden area which is located on the corner of Tan Lane and New Road.

Plot 6 has been moved away from the garden of Victoria Lodge so as to provide in excess of 12 metres from the proposed dwelling to the adjacent dwellings raised garden area. No windows are proposed at first floor level on the south west elevation of the property. The ground floor door and window would not lead to unacceptable overlooking. The single storey garage would be sited closer to

the boundary at about 4 metres however at a height of 4 metres to the ridge, and with the gable facing Victoria Lodge, this would not be unneighbourly.

Tan Lane

The properties in Tan Lane are located at a lower level than the application site. However, the proposed dwellings would be separated by the existing hedge on the site. Properties in Tan Lane also benefit from a hedge that separates the site from their driveways. There are no side windows at first floor level on Primrose Cottage that would be impacted. In view of this, there would be no unacceptable impact on properties in Tan Lane due to the separation and the intervening landscaping.

Somerville

Units 1-5 would be sited a sufficient distance to avoid any adverse impacts on Somerville.

The amenity afforded to future occupiers of the development would be acceptable, as the development has been designed to limit any overlooking or overbearing. The amenity of Unit 6 has been enhanced by pulling the property away from the boundary of Victoria Lodge. This has resulted in a better garden area for Unit 6 and the potential conflict with the protected trees has been removed.

Design

The design of the properties was amended to include chimneys on unit 1 and 6 and to introduce brick detailing including the introduction of brick courses to the windows and elevations and a contrasting brick banding along the gable of unit 1. These enhanced details would help to make the development appear more locally distinct. Flint was proposed for the external walls, however, this has been omitted from the scheme as it is not considered to be a locally distinct material to Bourton.

The use of brick is identified as an appropriate material in the Village Design Statement. The brick properties and their small lean-to porches are an example of local character in the document. The choice of materials is traditional with the use of red brick, slate, and plain clay tiles.

In terms of the proposed layout, the terrace of three dwellings would face gable on to the road. Unit 6 would be set back behind the trees. There is no clearly defined built form in this location and it would not be appropriate for the development to formally front onto the highway as this would appear as contrived in this location. The layout is considered to respond positively to the character of the area.

Setting of Listed Buildings

There are three listed buildings within the wider area. The grade II listed White Lion Inn is located 130 metres to the south west of the site. Fantley Thatch and Longhouse are grade II listed buildings which are located 140 metres to the east of the site.

It is considered that the setting of all three listed buildings would not be materially impacted by the proposed development. There is little in the way of intervisibility between the site and the heritage assets and the field is not considered to be integral to the value of their setting.

There was no comment from the Archaeological Officer and a watching brief is not considered to be a requirement in this instance.

The proposed development would harm the setting of nearby listed buildings. This conclusion has been reached having regard to: (1) section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the setting of Listed Buildings; and (2) Local Plan policy.

Highway impact

The new access would be formed off New Road. A section of hedge would be removed to facilitate the access. The remaining hedge would be retained along the sites frontage. Sufficient visibility can be achieved onto New Road to provide safe onto New Road.

There are no highway objections to the proposal and conditions are recommended.

13 parking spaces would be provided to serve the development. This includes the garage that would be provided for unit 6, with parking adjacent. This level of parking provision would comply with the requirements of Policy 13 of the Local Plan. The provision of cycle storage would be conditioned.

The highway impacts of the proposal would not be severe and as such, there is no conflict with the development plan or the NPPF.

Ecology

The proposal is supported by an approved biodiversity mitigation and enhancement plan. It is recommended that this is conditioned to ensure that the biodiversity enhancements that are contained within the report are implemented in full.

A native, species rich hedgerow measuring 17m would be planted as part of the new scheme, resulting in an overall net gain of hedgerow. Provision for bats, birds and other wildlife are detailed in the approved biodiversity mitigation and enhancement plan.

Drainage

The site does not have any site specific drainage constraints as it is located within flood zone 1 which means that the site is at a low risk of flooding. Likewise, the site is not at risk of surface water flooding.

Concern has been raised in relation to springs that are located on the site. The applicant proposes a sustainable drainage system. A surface water drainage condition is recommended as this would ensure that the precise drainage details are approved prior to commencement of the development.

16.0 CONCLUSION

The NPPF states that decisions should apply a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. There are three strands of sustainable development, an economic objective, a social objective, and an environment objective.

In terms of benefits, the proposal would secure a contribution to the local housing supply of 6 dwellings. There would also be some economic benefits, both from the construction of the homes and subsequent occupation, which may result in some patronage of and support for local facilities such as the public house. There are no adverse impacts that have been identified, the sites location is sustainable and the effect on living conditions of neighbours would be acceptable. The protected trees would be retained and the development is not considered to cause harm to rural views, into or out of the settlement.

17.0 RECOMMENDATION:

GRANT planning permission, subject to conditions.

CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details: PL02 D, PL03 A, PL04 B, PL05 forming the approved application.

Reason: For the avoidance of doubt and to clarify the permission.

3. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number PL02 Rev D must be constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

4. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

5. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development is commenced and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

6. No works shall commence on site until details of the design of building foundations, car park surface construction and the layout (with positions, dimensions and levels) of service trenches, ditches, drains and other excavations on site (insofar as they may affect trees on or adjoining the site) shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved tree protection details.

Reason: To ensure the protection of trees to be retained, and in particular to avoid unnecessary damage to their root systems.

7. No works above foundation level shall commence on site until precise details of all tree, shrub and hedge planting (including positions and/or density, species and planting size) shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed,

when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of continued visual public amenity.

8. Prior to the commencement of the development above foundation level, a schedule of landscape maintenance covering a minimum period of five years following substantial completion of the development (including details of the arrangements for its implementation) shall be submitted to and approved in writing by the Local Planning Authority. The subsequent maintenance of the development's landscaping shall accord with the approved schedule.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

9. The development hereby approved shall accord with the steps set out in the approved A J Scott Arboricultural Method Statement (AMS) dated 6th March 2019 and plan dated 4th November 2019 (Tree Protection Plan, Rev B) setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

10. No development shall commence until details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in full in complete accordance with the approved details and no other enclosures shall be erected.

Reason: In the interests of the amenities of the area.

11. No development above foundation level shall commence until samples of materials to be used in the construction and finish of the external walls and roof of the dwellings and garage shall be submitted to the local planning authority for approval in writing. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials.

Reason: To safeguard the character of the locality.

12. No development hereby approved shall commence until a scheme showing precise details of the brick and flint panels and the brick coursing, lintel details and coins, shall be submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved details.

Reason: To safeguard the character of the locality and in the interests of the appearance of the development.

13. The Biodiversity mitigation measures set out in the approved Report dated March 2019 shall be implemented in full in accordance with the timetable set out in the report, or in the absence of a specific timetable, prior to the development hereby approved being first brought into use and the site shall thereafter be maintained in accordance with the approved mitigation proposals.

Reason: To ensure adequate habitat is provided and subsequently protected to ensure adequate protection for important habitats and species is secured.

14. No development hereby permitted shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with an approved timetable which shall be approved as part of the drainage detail submission and works shall be completed prior to the first occupation of any building on the site.

Reason: To minimise the risk of flooding and/or pollution.

15. All remaining hedgerow located along the road frontage to New Road and adjacent to Tan Lane hedges to be retained, shall be fully safeguarded during the course of site works and building operations. No works shall commence on site until all trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction (to be confirmed in writing) of the Local Planning Authority in accordance with BS 5837:2012 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s). Any hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased shall be replaced with hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

Reason: To ensure that hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.