

**APPLICATION NUMBER:** WD/D/19/002627

**APPLICATION SITE:** Dorset County Hospital, Williams Avenue, Dorchester

**PROPOSAL:** Erection of multi storey car park & improvements to internal site roads & temporary change of use of former school field to car parking

**Decision**

1. To grant planning permission on the grounds that the social and economic benefits in respect of parking and funding for the hospital outweighed the harm to the landscape and visual impact. Members were satisfied that the harm to heritage significance was considerably outweighed by public benefit.
2. That the Head of Planning, in consultation with the Chairman, agree the conditions.
3. That an advisory note be added regarding community involvement in the design and artwork of the exterior of the building.
4. That an informative be added regarding the flood risk management team.
5. That a note be added to the biodiversity mitigating enhancement plan regarding trees.

**Conditions:**

To be agreed with the Head of Planning in consultation with the Chairman.

**APPLICATION NUMBER:** 2/2020/0379/FUL

**APPLICATION SITE:** West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset

**PROPOSAL:** Construction of a principal street, associated access, landscaping and infrastructure works

**Decision:** Approved, subject to no adverse comment from the Environment Agency and the conditions.

**CONDITIONS:**

**Time Limits**

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).

**Approved Plans**

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan/Red Line Plan, Ref – HI1177/50/2/A

Engineering General Layout Plan, Ref - HI1177/54/1/Orig

Road 1 – Cross Sections (Sheet 1 of 4), Ref – HI1177/56/01/Orig

Road 1 – Cross Sections (Sheet 2 of 4), Ref – HI1177/56/02/Orig

Road 1 – Cross Sections (Sheet 3 of 4), Ref – HI1177/56/03/Orig

Road 1 – Cross Sections (Sheet 4 of 4), Ref - HI1177/56/04/Orig

Road 1 – Vertical Alignment Longitudinal Section (Sheet 1 of 2), Ref – HI1177/55/01/Orig

Road 1 – Vertical Alignment Longitudinal Section (Sheet 2 of 2), Ref – HI1177/55/02/Orig

Street Lighting Proposals, Ref - HI1177/53/1/B

Reason: For the avoidance of doubt and in the interests of proper planning

**Construction**

3. The development hereby permitted shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) dated 10 June 2020.

Reason: In the interest of the amenities of neighbouring residents and the interest of highway safety.

**Trees/Landscaping**

4. The development hereby permitted shall be carried out in accordance with the following approved Street Trees and Planting details;

Street Trees and Planting Plan, Ref – L-001-104 C, dated 13/07/20

Street Trees and Planting Plan, Ref – L-002-104 C, dated 13/07/20

Street Trees and Planting Plan, Ref – L-003-104 C, dated 13/07/20

Street Trees and Planting Plan, Ref – L-004-104 C, dated 13/07/20

Planting Plan, Planting Schedule & Details, Ref – L-001-107 D, dated 14/07/20

Gillingham Principal Street Seed schedule by areas, Rev B.

Reason: In the interest of the amenities of neighbouring residents and the interest of highway safety.

5. The proposal shall be carried out in accordance with approved Arboricultural Impact Appraisal, dated 17 April 2020 and the plan entitled 'Protection measures to trees affected by the works' reference no. HI1177/20/2/Orig dated 16th April 2020.

Reason: In the interest of protecting the trees retained on site.

6. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the principal street and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of the amenity and appearance of the location.

### **Flooding/Drainage**

7. Prior to the commencement of any development, a scheme for the provision of compensatory flood storage shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding.

8. Prior to commencement of the development, a detailed surface water management scheme and design for the site must be submitted and approved in writing by the local planning authority. The scheme shall clarify how surface water is to be managed during construction, consider the hydrological and hydrogeological context of the development (including ground water levels during a winter period), topographic & urban design constraints (including Health & Safety) and accord with the following submissions:

- Gillingham Principal Street Drainage Strategy, Rev C, dated 09/09/20.

The surface water scheme shall be fully implemented, in accordance with the submitted details, before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity and to ensure correct functioning of drainage for the development.

9. Prior to the commencement of development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system.

### **Heritage**

10. The development hereby permitted shall be carried out in accordance with the approved 'Access Road, Gillingham SSA, Gillingham, Dorset: Written Scheme of Investigation for an archaeological excavation', Dated February 2020.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

## **Contamination**

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised.

## **Ecology**

12. The development hereby permitted shall be carried out in accordance with the approved Landscape and Ecological Management Plan (LEMP), dated 18 June 2020, Version 4.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

13. The development hereby permitted shall be carried out in accordance with the approved Great Crested Newt Information and Mitigation Strategy, dated July 2020.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

14. Prior to the commencement of any development a scheme for Great Crested Newt financial compensation and the creation of offsite compensation ponds shall be submitted to and approved in writing by the Local Planning Authority. The payment and scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

## **Informatives**

### **INFORMATIVE NOTE: Rights of Way**

Temporary ROW closures must be completed and returned at least 13 weeks before the intended closure date. There is a fee applicable.

The self-closing pedestrian gates to be installed are to be to the current British Standard BS5709:2018)

Where N64/33 will pass through an agricultural gateway South of the proposed Road) a self-closing gate is to be added to the side to allow the landowner to lock the field gate for security purposes if required.

### **INFORMATIVE NOTE: Section 278**

The highway works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it may be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site.

### **INFORMATIVES NOTE: Land Drainage Consent (LDC)**

We note that a Land Drainage Consent (LDC) application has been submitted in respect of the proposed culverts. It is proposed that the final culvert designs and installation methodology will be finalised through this regulatory process, rather than planning. The proposed culverts will need to comply with the JBA technical report.

**INFORMATIVES NOTE: Environmental Permit**

An Environmental Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing [floodriskpermit@environment-agency.gov.uk](mailto:floodriskpermit@environment-agency.gov.uk)

**Reasons for the Decision**

- The site is allocated in the North Dorset Local Plan (Policy 21)
- The construction of the Principal Street has funding secured through Homes England (HIF). This funding is time limited with project milestones to meet and a longstop of March 2022 for the infrastructure to be completed.
- The provision of this infrastructure could potentially speed up housing delivery on the Gillingham strategic site allocation.
- Para 11 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. None have been identified.
- Applications within the strategic site allocation area have been approved or have resolution to approve subject to s.106/conditions. Reserved matters has been approved for 2/2014/0968/OUT for 90 dwellings and outline applications 2/2018/0036/OUT and 2/2018/0077/OUT for up to 1,595 dwellings rely upon this infrastructure and have been recommended for approval, subject to conditions/s.106.
- The development of the Gillingham strategic site allocation would secure significant economic and social benefits.
- There are no material considerations which would warrant refusal of this application.

**APPLICATION NUMBER:** 2/2019/1710/REM

**APPLICATION SITE:** Land at E 373794 N 117227, Thornhill Road, Stalbridge, Dorset

**PROPOSAL:** Erect 60 No. dwellings, form public open space, local equipped area of play and attenuation pond. (Reserved Matters application to determine appearance, layout, landscaping and scale; and to discharge Condition Nos. 15 - Landscape Environment Plan, 17 - Soft Landscaping, 18 - Footpath Link, 21 - Materials Palette, 22 - Public Art and 24 - Lighting and Signage; following grant of Outline Planning Permission No. 2/2017/1095/OUT).

**Decision:** Approved, subject to conditions.

**CONDITIONS:**

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

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:

Site Location Plan – 8087-PL-2-01

Site Layout Plan 18087-PL-2-02 Rev F

Site Layout Plan Tenure 18087-PL-2-03 Rev E

Site Layout Plan Building Materials 18087-PL-2-05 Rev E

Site Layout Plan Boundary Materials 18087-PL-2-06 Rev G

Site Layout Plan Parking/Bins and Cycle 18087-PL-2-07 Rev E

Housetype Pack Rev 5:

- 1 BED FLAT – PLANS, 18087-PL-HT-1-01
- 1 BED FLAT – ELEVATIONS, 18087-PL-HT-1-02
- FLATS BIN ENCLOSURE - PLAN & ELEVATIONS, 18087-PL-HT-1-03
- 2 BED - WITH BAY - PLANS & ELEVATIONS, 18087-PL-HT-2-01 rev A
- 2 BED - WITH BAY - PLANS & ELEVATIONS, 18087-PL-HT-2-02 rev B
- 2 BED - BRICK/RENDER - PLANS & ELEVATIONS, 18087-PL-HT-2-03 rev A
- 2 BED - BRICK DETAIL - PLANS & ELEVATIONS, 18087-PL-HT-2-04
- 2 BED - MID-TERRACE - PLANS & ELEVATIONS, 18087-PL-HT-2-05 rev A
- 2 BED - BRICK/RENDER - PLANS & ELEVATIONS, 18087-PL-HT-2-06
- 3 BED - TYPE A - PLANS & ELEVATIONS, 18087-PL-HT-3A-01 rev A
- 3 BED - TYPE A - DETACHED - PLANS & ELEVATIONS, 18087-PL-HT-3A-02 rev A
- 3 BED - TYPE A - HIPPED - PLANS&ELEVATIONS,18087-PL-HT-3A-03 rev B
- 3 BED - TYPE B - PLANS & ELEVATIONS, 18087-PL-HT-3B-01 rev A
- 3 BED - TYPE B - BRICK/RENDER - PLANS & ELEVATIONS, 18087-PL-HT-3B-02 rev A
- 3 BED - TYPE B - BRICK/RENDER EOT - PLANS & ELEVATIONS, 18087-PL-HT-3B-03
- 3 BED - TYPE B - BRICK/FLINT EOT - PLANS & ELEVATIONS,18087-PL-HT-3B-04
- 3 BED - TYPE C - PLANS & ELEVATIONS, 18087-PL-HT-3C-01
- 4 BED - TYPE A - PLANS & ELEVATIONS, 18087-PL-HT-4A-01 rev B
- 4 BED - TYPE B - PLANS & ELEVATIONS, 18087-PL-HT-4B-01 rev A

Materials Schedule – 18087\_9\_10 PL Rev D

Naturally Equipped Play Area Details – DD368C\_LP03.01

Landscape Ecological Management Plan (as amended) received 29 July 2020.  
Detailed Landscape Plan Sheet 1 – 4 – DD368E\_LP01.01

Detailed Landscape Plan Sheet 2 – 4 – DD368E\_LP01.02  
Detailed Landscape Plan Sheet 3 – 4 – DD368E\_LP01.03  
Detailed Landscape Plan Sheet 4 – 4 – DD368E\_LP01.04

Hard Landscape Plan Sheet 1 – 3 – DD368D\_LP02.01  
Hard Landscape Plan Sheet 2 – 3 – DD368D\_LP02.02  
Hard Landscape Plan Sheet 3 – 3 – DD368D\_LP02.03

Surface and Foul Water Drainage – J005-PL-DS-101-C

General Arrangement Layout - J005-PL-GA-101-C

Highway Long Sections Sheet 1 – 2 J005-PL-LS-101B  
Highway Long Sections Sheet 1=2 – 2 J005-PL-LS-102B

Horizontal Luminance (lux) – 14788-2-C dated 25 March 2020, (plan of street lighting layout);

forming the approved application.

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

3. Notwithstanding the details on the approved plans, no streetlighting (i.e. luminance) shall be used from a pole greater than two meters in height between the hours of 00:00 and 06:00.

Reason: in the interest of ecology and character of the area.

4. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no window or other openings shall be created at first floor level or above on units 16 and 17 on the flank (north-west) elevation without the prior grant of planning permission from the Local Planning Authority.

Reason: in the interest of neighbour amenity.

5. Notwithstanding the details on the approved plans, details or samples of external brick, flint, stone, and tile to be used in the construct of dwellings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

Reason: to ensure proper planning and that the development takes the opportunity for improving the character and quality of the area.

6. Prior to first occupation of any dwelling on site, and notwithstanding the details approved drawing number 18087-PL-HT-1-02, details of design and materials for window cills, arches, and lintel shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the agreed details.

Reason: to ensure proper planning and that the development takes the opportunity for improving the character and quality of the area.

## **Reasons for the Decision**

- The proposal is considered to be acceptable in terms of layout, scale, appearance, and landscaping.
- The layout and design would not result in any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application. In particular, the loss or change in a view cannot be given weight in terms of amenity.

- Details of surface water management must be submitted and agreed prior to commencement of development.
- Delivery of housing following the grant of outline planning permission in the absence of 5 year land supply

**APPLICATION NUMBER:** [2/2018/1808/OUT](#)

**APPLICATION SITE:** Land North Of, Burton Street, Marnhull, Dorset,

**PROPOSAL:** Develop land by the erection of up to 61 No. dwellings, form vehicular and pedestrian access, public open space and attenuation basins. (Outline application to determine access).

**Decision:** Approved, subject to conditions and a S106 legal agreement, without NHS contributions. That Marnhull Parish Council be supported in their endeavours to obtain a 20mph speed limit. That an informative be added regarding the inclusion of renewable energies.

**CONDITIONS:**

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

- (i) the expiration of three years from the date of grant of outline planning permission, or
- (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 91 and 92 of the Town and Country Planning Act 1990 (as amended).

2. Application for approval of any 'reserved matter' must be made not later than the expiration of two years beginning with the date of this permission.

REASON: This condition with shortened timeframe, normally imposed by Section 92 of the Town and Country Planning Act 1990 (as amended), seeks to encourage development, due to the pressing need for housing to be provided in a short timeframe, within an area where housing land supply is not currently being met.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, drawing no. RL001 (BS), received 14 Dec 2018

Access Design and Visibility Splays, drawing no. 028.0050.004 Rev C, received 6 March 2019

Access Tracking, drawing no. 028.0050.005, received 14 Dec 2018

REASON: For the avoidance of doubt and in the interests of proper planning.

4. Approval of the details of the layout, scale and appearance of the buildings, and the landscaping of the site (hereinafter called the Reserved Matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: To ensure the satisfactory development of the site.

5. No development shall commence until details of the access, geometric highway layout, turning and parking areas have been submitted to and agreed in writing by the Local Planning Authority.

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

6. No development shall commence until a Construction Traffic Management Plan (CTMP) shall have been submitted to and agreed in writing by the Local Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

Thereafter, the development must be carried out in strict accordance with the approved Construction Traffic Management Plan.

Reason: to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

7. No development shall take place until a survey of the downstream surface water/land drainage system has been undertaken, which confirms existing drainage arrangements from the site, including the outfall route from the existing pond and ditch system.

Reason: To ensure compliance with National Planning Policies concerning sustainable drainage and to better manage local flood risk and residual risk from public drainage infrastructure.

8. No development shall take place until a Surface Water Construction Management Plan, which shall include measures to prevent turbid run-off from the construction site reaching the road and/or discharging into the public sewer system, has been submitted and approved, in writing, by the Local Planning Authority. The agreed measures shall be implemented and maintained throughout the construction phase of the development.

Reason: To prevent increased risk of flooding during construction, prevent pollution and protect water quality.

9. No development shall take place until a detailed and finalised surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

Reason: To prevent increased risk of flooding and to improve and protect water quality.

10. No development shall take place until details of maintenance and management of the surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory

undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

11. No development shall commence until written agreement has been received from Wessex Water, and in turn submitted in writing to the Local Planning Authority, confirming that capacity can be made available for new connections to the foul drainage network.

Reason: To ensure appropriate capacity is first secured to manage foul drainage from the development.

12. No development shall commence until a detailed Arboricultural Method Statement shall have been produced, submitted to and approved in writing by the Local Planning Authority. The statement shall include details of how the existing trees are to be protected and managed before, during and after development and shall include information on traffic flows, phased works and construction practices near trees. The development shall thereafter be carried out in accordance with the approved Arboricultural Method Statement.

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

13. The development shall comprise of no more than 61 dwellings.

Reason: To protect the character and appearance of the area.

14. Prior to the occupation of the first dwelling, the first 15.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification first submitted to, and agreed in writing by, the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

15. Prior to the occupation of the first dwelling, a scheme showing precise details of the proposed cycle parking facilities shall have first been submitted to, and agreed in writing by, the Local Planning Authority. The cycle parking facilities shall be constructed in accordance with the agreed details, and made available for use prior to the occupation of the 30th dwelling. Thereafter, they shall be maintained, kept free from obstruction, and made available for the purposes specified.

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

16. Prior to the occupation of the first dwelling, the following works must have been constructed to the specification of the Local Planning Authority:

The realignment of Burton Street and associated highway works, as shown on Dwg No 028.0050.004 Rev C (or similar scheme to be agreed in writing with the Local Planning Authority).

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

17. Prior to the occupation of the 1st dwelling, a Travel Strategy must first have been submitted to and agreed in writing by the Planning Authority. The strategy should include measures to reduce the need to travel to and from the site by private transport and the timing of such measures. Thereafter, the strategy must be implemented in accordance with the details as approved.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

18. Details submitted pursuant to any reserved matters application shall include exceedance measures, and a timetable for their implementation.

Reason: To ensure that the development is resilient to climate change and to ensure residual flood risk from infrastructure failure is managed appropriately.

19. Prior to the occupation of the 1st dwelling, all measures set out in the Biodiversity Mitigation & Enhancement Plan submitted by Lindsay Carrington Ecological Services dated 18th February 2019, as certified by Dorset County Council Natural Environment Team, shall be implemented in full.

Reason: To ensure that the development conserves and enhance biodiversity in accordance with the objectives of the National Planning Policy Framework.

20. Prior to the construction of the foundation of any dwelling, a Landscape and Ecology Management Plan (LEMP) shall first be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include ecological enhancements, habitat creation and retained habitat features, together with details of maintenance of habitat/ecological features for a period of not less than 5 years. Such scheme shall be implemented immediately following commencement of the works, or as may be agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development conserves and enhance biodiversity in accordance with the objectives of the National Planning Policy Framework.

21. Prior to occupation of the 1st dwelling, a landscaping and tree planting scheme shall have first been submitted to and agreed in writing by the Local Planning Authority. The landscaping scheme shall include details of all tree, shrub and hedge planting, including details of species, sizes, and densities of plants. In addition, it shall include a long term management plan for all trees and landscaping which are to be retained and/or proposed at the site, together with provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years. Such scheme shall be implemented during the planting season November - March inclusive, immediately following commencement of the works, or as may be agreed otherwise in writing by the Local Planning Authority.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape, in the interest of safeguarding the visual amenity and landscape qualities of the area.

22. Prior to occupation of the 1st dwelling, full details of hard landscape proposals, including surfacing and boundary treatments, shall have first been submitted to and agreed in writing by the Local Planning Authority. Thereafter, development shall proceed in strict accordance with such details as have been agreed.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of hard landscaping, in the interest of safeguarding the visual amenity and landscape qualities of the area.

23. No external street lighting shall be erected on site, until a scheme showing the precise details of external lighting (including appearance, light intensity and orientation) shall have first been submitted to, and agreed in writing by, the Local Planning Authority. Thereafter, any street lighting shall be implemented in accordance with the agreed details, and shall be retained as such thereafter.

REASON: In the interests of safeguarding the rural amenity of the area.

24. Prior to the construction of the foundation of any dwelling, details of the finished floor levels of the buildings shall have first been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in strict accordance with the approved details.

REASON: In the interests of visual amenity

25. Prior to the construction of any attenuation pond, details of depths, gradients, and any associated structures shall have first have been submitted to, and agreed in writing by, the Local Planning Authority. Thereafter, development shall proceed in strict accordance with such details as have been agreed.

REASON: in the interests of visual amenity

26. Prior to the construction of any part of the development above damp proof course level details of the number and location of charging points for plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations, within the development, along with a timetable for their provision, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and timetable.

REASON: To ensure that adequate provision is made to enable occupiers of development to be able to charge their plug-in and ultra-low emission vehicles.

### **Reasons for the Decision**

In the absence of 5 year land supply, 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 in this case is considered to be sustainable and the proposal is not considered to result in significant harm the visual or residential amenity of the area, historic or natural features, or highway safety. There are no material reasons to warrant the refusal of this application and the application is recommended for approval. The previous committee decision to grant consent forms a material planning consideration. With the exception of the NHS Trust contribution no longer being sought by the Council, due to this not meeting the tests as set out in the NPPF, there are no other material changes to the application which would warrant a change in recommendation.

