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## **DORSET COUNCIL - NORTHERN AREA PLANNING COMMITTEE**

### **MINUTES OF MEETING HELD ON TUESDAY 19 NOVEMBER 2019**

**Present:** Cllrs Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Matthew Hall, Carole Jones, Robin Legg, Val Potheary, Belinda Ridout and David Taylor

**Apologies:** Cllrs Bill Pipe

**Also present:** Cllr Toni Coombs and Cllr David Walsh

**Officers present (for all or part of the meeting):**

Lara Altree (Legal Services Manager), Robert Lennis (Area Lead (Major Projects) Eastern), James Lytton-Trevers (Senior Planning Officer), Christopher Poad (Planning Officer), Steve Savage (Transport Development Manager), Hannah Smith (Planning Area Manager), Elaine Tibble (Democratic Services Officer) and Alison Turnock (Service Manager for Conservation)

**51. Declarations of Interest**

No declarations of disclosable pecuniary interests were made at the meeting.

**52. Minutes**

The minutes of the meeting held on 22 October 2019 were confirmed and signed.

**53. Public Participation**

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

**54. Planning Applications**

Members considered written reports submitted on planning applications as set out below.

**55. Dorchester Conservation Area Article 4 Direction**

The Service Manager for Conservation presented the report recommending the making of a new Article 4 Direction for Dorchester Conservation Area.

In February 2019 an immediate Article 4 Direction had been made for the same area which aimed to restrict the gradual loss of character of the conservation area brought about by the replacement, alteration or removal of boundary walls and fences primarily due to off-road parking.

In making the Article 4 Direction, the former West Dorset District Council was required to undertake a period of public consultation which raised a number of queries and concerns. However, due to Local Government Re-organisation, the Article 4 Direction was not confirmed within the required timescale of six months and expired in August.

The new Article 4 Direction would cover the same area but would differ materially from the previous order by limiting its application to any gate, fence, wall or any other means of enclosure adjacent to a highway or open space. This was in response to the consultation and would allow residents to alter fences which were not visible to the public.

If approved by committee there would be a six week consultation period following which the comments would be collated and responded to.

Oral representation was received from Cllr Stella Jones in support of the application.

Members were supportive of the recommendation.

Proposed by Cllr Legg, seconded by Cllr Fry

**Decision: That the Article 4 Direction be supported by**

**a) the making by the Council of a new Article 4 Direction under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) some indicative draft wording of which is set out in Appendix 1 for properties within the Dorchester Conservation Area (identified in Appendix 2). The Direction will seek to remove the following permitted development rights immediately upon the making of the order:**

- 1) Class A Part 2 – development consisting of the erection, construction, maintenance, improvement or alteration of a gate; fence, wall or other means of enclosure**
  - 2) Class C Part 11 – any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure; but**  
**in both cases to limit the direction to any gate, fence, wall or other means of enclosure adjacent to a highway or open space (the proposed definitions for which are as set out in Appendix 1);**
- b) the Council using powers available in respect of the new Direction to enable it to take immediate effect;**
- c) that power be delegated to the Service Manager for Conservation to undertake all action that she considers necessary and appropriate for**

**the purposes of addressing all procedural requirements relevant to the making, publicity and subsequent consultation of an article 4 direction;**

**56. Application Number - 2/2018/0458/OUT, Shillingstone Poultry Farm, Shillingstone Lane, Okeford Fitzpaine, DT11 0RB**

The Area Lead (Major Projects) Eastern presented the application to demolish existing buildings and develop land by the erection of up to 45 No. dwellings with associated infrastructure, including the widening of Shillingstone Lane and provision of school drop of car park. (Outline application to determine access)

The application had been presented to North Dorset District Council Planning Committee in March 2019 but had been deferred to allow Officers time to consider amended plans put forward by the applicant shortly before the committee meeting.

The proposed site was within the Development Boundary and access had been amended to address concerns for the conservation area.

He referred to the requirement for an arboricultural impact assessment to assess which trees would be important and need to be taken into consideration.

In summarising, the principle of development – the site had been designated for business use in the 2003 Local Plan but was now surplus to requirements. The proposal offered affordable housing, footpaths, and other financial contributions.

The Transport Development Manager addressed the committee and confirmed that Highways were supportive of the application.

The Committee received a late representation relating to concerns about flooding and drainage in Little Lane, however the Area Lead (Major Projects) Eastern advised that the Flood Authority had no objections.

Oral representation was received from Mr J Hall, Mr M Holmes, Ms S Faraday and Mr M Burt with their concerns regarding the application. These concerns related to the water flow into Collwell Brook the capacity of the two drainage pipes at Little Land to manage the water flow, the construction of the swale and possible pollution to the River Stour which had see the return of the otter. It was felt that due to other emerging sites in the area there was no need for another 45 homes. Reassurance was requested in relation to retaining enough hedgerow and greenery to protect the character of the conservation area. The committee were urged to involve members of the Parish Council in discussions as to where and how the S106 contributions would be used.

Mr R Bellamy, the applicant's agent, addressed the committee in support of the application.

In response to committee questions the Area Lead (Major Projects) Eastern re-assured members that this was a request for outline permission only and reserved matters would be considered at a later stage. He was satisfied that the site could be developed with 45 houses while safeguarding trees. At the reserved matters stage for the proposed site layout the parish council would be consulted through normal procedures and the application could be referred back to committee if required.

The proposed S106 agreement was highlighted on page 81 of the report and it was agreed that the local Ward Member, and the Parish Council would be kept updated on the S106 contributions.

In response to a request to assess the mature trees on the lane, the Tree Officer would be asked to carry out an assessment and if applicable, apply a Tree Preservation Order on any trees that would merit protection.

Members were advised that the Traffic Management Plan would request that the construction vehicles were parked on site, however it was not possible to enforce parking and stop people parking on the highway

Proposed by Cllr Potheary and seconded by Cllr Ridout

**Decision – that authority be delegated to the Head of Planning to grant subject to a Section 106 agreement and the conditions outlined in the appendix to these minutes.**

**57. Application Number - 2/2018/1749/OUT - Honeymead Field, North Fields, Sturminster Newton**

The Area Lead (Major Projects) Eastern presented the application to develop land by the erection of up to 114no. dwellings, form vehicular access, associated infrastructure and public open space (outline application with all matters reserved)

There had been no objections from statutory consultees other than the Parish Council which has raised concerns regarding parking and density of dwellings.

The application was for an allocated site which had met the Neighbourhood Plan criteria, it was acceptable in terms of access and highways, there was reference to biodiversity within the S106 agreement.

The Transport Development Manager was satisfied from a highways point of view,

Oral representation in objection to the application was received from Ms J Curtis and Cllr C Fraser who spoke on behalf of Sturminster Newton Town Council. They raised concerns over the density of the development, the increase in traffic and road safety, the loss of trees to provide a mini roundabout and increased car parking

In response to concerns from members about density The Area Lead (Major Projects) Eastern advised that the figure was up to 114 dwellings. Once a more detailed reserved matters application was submitted, the local Ward Member would be consulted and if required could call the application back to committee. The Transport Development Manager advised that in relation to construction vehicles using the site, the Construction Traffic Management Plan (CTMP) could be used to restrict times of vehicular movement to and from the site, ideally to avoid the peak periods of traffic associated with the nearby schools.

The site had been allocated for development in the Neighbourhood Plan, was in the settlement boundary and was not large enough to need an environmental impact assessment.

It was proposed by Cllr Ridout, seconded by Cllr Andrews.

**Decision: that authority be delegated to the Head of Planning to grant planning permission subject to conditions and the completion of a S106 legal agreement to secure the listed contributions and the conditions outlined in the appendix to these minutes.**

58. **Application Number - 2/2018/1486/FUL - Hawkes Field Farm Hilton, Hillside, Hilton, DT11 0DN**

This application had been the subject of a committee site visit on the morning of the meeting. The visit was attended by all committee members with the exception of Cllr Ridout who did not take part in the discussion or vote on the application.

The Senior Planning Officer presented the application for one dwelling. The proposed dwelling was designed to look like an agricultural barn from the distance, the floor plans indicated 3 bedrooms with the internal floor area to be 140 square metres.

An Agricultural Accountant had been appointed to look at the farm and the needs of business. The resulting report indicated that there was a functional requirement for someone to be on site 24/7 to look after the 20 racehorses on site. The business for the stables was viable and sustainable.

The Proposed dwelling had been positioned to minimise the impact on views.

Oral representation was received from Mr R Nicholls, Cllr C Langham (on behalf of Hilton Parish Council) and the Ward Member Cllr J Haynes.

The objectors were concerned that once permission was obtained for a residential dwelling, with conditions tied to equestrian use, this could be followed by an application to remove the tie.

There had historically been a number of developments on the site which had been subject to enforcement.

There were objections relating to justification and design and the resulting effect on the AONB, the design and positioning was not considered to fit in with the area

Mr J Holt the agent for the application addressed the committee in support of the application.

The committee members debated the proposal.

They had concerns regarding light pollution and the prominence of the lights at night time. They considered the location was too high and prominent on the landscape and would adversely impact the AONB. In response to a member question regarding the two businesses on site the Senior Planning Officer advised that the main income would be agricultural based and the Agricultural Accountant would have to be satisfied this was the case.

Although the members would like to have supported the application they felt it was too prominent, there was a functional need for accommodation, 20 horses need to be looked after but there were concerns about light pollution and height on the elevated site.

It was proposed by Cllr Potheary, seconded by Cllr Taylor.

**Decision: that the application be refused due to the reasons outlined in the appendix to these minutes.**

59. **16.13 - 16.20 comfort break**

60. **Application Number - 2/2019/0904/REM - Vale Cottage, Marnhull, DT10 1JN**

The Planning Officer presented the application for the erection of 2 No. dwellings (Reserved matters application to determine scale, layout, appearance and landscaping following grant of Outline Planning Permission 2/2018/1406/OUT). He drew the committee's attention to the conditions in the agenda and updated the drawing revision numbers.

The principle of development for two dwellings on the site had already been established, he gave details of each proposal including construction materials, floor plans and the addition of a car barn for each property.

Both the two main planning issues of neighbour amenity and trees and landscaping had been addressed and the application was recommended for approval.

The Transport Development Manager addressed the committee and confirmed there were no highways issues.

In response to member questions, the Planning Officer advised that both properties would have a soakaway, there was enough room to achieve this and soakaways were not a planning issue. There was a two metre distance between the two properties and the Tree Officer had no objections.

It was proposed by Cllr Ridout, seconded by Cllr Fry.

**Decision: that the application be granted subject to the conditions outlined in the appendix to these minutes.**

61. **Application Number - 2/2019/0359/FUL - Somerville, New Road, Bourton, Dorset, SP8 5AP**

The application to erect 6 No dwellings, create new vehicular and pedestrian access and form 11 No. parking spaces was presented by the Area Manager, she advised that the application would not adversely harm the area, the site was in a settlement boundary and acceptable within the Local and Neighbourhood Plans.

The Area Manager referred to a previously refused application in 2004, however there had been material changes in policy since then and there were no important views over the site.

Condition 2 – relating to the plan numbers had been updated and the reference to brick and flint in condition 12 needed to be removed due to the change in materials to a more locally distinct brick.

This was a full application, recommended for approval, showing where trees could be retained, accepted within the new Local Plan, and would enhance the hedgerows and amenity of the area.

There were no highways issues

Mr N Smith-Daniels the applicant addressed the committee in support of the application.

In response to a question regarding the lack of a Construction Management Plan the Area Manager advised that one would not usually be applied to a scheme of this scale , especially when there were no issues with parking.

It was felt that the application would fit into the area and bring forward housing.

It was proposed by Cllr Fry, seconded by Cllr Ridout.

**Decision: that the application be granted subject to the conditions outlined in the appendix to these minutes.**

62. **Meeting extension**

In accordance with Procedural Rule 8.1, it was proposed by Cllr S Jespersen and seconded by Cllr J Andrews to extend the meeting in order to determine all the applications on the agenda.

63. **Urgent items**

There were no urgent items.

64. **Exempt Business**

There was no exempt business.

**Appendix**

**Duration of meeting:** 2.00 - 5.00 pm

**Chairman**

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19 November 2019

Appendix

**APPLICATION NUMBER:** Dorchester Conservation Area Article 4 Direction

**PROPOSAL:** The making of a new Article 4 Direction.

**DECISION:**

a) the making by the Council of a new Article 4 Direction under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) some indicative draft wording of which is set out in Appendix 1 for properties within the Dorchester Conservation Area (identified in Appendix 2). The Direction will seek to remove the following permitted development rights immediately upon the making of the order:

- i) Class A Part 2 – development consisting of the erection, construction, maintenance, improvement or alteration of a gate; fence, wall or other means of enclosure
- ii) Class C Part 11 – any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure; but in both cases to limit the direction to any gate, fence, wall or other means of enclosure adjacent to a highway or open space (the proposed definitions for which are as set out in Appendix 1);

in both cases to limit the direction to any gate, fence, wall or other means of enclosure adjacent to a highway or open space (the proposed definitions for which are as set out in Appendix 1);

b) the Council using powers available in respect of the new Direction to enable it to take immediate effect;

c) that power be delegated to the Service Manager for Conservation to undertake all action that she considers necessary and appropriate for the purposes of addressing all procedural requirements relevant to the making, publicity and subsequent consultation of an article 4 direction;

**APPLICATION NUMBER:** 2/2018/0458/OUT

**SITE ADDRESS:** Shillingstone Poultry Farm , Shillingstone Lane, Okeford Fitzpaine, DT11 0RB

**PROPOSAL:** Demolish existing buildings and develop land by the erection of up to 45 No. dwellings with associated infrastructure, including the widening of Shillingstone Lane and provision of school drop off car park. (Outline application to determine access).

**DECISION:** That authority be delegated to the Head of Planning to grant subject to a Section 106 agreement and the following conditions:

1. Commencement

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 92 of the Town and Country Planning Act 1990 (as amended).

## 2. Reserved Matters submission 2 yrs

Application for approval of any reserved matters must be submitted to the Local Planning Authority not later than the expiration of two years beginning with the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved

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. Reserved Matters all approval before Commencement

Approval of the reserved matters (that is any matters in respect of which details have not been given in the application; and which concern in this instance: The layout, scale and appearance of the buildings to which this permission and the application relates and to the landscaping of the site), shall be obtained from the Local Planning Authority in writing before any development is commenced, and such development shall be carried out as approved.

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

## 4. Approved Plans

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

Site Location Plan - Drawing No: 01 dated 23 May 2016

Proposed Access Arrangements - Drawing No: SK03 dated 27 March 2019

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

I refer to the amended plan - revised access arrangement drawing SK03, in respect of the above planning application, received on 9 April 2019.

## 5. Outline Estate Road Construction (adopted or private)

Prior to commencement 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. Vehicle access construction

Prior to occupation of any dwelling hereby approved, the first 15.00 metres of the vehicular 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 submitted to and approved 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.

#### 7. Visibility splays as submitted

The visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

#### 8. Cycle parking scheme to be submitted

A scheme showing precise details of the proposed cycle parking facilities shall be 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.

#### 9. Grampian condition

Prior to occupation of any dwelling hereby approved, the following works must have been constructed to the specification of the Local Planning Authority:

- The widening of Shillingstone Lane to 5.50m along the site frontage, from the proposed site access to the eastern boundary of the site, as shown on Dwg No SK03 dated 27 March 2019, or a 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.

#### 10. Construction traffic management plan to be submitted

Prior to the commencement of any works a Construction Traffic Management Plan (CTMP) shall be submitted to and approved 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
- 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

The development must be carried out strictly in 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.

#### 11. Remediation strategy contamination

Prior to commencement of any works on site approved by this planning permission a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors; and
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework.

#### 12. Verification Report for Remediation completion

Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 109 of the National Planning Policy Framework.

#### 13. Further contamination remediation strategy

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

#### 14. Surface water Management Scheme

Prior to commencement of works on site, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including due consideration of the construction phase, 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 the increased risk of flooding, and to improve water quality.

#### 15. Maintenance of Surface water Management Scheme

Prior to commencement of any works on site, 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 the increased risk of flooding.

#### 16. Strategic hard and soft Landscaping

The first reserved matters application shall include strategic details of hard and soft landscape proposals across the whole site, including a local area of play area and public open spaces. The landscaping reserved matters shall develop the strategic plans and shall include planting plans, written specifications and schedules of plants, noting species, planting sizes, proposed numbers/densities where appropriate and implementation timetables, and shall include details of the management of excess spoil arising from the development. Mitigation measures to address views into the site from the AONB that would be relevant are as follows:

- Limiting the scale and density of housing within the southern portion of the site
- Adopting a comprehensive landscaping strategy that incorporates planting of a native species landscape buffer along the southern boundary of the site and the inclusion of sufficient native trees within the site to soften the appearance of the housing.
- High quality building design and the use of materials that are both appropriate to the site's local context and also suitably recessive.

Reason: To ensure the provision of visual amenity afforded by appropriate landscape design throughout the site including open spaces.

#### 17. Landscape Management Plan

Prior to first occupation of any dwelling on the site a landscape management plan shall, by reference to the reserved matters site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The subsequent management of the development's landscaping shall accord with the approved plan.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

#### 18. Palette of Materials

The submission of reserved matters for appearance shall reflect a palette of materials that are prevalent in other buildings in the core of Okeford Fitzpaine such as, coursed stone rubble, or brick and thatch or slate roofs or clay tiles, along with dry layered course stone walls or hedges to mark boundaries.

Reason: To ensure provision of a high quality mixed housing development across the site in the interests of good design and to reflect the local distinctiveness of this rural settlement.

#### 19. Lighting strategy ecology

As part of the layout design for the first reserved matters application, a lighting and signage strategy shall be provided to satisfy transport and biodiversity requirements for the development as a whole. The approved lighting and signage strategy shall then be implemented prior to first occupation within the phase of development to which it relates, and maintained and retained thereafter.

Reason: In the interest of road safety and protection of wildlife.

#### 20. Biodiversity Mitigation

Prior to occupation of the dwellings hereby approved all the measures set out in the Biodiversity Mitigation and Enhancement Plan submitted by FPCR dated March 2018, as certified to Dorset 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

#### 21. Tree Survey

A full tree survey of the site shall be undertaken by reference to site layout drawings of an appropriate scale. The survey shall be submitted to, and agreed in writing by the Local Planning Authority before any site works commence. The survey shall show details of all existing trees with a stem diameter of 100mm or greater and shall include, as appropriate, the following information:

- (a) The location, species, unique reference number, stem diameter, accurately plotted crown spread and an assessment of the age and condition of each tree.
- (b) The existing ground levels at the base of any tree where excavations or changes in level are proposed near that tree.
- (c) The position and individual details of all trees to be removed as a result of the proposed development.
- (d) The position and details of any fencing, walling, service runs/trenches, drainage ditches etc.
- e) The manner and means of protecting all trees (incl. their stems, crowns and root systems) to be retained.

Reason: To enable proper consideration to be given to the impact of the proposed development upon the existing trees.

#### 22. Arboricultural Impact Assessment

Prior to commencement of works on site, a detailed Arboricultural Impact Assessment shall, by reference to site layout drawings of an appropriate scale, be carried out, submitted to and approved in writing by the Local Planning Authority. Based on the Tree Survey, the assessment will identify and assess the impact of the proposed development on the existing trees on site, as well as any appropriate measures to alleviate this impact. The measures identified to alleviate impacts shall thereafter be implemented for the duration of the construction programme.

Reason: To ensure thorough consideration of the impact of the development and any mitigating measures on the existing trees.

#### 23. Arboricultural Method Statement

Before any works commence on site a detailed Method Statement shall be produced, submitted to and approved in writing by the Local Planning Authority. The statement will 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 accord with the approved Statement.

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

#### 24. Tree root protection

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.

**25. New tree and hedge planting**

No works 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

**NOTES TO APPLICANT**

**1. National Planning Policy Framework Statement**

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

**2. Section 106 Agreement:**

The applicant is advised that this Decision Notice shall be read in conjunction with the corresponding Section 106 legal agreement in relation to affordable housing and infrastructure contributions required in association with the development hereby approved.

**3. Informative: Developer-Led Infrastructure**



The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset County Council's Development team. They can be reached by telephone at 01305 225401, by email at [dli@dorsetcc.gov.uk](mailto:dli@dorsetcc.gov.uk), or in writing at Development team, Dorset Highways, Environment and the Economy, Dorset County Council, County Hall, Dorchester, DT1 1XJ

#### 4. Informative: Dorset Highways

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the County Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at Dorset Direct (01305 221000), by email at [dorsetdirect@dorsetcc.gov.uk](mailto:dorsetdirect@dorsetcc.gov.uk), or in writing at Dorset Highways, Dorset County Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.

#### 5. Informative: Controlled Waste

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>

#### 6. Informative: Classification of Waste

If any waste is to be removed from the site then the applicant needs to ensure that sufficient testing has been undertaken in line with [Waste classification technical guidance](#) WM3. This is to ensure all waste on the site is correctly classified and disposed of accordingly to a suitably authorised facility.

7. Informative: If any hazardous waste is to be removed offsite the site operator must ensure that consignment notes are completed correctly in accordance with the legislation. If the applicant requires more specific guidance it is available on our website <https://www.gov.uk/government/publications/hazardous-waste-consignment-note>.

#### 8. Informative: Pollution Prevention during Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

#### 9. Informative: Sustainable Construction

Sustainable design and construction should be implemented across the proposed development; including water efficiency measures such as dual-flush toilets; water-saving taps; water butts; greywater recycling and rainwater harvesting. This is

important in limiting the effects of, and adapting to, climate change. Running costs for occupants can also be significantly reduced.

10. Informative: fire prevention and sprinkler systems

The Dorset and Wiltshire Fire and Rescue Service would recommend that you look to provide at least a **32mm** minimum diameter water main which would enable the installation of sprinkler systems within the approved dwelling(s). There is compelling evidence that sprinkler systems are a cost effective way of reducing the number of fire deaths and injuries, as well as reducing the economic, social and environmental impact of fires.

**APPLICATION NUMBER:** 2/2018/1749/OUT

**SITE ADDRESS:** Honeymead Field, North Fields, Sturminster Newton

**PROPOSAL:** Develop land by the erection of up to 114 no. dwellings, form vehicular access, associated infrastructure and public open space (outline application with all matters reserved)

**DECISION: Recommendation A:** Delegate authority to the Head of Planning to grant planning permission subject to conditions and the completion of a S106 legal agreement to secure the contributions listed above.

Planning Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Location Plan received on 17<sup>th</sup> December 2018
  - Means of Access Plan No 183862 A01 Rev A dated 30.04.18.
  - Landscape Biodiversity Parameter Plan dated 8<sup>th</sup> November 2019.

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

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

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

3. Approval of the details of, layout, scale, and appearance of the building(s), 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.

4. No development must 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

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. Prior to occupation of the development hereby approved the following works must have been constructed to the specification of the Local Planning Authority:
  - The provision of a mini-roundabout as shown on Dwg No 183862\_A01 Rev A

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

7. Prior to commencement of the development a Construction Traffic Management Plan (CTMP) must be submitted to and approved 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
  - 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

The development must be carried out strictly in 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.

8. Prior to occupation of the development hereby approved, a Travel Plan must be submitted to and approved in writing by the Planning Authority. The Travel Plan, as submitted, will include:
- Targets for sustainable travel arrangements.
  - Effective measures for the on-going monitoring of the Travel Plan.
  - A commitment to delivering the Travel Plan objectives for a period of at least five years from first occupation of the development.
  - Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the development

The development must be implemented only in accordance with the approved Travel Plan.

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.

9. As part of the reserved matters application footpath links shall be provided through the development up to the boundary with the football ground site in the north-west corner to facilitate future pedestrian access to the Leisure Centre, and at three points through the eastern open space area to the track located to the east of the site.

Reason: To ensure satisfactory pedestrian permeability and linkage with the surrounding area.

10. Prior to commencement of the development hereby approved a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. 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, and to improve habitat and amenity.

11. Prior to commencement of the development hereby approved details of maintenance & management of both the surface water sustainable drainage scheme and any receiving system 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 the increased risk of flooding.

12. Prior to occupation of the development hereby approved the mitigation measures as detailed in the Biodiversity Mitigation Plan dated 8 November 2019 shall be completed in full.

Reason: To minimise impacts on biodiversity.

13. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS) prepared by a qualified arboriculturalist providing comprehensive details of construction works in relation to trees that have the potential to be affected by the development must be submitted to, and agreed in writing by the Council. All works must be carried out in accordance with the approved details. In particular, the method statement must provide the following:

- a) a specification for protective fencing to trees and hedges during construction phases which complies with BS5837 (2012) and a plan indicating the alignment of the protective fencing;
- b) a specification for scaffolding of building works and ground protection within the tree protection zones in accordance with BS5837 (2012);
- c) a schedule of tree work conforming to BS3998;
- d) details of the area for storage of materials, concrete mixing and any bonfires;
- e) plans and particulars showing proposed cables, pipes and ducts above and below ground as well as the location of any soakaway or water or sewerage storage facility;
- f) details of any no-dig specification for all works within the root protection area for retained trees;
- g) details of the supervision to be carried out by the developers tree specialist;

Reason: This information is required to be submitted and agreed before any work starts on site to ensure that the trees and hedges deemed worthy of retention on-site will not be damaged prior to, or during the construction works.

14. Prior to the occupation of the development hereby approved a lighting strategy to reduce the use of artificial light sources and in accordance with 'Guidance note 08/18 Bats and Artificial Light in the UK' shall be submitted to and agreed by the local planning authority. The development shall be carried out in accordance with the agreed strategy.

Reason: To protect biodiversity.

15. Landscape mitigation measures outlined in Landscape and Visual Impact Assessment by The Landmark Trust dated November 2018 shall be included in the reserved matters application.

Reason: To preserve landscape character within the locality.

16. Prior to the submission of reserved matters a Landscape and Ecology Management Plan (LEMP), prepared by a qualified ecologist, shall be submitted to and agreed in writing by the local planning authority. It shall include long term management prescriptions for; retained and proposed hedgerows and woodland, open spaces and SUDs features. The agreed management regimes shall be implemented in accordance with the agreed LEMP.

Reason: To ensure the management, maintenance, and long-term landscape and ecological objectives are met.

Informatives:

Informative note: Development team.

The applicant is advised that, notwithstanding this consent, if it is intended that the highway layout be offered for public adoption under Section 38 of the Highways Act 1980, the applicant should contact Dorset Council's Development team. They can be reached by telephone at 01305 225401, by email at [dli@dorsetcc.gov.uk](mailto:dli@dorsetcc.gov.uk), or in writing at Development team, Infrastructure Service, Dorset Council, Hall, Dorchester, DT1 1XJ.

Informative note: Grampian

The highway improvements referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Local Planning Authority and it will 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.

Informative note:

- If the applicant wishes to offer for adoption any highways drainage to DC, they should contact DC Highway's Development team at [DLI@dorsetcouncil.gov.uk](mailto:DLI@dorsetcouncil.gov.uk) as soon as possible to ensure that any highways drainage proposals meet DC's design requirements.

- Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to [floodriskmanagement@dorsetcouncil.gov.uk](mailto:floodriskmanagement@dorsetcouncil.gov.uk).

Informative note:

The Dorset and Wiltshire Fire and Rescue Service would recommend that you look to provide at least a 32mm minimum diameter water main which would enable the installation of sprinkler systems within the approved dwelling(s). The Council considers this to be a key element in reducing the impact of fires. The Council

believes there is compelling evidence that sprinklers systems are a cost effective way of not only reducing the number of fire deaths and injuries, but also reducing the economic, social and environmental impact of fires.

## OR

**Recommendation B:** Refuse permission for the reasons set out below if the S106 agreement is not completed within 6 months of the date of the committee resolution or such extended time as agreed by the Head of Planning.

1. Policy 8 of the adopted North Dorset District Local Plan Part 1 2016 requires a minimum on-site provision of 25% of the units as affordable housing. In the absence of a planning obligation to secure these affordable units the scheme would fail to meet the substantial unmet need for affordable housing in the district and the proposal would therefore be contrary to Policy 8 of the adopted Local Plan.

2. Policies 13,14 and 15 of the adopted North Dorset District Local Plan Part 1 2016 sets out that where new development will generate the need for new or improved community infrastructure. In the absence of a planning obligation to secure the required community infrastructure the scheme would fail to mitigate the increase in demand for the necessary infrastructure to support the development. It would namely fail to provide for:

- Education;
- Libraries;
- Health facilities;
- Children's play provision;
- Maintenance of play provision;
- Destination play facilities;
- Maintenance of Destination play facilities
- Formal outdoor Sports;
- Maintenance of outdoor sports facilities;
- Allotments;
- Community, Leisure and Indoor Sports Facilities;
- Sustainable Transport;

In the absence of a planning obligation to secure the required community infrastructure, the proposal(s) would fail to meet the provisions of, and be contrary to, Policies 13,14,15 of the North Dorset District Local Plan Part 1 2016 and the National Planning Policy Framework (2019).

**APPLICATION NUMBER** – 2/2018/1486/FUL

**SITE ADDRESS:** Hawkes Field Farm , Hillside, Hilton, DT11 0DN

**PROPOSAL:** Erect 1 No. dwelling

**DECISION:** That the application be refused for the following reasons:

1. The development, by reason of the sites exposed location on high ground within the Dorset Area of Outstanding Natural Beauty, would lead to an adverse landscape and visual impact when viewed from the rights of way network and roads that surround the site, and from wider views within the Area of Outstanding Natural Beauty. The two storey nature of the building, its siting, and the lack of locally distinct materials would not preserve the scenic beauty of the Area of Outstanding Natural Beauty, to which great weight should be attributed. The glazed openings would lead to unacceptable light pollution which would undermine the dark skies objective. The proposal is contrary to Policy 4 of the North Dorset Local Plan, Part 1, 2011-2031, the National Planning Policy Framework and the Dorset Area of Outstanding Natural Beauty Management Plan, 2019-2024.

**APPLICATION NUMBER:** 2/2019/0904/REM

**SITE ADDRESS:** Vale Cottage, Marnhull, DT10 1JN

**PROPOSAL:** Erect 2 No. dwellings (Reserved matters application to determine scale, layout, appearance and landscaping following grant of Outline Planning Permission 2/2018/1406/OUT).

**DECISION:** That the application be granted subject to the conditions below:-

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 forming the approved application;  
The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details forming the approved application;

Existing Site Plan - 101 [03/07/2019]

Proposed Site Plan and Street Elevation - 102 Rev E [Received 15/11/2019]

Proposed Plot 1 - Floor Plans - 103 Rev A [Received 23/10/2019]

Proposed Plot 1 - Elevations - 104 Rev A [Received 23/10/2019]

Proposed Plot 2 - Floor Plans - 105 Rev D [Received 23/10/2019]

Proposed Plot 2 - Elevations - 106 Rev D [Received 23/10/2019]

Proposed Car Barn Options - 107 [Received 02/08/2019]



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

3. Notwithstanding the information contained on the submitted drawings, prior to the commencement of works above damp course level samples of the materials to be used in the construction and finish of the walls and roofs of the dwellings hereby approved shall be made available on site for the inspection of the Local Planning Authority. 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: The materials identified in the application details are considered inappropriate, therefore prior approval of materials to be used is necessary in order to safeguard the character of the locality.

4. Prior to the first occupation of either dwelling hereby approved, the first floor window in the west elevation of dwelling 'Plot 2' shall be glazed with obscure glass to a minimum Pilkington privacy level of 4 or equivalent. The window must thereafter be maintained in that condition.

Reason: To safeguard the amenity and privacy of the occupiers of neighbouring residential properties.

5. Prior to the commencement of development above damp course level, a scheme showing the location of all vents, flues and meter boxes to be installed externally shall be agreed in writing by the Local Planning Authority. All must be fitted in accordance with the details of the agreed scheme prior to the occupation of the development.

Reason: To safeguard the character and appearance of the development.

6. Prior to the erection of any fencing, detailed elevation and section drawings of all fencing shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter accord with the approved drawings.

Reason: In the interests of the appearance of the development.

7. The development shall be carried out in strict accordance with the New Planting as shown by approved drawing 'Proposed Site Plan and Street Elevation 102 Rev E'. 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. All existing trees and hedges shown on approved plan 'Proposed Site Plan and Street Elevation 102 Rev E to be retained, shall be fully safeguarded during the course of site works and building operations 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 trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling shall be replaced with trees or 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 trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

**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.

**DECISION: That the application be granted subject to the conditions below:-**

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 D, PL05 C 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 4<sup>th</sup> 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 coursing, lintel details and cornices, 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.

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