

Reference: 16/00577/FUL

Date submitted: 17.08.2016

Applicant: Mr J Greenwood

Location: 42 Main Road, Nether Broughton, Melton Mowbray, LE14 3HB

Proposal: Erection of ten new dwellings and alteration to existing access to replace existing buildings



Proposal :-

This application seeks full planning permission for the development of the site to create ten dwellings on land within Nether Broughton on brownfield land (an existing factory site). The application has been submitted with full plans of the scheme including house types, design and access statement, drainage appraisal, highway impact assessment and protected species survey.

It is considered that the main issues arising from this proposal are:

- **Compliance or otherwise with the Development Plan and the NPPF**
- **Impact upon the character of the area and open countryside including on heritage assets**
- **Impact upon residential amenities**
- **Impact upon ecology**
- **Highway safety**

The application is presented to the Committee due to the level of public interest in the application.

History:-

No relevant history.

Planning Policies:-

Melton Local Plan (saved policies):

Policy OS1 - This policy will grant development within town/village envelopes subject to criterion including ensuring that the form, character and appearance of the settlement is not adversely affected; the form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality; the proposed use would not cause loss of amenity by virtue of noise, smell, dust or other pollution; the development would not have a significantly adverse effect on any area defined in policy be12 or other open areas, the historic built environment or buildings and structures of local importance or important landscape or nature conservation features including trees; the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; requisite infrastructure, including such facilities as public services, is available or can be provided; satisfactory access and parking provision can be made available and the design, layout and lighting of the development minimises the risk of crime. However as this could also restrict development OS1 could be considered out of date when considering the supply of new housing and therefore the NPPF is a key consideration in the decision of this application. (see below).

Policy BE1 - allows for new buildings subject to criteria including buildings designed to harmonise with surroundings, no adverse impact on amenities of neighbouring properties, adequate space around and between buildings, adequate open space provided and satisfactory access and parking provision.

Policy C15: states that planning permission will not be granted for development which would have an adverse effect on the habitat of wildlife species protected by law unless no other site is suitable for the development
Policy C16.

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- Approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail.

It also establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- recognising the intrinsic character and beauty of the countryside
- promote mixed use developments, and encourage multi benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable

On Specific issues it advises:

Promoting sustainable transport

- Safe and suitable access to the site can be achieved for all people
- Development should be located and designed (where practical) to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians

- Consider the needs of people with disabilities by all modes of transport.

Delivering a Wide choice of High Quality Homes

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- LPA's should identify land for 5 years housing supply plus 5% (20% if there is a history of under delivery). In the absence of a 5 year supply housing policies should be considered to be out of date.
- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the natural environment

- Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Consultations:

Consultation reply	Assessment of Head of Regulatory Services
<p>Highway Authority: No objection, subject to conditions</p> <p>Although not necessary for this scale of development the Applicant submitted a Highway Impact Statement which includes Bancroft Consulting drawing number: F14186/01. This shows the access from the proposed development which the Applicant has indicated will be 5m wide with 2m x 2m pedestrian visibility splays. The Applicant has indicated that the Northern access for the site will be closed and footways reinstated to leave one single point of access.</p> <p>With regard visibility requirements the Applicant has indicated that they have conducted a speed survey in November 2014 which showed the 85th percentile wet weather speeds as 32.3mph northbound and 36mph southbound. Based on Manual for Streets 2 (MfS2) calculations the Applicant has provided visibility splays of 52m to the south and 62m to the north. Further details of the speed survey are included in Appendix B of the Highway Impact Statement.</p>	<p>Noted and conditions can be applied if the recommendation is agreed.</p>

The Applicant has indicated that parking will be on the basis of 2 spaces for 3 bedroom dwellings and 3 spaces for 4 bedroom dwellings which is in line with the guidance provided in CHA 6Cs Design Guide www.leics.gov.uk/6csdg.

The CHA has previously advised the Applicant that the access road should have appropriate turning facilities to enable all vehicles including service, delivery and emergency vehicles so they can leave the site in a forward gear. The Applicant has submitted Bancroft Consulting drawing number: F14186/02 which demonstrates how a large refuse vehicle will manoeuvre within the site in order to leave in a forward gear (the CHA preferred option). If the refuse vehicle does not enter the site and stops on the highway there is a potential bin store area also on this drawing.

Although Nether Broughton lacks some shops and services, the Local Planning Authority (LPA) has confirmed that the village is considered to be a sustainable location. There are footways on both sides of the carriageway which the Applicant does not propose to improve as based on existing guidance on footway widths these are acceptable for an adult and child (1.2 metres) or two adults to walk side by side (1.5 metres).

On balance and in light of the change of use from commercial to residential the CHA think there is some highway betterment and does not think the impact of this development on the highway is severe.

There was a further concern about plot 1 and the impact on visibility. However it has been deemed that plot 1 is set far enough back not to cause an issue with visibility.

Furthermore, owing to the small amount of traffic coming from Chapel Street and drivers should take care as normal when coming from a minor road to a major .

Conditions

1 Access as proposed

2 Access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway

<p>boundary and shall be so maintained at all times.</p> <p>3. Vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected safe distances etc.</p> <p>4 Make existing access redundant permanently</p> <p>5 Provide pedestrian visibility splays in accordance with guidance in 6cs</p> <p>6 Provide visibility splays in accordance with guidance in 6cs</p> <p>7 Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway including private access drives, and thereafter shall be so maintained.</p> <p>8 Car parking allocations as per guidance of 2 spaces for three bedrooms and 3 spaces four 4+ bedrooms.</p> <p>9 Parking spaces as per measurements in guidance</p> <p>10. Construction/traffic management plan to be submitted</p> <p>11. Construction route to be agreed</p>	
<p>LCC Archaeology</p> <p>The site has an archaeological interest, as it lies within the medieval and post-medieval historic settlement core of Nether Broughton (HER ref.: MLE9700), the latter represents the area within which the presence of buried archaeological remains, earthworks and possibly standing structural remains of the medieval and post-medieval village might be anticipated. Approximately 200m to the north of the present site, well preserved below ground archaeological remains have been identified during pre-determination trial trenching.</p> <p>Looking at the available historic mapping, , pre-existing buildings are shown occupying both the site of the present factory buildings and the vacant northern plot (south of Chapel Lane). These are depicted on both the 1st Edition 1885 Ordnance Survey maps and the earlier 1816 Ordnance Survey drawings. Prior's 1777 map of Leicestershire also shows the presence of buildings in the area. It is therefore expected that</p>	<p>Noted, the safeguarding of any important archaeological remains potentially present and permission can be granted subject to the necessary safeguards being put in place.</p>

<p>post-medieval and potentially medieval remains will survive within the site. At present their character and significance are uncertain. On that basis it is recommended that the applicant is required to prepare a desk-based assessment of the development site, to be followed, if shown necessary, by trial trenching, targeting in particular the northern paddock, as well as the hard standing and soft landscaped areas to the south. This information should be provided in support of the current application and be available to inform the planning decision.</p>	
<p>LCC Ecology</p> <p>The report concludes that no evidence of bats was recorded in the buildings, but that part of the old garage building was inaccessible and may have potential to support roosting bats. Section 5.1 of the Bat Survey indicates that bat emergence surveys are required to determine if a roost is present. In the absence of additional information, it is recommended that these surveys are completed prior to the determination of the application.</p> <p>The ecologist has indicated that the site currently has no potential to support Great Crested Newts (GCN). GCN has been recorded in the area and the development is within 100m of at least 2 ponds. Have the ecologists applied Natural England's rapid risk assessment to this site? The development is mitigatable, and temporary mitigation should be considered.</p> <p>Please note that ODPM Regulations require protected species surveys to be submitted prior to the determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted.</p>	<p>Noted and will be conditioned.</p> <p>Further works are needed on site and this application and permission can be granted subject to the necessary safeguards being put in place.</p>
<p>Lead Local Flood Authority: Would like to see some addressing of flood risk</p>	<p>Noted A scheme for dealing with Flood risk can be imposed as conditions if an approval is granted.</p>
<p>Severn Trent Water Authority: With reference to the above planning application the Company's observations regarding sewerage are as follows.</p> <p>Severn Trent Water Ltd has No Objection to the proposal subject to the inclusion of the following condition.</p>	<p>Noted. Drainage conditions can be added to the decision if an approval is granted.</p>

<p>Condition</p> <p><i>The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.</i></p>	
<p>Parish Council:</p> <p>1. The lack of detail in the application. The application does not provide dimensions of plots/buildings making it impossible to respond with any certainty about the appropriateness of the plans. Such details should be included in applications seeking full approval.</p> <p>2. Plot 1- Impact on Solar Panels. Representatives from Nether Broughton Village Hall Committee have presented to the PC their concerns with regards to the development on plot one of the proposed site. The proposal is that a double storey dwelling be placed on this corner plot adjacent to the Village Hall (corner of Chapel Lane and Main Road). The concern is that that a new dwelling of this potential scale (details not available) could have a huge impact on the efficiency of solar panels recently installed on the Village Hall. The intention in installing the panels was a reduction in running costs for this invaluable village asset whilst making a positive environmental statement. Reports have estimated that the reduction of light caused by a double storey building could have an extensive impact on the efficiency of the panels (a possible loss of £10,000). The PC agrees that this building, in the heart of the local community offering a service to so many residents, should not suffer any detrimental effect and supports their assertion that a bungalow would be a more suitable development of this plot.</p> <p>3. Plot 2 - Traffic visibility. The PC is concerned that any development in plot one could have a detrimental impact on the visibility for vehicles exiting Chapel Lane onto Main Road. It can already be difficult to see traffic coming from the direction of Melton and this is with only a chain link fence to effect visibility. Chapel Lane is primarily one way but at this end, for only a short distance, vehicles can travels in both directions which can be confusing. There is a bus stop on the opposite side of Main Road which can cause</p>	<p>The plans are to scale and show the relationship of the dwellings between each other.</p> <p>Amendments have been made to lessen the impacts on the solar panels caused by plot 1.</p> <p>Please see comments of the Highway Authority above. Leicestershire County Council Highways have confirmed that visibility would be sufficient with plot 1 in its current position.</p>

<p>issues for traffic and the school bus collects and drops children off outside the Village Hall making safety at this junction of imperative importance for any development. The PC would ask that Highways examine in detail any impact to visibility caused by development on this corner.</p> <p>4. SustainabilityThe PC maintains that without a school, shop, doctors surgery and only limited transport and employment opportunities Nether Broughton is not a sustainable location for developments of this scale.</p>	<p>Nether Broughton has limited facilities but strong transport links and facilities in reasonable proximity, for example employment at Queensway and a primary school at Old Dalby, and a range of shopping plus GP surgery in Long Clawson. It is considered that, taking into account, recent appeal decisions and the Council's own decisions relating to Nether Broughton, that refusal on these grounds could not be sustained.</p>
<p>Developer Contributions: s106</p> <p>Secondary Schools- £29,853.20</p> <p>For 11 to 16 education in Melton Mowbray there is one single catchment area to allow parents greater choice for secondary education.</p> <p>There are two 11-16 secondary schools in Melton Mowbray, these are The Long Field School and John Ferneley College.</p> <p>The schools have a total net capacity of 1900 and a total of 1902 pupils projected on roll should this development proceed; a deficit of 2 pupil places after taking into account the 2 pupils generated by this development..</p> <p>There are currently no pupil places in this sector being funded from S106 agreements for other developments in this area to be discounted.</p> <p>There are no other 11-16 schools within a three mile walking distance of the site. A claim for an education contribution in this sector is therefore justified.</p> <p>In order to provide the additional 11-16 school places anticipated by the proposed development, the County Council requests a contribution for the 11-16 school sector of £29,853.20. Based on the table above, this is calculated the number of deficit places created by the development (1.67) multiplied by the DFE cost multiplier in the table</p>	<p>Noted</p> <p>S106 payments are governed by Regulation 122 of the CIL Regulations and require them to be necessary to allow the development to proceed, related to the development, to be for planning purposes, and reasonable in all other respects.</p> <p>The County Council consider the contributions requested are justified and necessary to make the development acceptable in planning terms because of the policies referred to and the additional demands that would be placed on the key infrastructure as a result of the proposed development. It is directly related to the development because the contributions are to be used for the purpose of providing the additional capacity at the relevant schools.</p> <p>These contributions are is considered fair and reasonable in scale and kind to the proposed scale of development and is in accordance with the thresholds identified in the adopted policies and to meet the additional demands on the education infrastructure which would arise due to this proposed development.</p>

<p>above (£17,876.17) which equals £29,853.20.</p> <p>Nether Broughton Village Hall</p> <p>The Management Committee are seeking a 106 contribution based on the following Calculations:-</p> <ul style="list-style-type: none"> • Existing houses in Nether Broughton 165 • Proposed new houses in this application 10 • % increase in housing 6% • 6% estimated costs of village hall project £8,250 	<p>A request from the Nether Broughton Village Hall Committee for a contribution to the refurbishment of the village hall. This is calculated as a proportionate share of the works based on the extent to which the new housing will form part of the villages and appears acceptable within CIL Regulation 122 terms as related to planning, proportionate and reasonable in scale.</p> <p>This has been accepted by the applicant.</p>
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Representations:

Site notices were posted and neighbouring properties consulted. As a result **5 letters of objection** have been received along with **8 letters of support**; the representations are detailed below:

Representations	Assessment of Head of Regulatory Services
<p>Impact upon Highway Safety</p> <p>New dwelling impacts visibility of vehicles leaving Chapel Lane.</p> <p>The road is a 'rat run' with speeds constantly broken</p>	<p>The highway authority has confirmed that this dwelling's new position will not impact upon visibility.</p> <p>Noted but it is hoped that a new development will create slower speeds to the site.</p> <p>Highway Authority raises no objections to the access plan, subject to conditions, see assessment above.</p>
<p>Residential amenity on number 31 Chapel Lane</p> <p>Loss of privacy to this dwelling caused by windows facing garden and other windows</p>	<p>The distance separation is 23m+ and considered to be sufficient distance to not cause a unacceptable impact to privacy, meeting normally accepted standards</p>
<p>Visual amenity – does not fit in with road scene</p>	<p>The street is currently occupied by an industrial unit which is no longer in need. There is no particular character or strong coherent theme to this road and it is considered that the presence of housing here will create an improved sense of community and legible place (streetscape) making good use of a brownfield site.</p>
<p>Other Considerations</p> <p>Solar panels will be impacted by plot 1</p>	<p>The plot has been moved further away as to not impact upon the solar panels on the village hall.</p>
Letters of support	
Mixture of houses helps those on lower incomes to stay in village	Noted
Make use of scrubland	Noted
Trees/landscaping needs to remain adjacent to number 36	Landscaping scheme will be added and look to get these trees retained

Other Material Considerations not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Planning Policies and compliance with the NPPF</p>	<p>The application is required to be considered against the Local Plan and other material considerations. The NPPF is a material consideration of some significance because of its commitment to boost housing growth.</p> <p>The NPPF advises that local housing policies will be considered out of date where the Council cannot demonstrate a 5 year land supply and where proposals promote sustainable development objectives it should be supported.</p> <p>The Council’s most recent analysis shows that there is the provision if a 5 year land supply and as such the relevant housing policies are applicable.</p> <p>However, the 1999 Melton Local pan is considered to be out of date and as such, under para. 215 of the NPPF can only be given limited weight.</p> <p>This means that the application must be considered under the ‘presumption in favour of sustainable development’ as set out in para 14 which requires harm to be balanced against benefits and refusal only where “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.</p>
<p>The (new) Melton Local Plan – Pre submission version.</p> <p>The Pre Submission version of the Local Plan was agreed by the Council on 20th October and is currently in a period of consultation from 8th November – 19th December.</p> <p>The NPPF advises that: From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> ● the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); ● the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and ● the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). <p>The Pre Submission version of the Local Plan identifies Nether Broughton as a ‘rural settlement’ in respect of which, under Policy SS3, development of up to 3 dwellings would be acceptable, subject to</p>	<p>Whilst clearly the Local Plan has progressed by advancing to Pre-submission stage, it remains in preparation and as such can be afforded only limited weight. This is also reduced by the fact that the consultation period has just commenced and as such it is too early to conclude whether objections will be present.</p> <p>It is therefore considered that it can attract weight but this is quite limited at this stage.</p> <p>The proposal is contrary to the emerging local plan in terms of both its scale, which it is considered adds the harmful impacts associated with the proposal.</p>

satisfying a range of criteria specified.	
Housing Type The development represents a sufficient mix of 2 x 2 bedroom, 2 x 3 bedroom and 6 4 + bedroom properties	This is a good mix of properties that reflect local needs No affordable housing contribution is possible because PPG advises that sites of 10 houses or less should not make such an obligation.

Conclusion

It is considered that the application presents a balance of competing objectives and the Committee is invited to reconcile these in reaching its conclusion. As required under para 14 of the NPPF requires harm to be balanced against benefits.

The Borough is considered to have an adequate housing land supply. The site would add a further 10 which is considered to be significant. However, it is considered that due to the limited need for further supply and the contribution the development would make, the weight attached to provision is limited (and reduced from circumstances where there is a shortfall that needs addressing). Being developed on an existing brownfield site also contributes well to NPPF objectives. Being developed on an existing brownfield site also contributes well to NPPF objectives and the development is considered to represent a marked improvement to the streetscene and visual amenity of the area.

The village of Nether Broughton is considered to be a reasonably sustainable location where some services and employment exists and the village is served by public transport. Though by no means optimum, the site is considered to perform reasonably well in terms of access to facilities and transport links. Evidence produced in the formulation of the new Local Plan shows that the sustainability ‘credentials’ of Nether Broughton are limited and as a result it proposes limited residential development in specific circumstances. The application does not satisfy this approach and as such this conflict is considered to add to the balance against granting permission.

On balance it is considered the benefits of additional housing outweigh the concerns over the sustainability of the site. Furthermore, the site could be developed for ten houses with a benefit to the character and appearance of the site and surroundings and would protect the amenities of neighbouring properties. The site could be served by an acceptable access. It is therefore recommended the application be approved.

Applying the ‘test’ required by the NPPF that permission should be granted unless the impacts would “significantly and demonstrably” outweigh the benefits; it is considered that on the balance of the issues, permission should be refused.

Recommendation: Approve subject to:

(a) The completion of an agreement under s 106 for the quantities set out in the above report to secure:

- **Contributions to education**
- **a payment of £8,250.00 Towards the refurbishment of the Village Hall**

b) The receipt of Ecology and Archaeological Surveys AND confirmation from the respective advisors that they are satisfied with their content.

c) The following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. No development shall start on site approved by this planning permission until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. No development shall start on site approved by this planning permission until such time as a surface

water drainage scheme has been submitted to, and approved in writing by, the local planning authority.

4. No development shall start on site approved by this planning permission until a programme of archaeological work, informed by with an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)
 - The programme for post-investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - Provision to be made for archive deposition of the analysis and records of the site investigation
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
5. No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (4).
6. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
7. Within one month of the commencement of works on site, a plan showing a detailed soft and hard landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include details of:
 - (a) Any existing trees, shrubs, hedges and water bodies to be retained and measures for their protection in the course of development;
 - (b) New tree and shrub planting, including plant type, size, quantities and locations;
 - (c) Other surface treatments;
 - (d) Fencing and boundary treatments;
 - (e) Any changes in levels or contours..
8. The approved landscaping scheme shall be carried out within one year of completion of the development and any trees, hedges, shrubs or plants which within a period of 5 years from the completion of the planting 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 the District Planning Authority gives written consent to any variation
9. No development shall start on site approved by this planning permission until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.
10. No development shall start on site approved by this planning permission until details of the routing of construction traffic shall be submitted to and approved by the Local Planning Authority (LPA) in consultation with the Highway Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times unless otherwise agreed in writing by the LPA.
11. No development shall start on site approved by this planning permission until potential flood risk has been addressed (particularly although some risk is indicated within the road adjacent to the site) and a scheme of Sustainable Urban Drainage is submitted to and approved by the Local Planning Authority.
12. Prior to first use of the development hereby permitted, the vehicular access to the site shall be provided in accordance with Bancroft Consulting drawing reference: F14186/01. Notwithstanding the proposed design in the F14186/01 drawing reference:, all design matters shall be in accordance with

the standards contained in the current County Council design guide and shall thereafter be permanently so maintained. Nothing shall be allowed to grow above a height of 0.6 metres above ground level within the visibility splays.

NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.

13. Before first occupation of any dwelling hereby permitted the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.
14. The existing Northern vehicular access shown on drawing reference: F14186/01 that becomes redundant as a result of this proposal shall be closed permanently and the existing vehicular crossings reinstated in accordance with a scheme that shall first have been submitted to and approved by the LPA in consultation with the Highway Authority before first occupation of the development.
15. Before first use of the development hereby permitted, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway, in accordance with the current standards of the Highway Authority and shall be so maintained in perpetuity.
16. Before first use of the development hereby permitted, visibility splays of 2.4 metres by 54 metres to the south and 2.4 metres by 65 metres to the north shall be provided at the junction of the access with Nottingham Road. These shall be in accordance with the standards contained in the current County Council design guide and shall thereafter be permanently so maintained. Nothing shall be allowed to grow above a height of 0.6 metres above ground level within the visibility splays.
17. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway including private access drives, and thereafter shall be so maintained.
18. Before first occupation of any dwelling, car parking shall be provided, hard surfaced and made available for use to serve that dwelling on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms. The parking spaces so provided shall thereafter be permanently so maintained.
19. Any parking spaces must be a minimum 2.4 metres x 5.5 metres with an additional 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstruction on 1 side, 1m if bounded on both sides. Any garages must have minimum internal dimensions of at least 6 metres x 3 metres if they are to be counted as a parking space. All parking spaces once provided shall thereafter permanently remain available for car parking.
20. No development shall start on site approved by this planning permission until a bat emergence survey is completed and submitted to the Local Planning Authority. In addition an assessment of the building will be needed to identify bats have a potential to roost.
21. No development shall start on site approved by this planning permission until supportive information relating to how mitigation for Great Crested Newts will be achieved if discovered through the construction phase.
22. Notwithstanding the provisions of Schedule 2, Part 1, Classes A – H of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development within the curtilage of the dwelling house shall be undertaken without written approval of the local planning authority.
23. The development hereby permitted shall be in accordance with the following approved plans/documentation:
 - Amended plans drawing numbers 2061/2 REV D; 2061/3 REV B; 2061/4 REV A and 2061/6

received by the Local Planning Authority on 24th October 2016.

- Highway impact assessment October 2015 received on 17th October 2016.
- Location Plan received 17th October 2016
- Protected Species Survey by EMEC Ecology receive 17th October 2016

Reasons:

1. To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. To ensure that the Local Planning Authority can ensure the finished development will have a coherent and legible character and appearance in the interests of the amenities of the area.
3. To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
4. To ensure the preparation of an appropriate programme of archaeological mitigation.
5. To ensure the preparation of an appropriate programme of archaeological mitigation.
6. To ensure the preparation of an appropriate programme of archaeological mitigation.
7. To ensure that the Local Planning Authority can ensure the finished development will have a satisfactory appearance in the interests of the amenities of the area.
8. As above
9. To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.
10. To ensure that construction traffic associated with the development does not use unsatisfactory roads to and from the site.
11. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
12. To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.
13. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)
14. To protect footway users in the interests of pedestrian safety, and to reduce the number of vehicular accesses to the site and consequently to reduce the number of potential conflict points.
15. In the interests of pedestrian safety
16. In the interests of highway safety
17. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to highway users.
18. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
19. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
20. In the interest of safeguarding protected species.
21. In the interest of safeguarding protected species.

22. To enable a full assessment of the development to ensure the appearance of the development and residential amenity is safeguarded.

23. For the avoidance of doubt.

Officer to contact: **Mr G Baker-Adams**

Date: 28th October 2016