

Committee date: 1st July 2010

Reference: 10/00352/FUL

Date submitted: 06.05.10

Applicant: Gilbert and Hall Limited

Location: Former White Hart Inn Pubic House, 37 Main Street, Harby, LE14 4BN

Proposal: Erection of 5 Dwellings with Associated Access, Parking and Accommodation Works.

Proposal :-

The application proposes the erection of 5 dwellings on a site which was formerly occupied by a Public House within the village envelope for Harby. The development site is situated on a prominent corner of Main Street and Colston Lane with the Nags Head Public House opposite the site which is a grade II* listed building. The area is predominantly occupied by residential properties offering a mixture of type, styles and age of properties. The old buildings have been cleared from site.

The application is to be considered by Committee due to the number of representations received and that it represents a departure from the development plan.

Relevant History:-

No relevant history.

Planning Policies:-

PPS 1: Delivering Sustainable Development - The guidance says that planning should promote sustainable and inclusive patterns of development. PPS1 requires local authorities to deliver development that is located in areas which reduce the need to travel by car and provide access to all members of the community to jobs, health, housing, education, shops, leisure, and community facilities. PPS1 suggests that the focus for development should be existing centres and discourages any new development which would impact negatively on the environment and actively encourages development which reduces the impacts of climate change.

PPS 3: amplifies the advice set out in PPS1, and particularly says that housing should be of high quality, well design, built to a high standard and developed in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. The priority for development in such locations should be previously developed land, where appropriate. PPS3 also sets out clear advice on determining planning applications, stating that we should have regard to the suitability of a site for housing (including its environmental sustainability) and that we should ensure that proposals are in line with housing objectives and do not undermine wider policy objectives.

PPS5 outlines the Government's policies for effective protection of all aspects of the historic environment stating that Planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

PPG13: states that ‘to promote more sustainable patterns of development and make better use of previously developed land, the focus of additional housing should be existing towns and cities’ and goes on to state that local authorities should “place the needs of people before ease of traffic movement in designing layout of residential development”.

East Midlands Regional Plan

Policy 1 – Regional Core Objectives – to secure the delivery of sustainable development within the East Midlands which includes a core objective to ensure that new affordable and market housing address the need and choice in all communities in the region

Policy 2 – Promoting Better Design – states that the layout, design and construction of new development should be continuously improved.

Policy 3 – relates to the distribution of new development and states that development in rural areas should;

- maintain the distinctive character and vitality of rural communities;
- shortening journeys and facilitating access to jobs and services;
- strengthening rural enterprise and linkages between settlements and their hinterlands; and
- respecting the quality of the tranquillity, where that is recognised in planning documents

In assessing the suitability of sites for development priority is given to making best use of previously developed and vacant land or under-used buildings in urban or other sustainable locations, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.

Policy 26 and 27 sets out the regional priorities regarding the Historic and Natural Environment. The historic environment should be understood, conserved and enhanced, in recognition of its own intrinsic value, and its contribution to the Region’s quality of life. Across the Region and particularly in areas where growth or regeneration is a priority, development should promote sensitive change of the historic environment.

Policy 48 – Regional Car Parking Standards – states that Local Planning Authorities should apply the maximum amounts of vehicle parking for new development as set out in PPG13.

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Village Envelopes providing 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 its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

Policy BE11 seeks to protect sites of Archaeology importance and states that if planning permission is given for development which would affect remains of country or district significance, conditions will be imposed to ensure that the remains are properly recorded and evaluated and, where practicable, preserved.

Policy H6 states that planning permission for residential development within village envelopes will be confined to small groups of dwellings, single plots or the change of use existing buildings.

Melton LDF Core Strategy : seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough, with provision/contribution of 40% affordable

housing from all developments, and expectations to produce mixed, integrated housing developments and meet local needs by addressing identified imbalances in housing stock in all locations. The Core Strategy states that new development should be of high quality and inclusive design.

Adopted Supplementary Planning Guidance on Garden Extensions (2003) explains how the above policies will be implemented in respect of garden extensions into open countryside and supports garden extensions which relate well to the built form of the settlement and that it can be demonstrated that there will be no impact on the character of the countryside.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Highway Authority – No objections subject to conditions.</p> <p>The authority has been involved in pre application discussions. Options have included a row of smaller 6/10 terraced properties with a mix of 2 and 3 bedroom and 4/5 no. detached properties. Each presented difficulties in complying fully with highway requirements.</p> <p>The final scheme provides a parking courtyard with a relocated access to serve all properties. The number of parking spaces is considered proportionate to the scheme proposed and the development is acceptable in highway terms.</p>	<p>The dwellings will be built along the back edge of the highway and will have a small private landscaped area in front. The parking facilities will be provided to the rear of the dwellings in a courtyard. This arrangement removes parked cars from the street ensuring that parking does not dominate the streetscene and also means that only one vehicular access is required to serve all five properties. The access will be from Colston Lane as was the previous access to the pub car park.</p> <p>It is considered that given that the site is located within a category 2 village the development will be provided in a sustainable location, served by a regular bus service. The scheme could help to reduce the car use by encouraging other means of transport to support the policy objectives of PPS1 and PPG13.</p>
<p>Housing Policy Officer –</p> <p>Within the Rural North of the Melton Borough there is a strong need for smaller market housing such as 2 bedroom houses and 2-3 bedroom older people/downsizing accommodation and a surplus of larger family accommodation. There are limited opportunities within village envelopes for significant new residential developments and therefore residential developments in the area should contribute towards the creation of a mixed community and have regard to local market housing needs.</p> <p>The Leicester and Leicestershire Strategic Housing Market Assessment (Blinc Housing, 2009) supports the findings of the Housing Market Analysis and states that controls need to be established to protect the Melton Borough (particularly its rural settlements) from the over development of large executive housing, and to encourage a balanced supply of suitable family housing (for middle and lower incomes), as well as housing for smaller households (both starter homes and for downsizing). It continues to state that the undersupply of suitable smaller sized dwellings needs to be addressed to</p>	<p>Through the pre-application discussions the scheme has been amended from four 4 bed detached properties to now offer a pair of semi-detached 3 beds, one 4 bed detached and two 5 bed detached properties. Whilst the house types proposed do not fully support the housing needs for the borough the developer has provided a mix of size of dwellings within the small development. The applicant has provided a viability statement for the development which shows that the deliverability of the scheme is reliant on the profits from the two five bedroom properties. The larger properties will offset the low profit margin for the two three bedroom properties. The land is not considered to have been over priced given the current economic climate and in order to achieve the high quality development, which is sensitive to the historic part of the village the profit margins are not excessive.</p> <p>The scheme offers a high quality development in a sensitive area of Harby. PPS3 advises that housing should be planned and meet the wider needs of the community. It also advises that the housing should be well designed and well built to a high standard. Given the constraints of the site, situated on the village boundary, a development of 5 properties</p>

<p>take account of shrinking household size which if it not addressed it will exacerbate under-occupation and lead to polarised, unmixed communities due to middle and lower income households being unable to access housing in the most expensive and the sparsely populated rural areas.</p> <p>A viability statement has been provided to justify the proposal and further consideration should be given to the prominent location of the site within the Streetscene.</p>	<p>ensures that the development will still provide sufficient amenity space without appearing cramped. The street frontage will provide a positive impact upon this prominent location and furthermore the parking and access proposed complies with highways standards. A more intensive development would require additional parking. It is considered that although the development does not consists of 2 bed room properties which have been identified by the Housing Policy Officer as the boroughs needs, there will still be a mix of dwellings available on the site, which is an objective of PPS3. Furthermore the village of Harby has recently had a smaller development of four 2 bedroom properties constructed within 100 metres of the site which post dates the Housing Study findings.</p>
<p>Melton Borough Council Conservation Officer: A well considered development which will enhance the village streetscene and respect the nearby listed buildings.</p> <p>Whilst there is no conservation area in Harby the site of the former White Hart (PH) occupies a prominent corner location at the junction of Main Street and Colston Lane.</p> <p>Directly opposite is a grade II* listed building (The Nags Head (PH) which probably dates from C15 but was altered in 1722 and subsequently). Reasonably close by are two more grade II listed buildings:</p> <ul style="list-style-type: none"> • The Methodist Chapel – 1847 and • The Croft – a C18 farmhouse <p>Clearly this general area forms part of the historic core of the village and the site in question must therefore be considered in those terms.</p> <p>Taking those factors into consideration, the site obviously merits a quality development designed with the settings of the listed buildings and the historic integrity of the overall area in mind.</p> <p>In opinion of the Conservation Officer the proposed development achieves those aims. The layout of the site and use of gables and rooflines accentuates the corner location as well as reflecting the important gable feature on The Nags Head.</p> <p>The styling, although simple, reflects the vernacular detailing of the village and wider Vale of Belvoir. Likewise the choice of materials – brickwork under tiled roofs respects the local properties.</p>	<p>The site lies outside of a Conservation Area designation yet the applicants are proposing a quality development which would enhance any such designation. The applicants have taken advantage of pre-application advice and the scheme has evolved over the period of the discussions. The site is situated on a prominent corner location within the historic core of the village. The 5 houses proposed are designed to reflect the Vale of Belvoir village vernacular, particular the part of Harby immediately around the site. Houses 1 and 2 echo the simplicity of form, roofline, ridge height and scale of the White Hart public house building. House 3 offers a scale and design which reflects its corner situation and angled frontage to Colston Lane and house 4 and 5 respond to the densely built village envelope edge line. All the house offer enclosure and containment to the court yard space central to the scheme.</p> <p>The scheme proposes an attractive street frontage along Main Street and makes use of the prominent corner location.</p>
<p>Melton Borough Council Environment Health Officer: No objection to the submitted information.</p>	<p>Noted.</p>

<p>The Conclusions and Recommendations of the Combined Phase I Desk Study and Phase II Exploratory Investigation For Gilbert & Hall Limited is acceptable. The report identified the presence of benzo(a)pyrene contamination in made ground. David Sumner confirmed that where the made ground remained in garden and soft landscaped areas it would have a minimum cover of 0.45m clean sub soil in garden areas, 0.30m clean sub soil in areas of soft landscaping together with 0.15m clean top soil.</p> <p>The officer regards this as a satisfactory proposed remediation.</p>	
<p>Ecology –</p> <p>The building has already been demolished and the existing bat roost lost. We do note from the report that a temporary bat roost has been constructed and a permanent roost is to be placed within the garage, as detailed on plan L21 submitted within the report. We feel that it is essential that this mitigation is completed to compensate for the loss of the roost in the existing building. We would therefore recommend that a condition is imposed to ensure that the bat roosts are provided in roof void of the car ports as shown on plan L21.</p>	<p>Prior to the demolition of the buildings bat boxes were installed to the rear of the site as presence of bats were found within the buildings. It is proposed to install bat boxes within the roof voids of the car ports once the development is completed and a condition should be imposed.</p>
<p>LCC Archaeology – The Leicestershire and Rutland Historic Environment Record (HER) shows that the application site lies in an area of archaeological interest as it is situated within the historic medieval and post-medieval settlement core of Harby (HER ref. MLE8748) and seems to have formed part of a planned extension of the village, with several listed buildings in the vicinity. These include The Croft, 27, Main Street, listed at Grade II and dating to the 18th century (LB ref. 1835/32/41/25; MLE12683) and the Nag's Head Public House, listed at Grade II* and probably dating to the 15th century (LB ref. 1835/32/41/24; MLE12682). The Roman road of King Street (MLE3814) may also pass to the rear of the development area. Consequently, there is likelihood that any buried archaeological remains present will be affected by the development.</p> <p>Since it is possible that archaeological remains may be adversely affected by this proposal, The Archaeology Officer recommends that the planning authority defer determination of the application and request that the applicant complete an Archaeological Impact Assessment of the proposals.</p>	<p>The site is considered to be of a potential Archaeology interest but in the absence of any records this is not fully understood. The applicant has commissioned an Archaeologist to prepare a desk top survey of the site and this will take time to prepare. The preservation of archaeological remains is, of course, a “material consideration” in the determination of planning applications and the development plan policy BE11 requires sufficient information to be submitted in order to assess the full extent of the proposal on archaeological remains.</p> <p>The site has already been cleared from any buildings and the cellars and foundations have been ‘grubbed out’ and back filled. The demolition works did not require formal consent as there is no Conservation Area. In light of this work having taken place and that the applicants are in the process of preparing the desk top survey it is considered that the application should not be refused in this instance and should be approved subject to the satisfactory outcome of the archaeology survey. Conditions should be imposed to ensure that any possible archaeological impact is sufficiently investigated and recorded.</p>
<p>Clawson, Hose and Harby Parish Council: The Parish Council objects to this application on the</p>	<p>The area consists of a mixture of size and types of dwellings. The proposal is considered to be</p>

<p>following grounds:</p> <ul style="list-style-type: none"> • It is not in keeping with the street scene to have house No 3 separate from houses No1&2 and to have a gable end on Main Street. They should be linked without a gable end to reflect the roof line of the old White Hart and to retain the street scene aspect on Main Street; • The gardens of houses 4 & 5 are outside the village envelope; • The metal fencing is not in keeping with the street scene and will have a negative effect on the form and character of the locality; • The hawthorn hedge along the pavement on Colston Lane should be retained to keep the rural aspect of this location and any hedging removed should be replaced; • The close boarded fencing between houses 4 & 5 will detract from the rural, open aspect behind this development and hedging should be used for boundaries; • No site has been identified for refuse bins 	<p>respectful of the corner location. The gable end of plot 3 is considered by the Conservation Officer as a positive as it reflects the design of the grade II* listed building; Nags Head (PH)</p> <p>The proposed garden areas to serve plots 4 and 5 will utilise the former beer garden which was outside of the village envelope. In determining the application an assessment has to be made against what the impact this extension of domestic use will have on the open countryside. The area was previously used as garden area for the pub use and contained seating and play equipment for use by patrons. It is not uncommon to find that the village envelope runs through residential gardens in rural locations and it is considered that the change of use would not warrant a reason for refusal given that it would not lead to further encroachment into the open countryside given the previous use.</p> <p>The post and rail metal fencing will be to a height of 1 metre. It is considered that the fencing will provide a defensible area to the future occupiers whilst its design ensures that the openness of the development is still achieved.</p> <p>The hedge referred to could be removed without planning consent as it is not considered to be an agricultural hedge which would require a hedge removal notice.</p> <p>The applicant intends to instate a grass verge before the proposed boundary treatment of a 1.8 metre high hedge to rear garden of plot 4. This arrangement allows for appropriate visibility splays, which could not be achieved if the hedge was kept but also ensures that an open feel to the lane will be achieved. Opposite the site is a 1.8 metre close boarded fence, the proposed boundary treatment is considered to not be out of character with the area.</p> <p>All plots have sufficient amenity space in order to store wheelie bins and recycling boxes. It is not considered necessary to have a communal site for the storage of waste.</p>
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Representations:

A site notice was posted and neighbouring properties consulted. A notice appeared in the local press. As a result 6 letters of representation has been received to date.

Representation	Assessment of Head of Regulatory Services
<p>Impact upon Character of the Area:</p> <ul style="list-style-type: none"> Plots 4 and 5 are large and will be outside of the village envelope. 	<p>The built form of the development will be contained within the village envelope and on the footprint of the previous buildings on the site. The garden areas to plots 4 and 5 will be contained within the boundaries of the previous pub garden use and an assessment should be taken on the impact this change of use will have on the character of the area.</p> <p>The adopted Supplementary Planning Guidance on Garden Extensions supports garden extensions outside village envelopes which relate well to the existing built form of the settlement and can be demonstrated to have no impact on the character of the countryside. It is considered that the proposed garden area, although not supported by policy OS2 will not have a detrimental impact upon the open countryside due to the reasons stated above therefore comply with PPS7 and the SPG.</p>
<p>Impact upon Residential Amenities:</p> <ul style="list-style-type: none"> Plot 5 will dominate our property and as a whole would feel very oppressive. The previous buildings were single storey. Concerned with possible impact from garages on single storey extension. Window on plot 5 will face on to bathroom, can it be obscurely glazed? Proposed bat boxes are positioned close to velux windows serving children bedroom concerned that bats will get into the house. 	<p>Plot 5 will be positioned within a metres distance from the rear of no. 25 Main Street which contains an obscurely glazed window at first floor and has a single storey extension running along the boundary which contains 3 rooflights. Plot 5 has been amended to re-arrange the first floor rooms so that the window on the south elevation will be obscurely glazed. Plot 5 takes an L-shape form on plan and the garage will be adjacent the rear wall of the single storey extension of no. 25. The proposed eaves are low, at a height of 2.4 metres, and will slope away considerably from the neighbouring property, to a ridge height of 7 metres. It is considered that the proposed dwelling will not create an overbearing impact due to low eaves and roof sloping away from the boundary.</p> <p>It is proposed to construct a timber framed open fronted 4 no. bay parking port adjacent the single storey extension of no 25. The developer has contained a bat opening in the roof slope and on the gable end of the car port. The report from the ecologist considered various locations including roof space within the proposed properties and confirms that this proposed location as being the most suitable for bat roosts. LCC Ecologist has requested that a condition be imposed to ensure that this bat roost is provided in accordance the details submitted by the applicant.</p>
<p>Affordable Housing:</p> <ul style="list-style-type: none"> Harby is in need of small affordable units developers are getting this by claiming the development is not financially viable for them. Surely one would not buy such land for developing if affordable homes were high on planning agenda and were such an 	<p>The applicants have demonstrated the viability of the scheme and through negotiations have provided 40% of market affordable housing within the scheme in the form of the 3 bed semi-detached properties. The proposed development falls outside of the requirements to provide affordable housing on site and the Council has no means to request that</p>

important part in maintaining a village community?	Affordable Housing be provided within this development. The mix of housing will provide alternative housing for families and couples to up-size which could then possibly free up smaller dwellings in the area.
Other Issues: <ul style="list-style-type: none"> • Maintenance of guttering and painting of wood work • Concerns regarding undermining foundations of property 	These matters are not planning matters and are covered under separate regulations such as the Party Wall Act. The applicant has consulted with the neighbouring properties on this matter and advised them of their rights under the Party Wall Act. The developer has replaced a gutter to the single storey extension of no. 25 and will connect this into the developments services once constructed. Previously the guttering did not connect to anything which resulted in the water discharging on to the land.

Other material considerations (not raised through consultation or representation)

Impact upon surrounding neighbours:	The development for five dwellings will be situated on a corner location but continue the existing linear development on main street. The site formerly consisted of two storey buildings along the frontage and single storey outbuildings to the rear. The proposal has taken into account the nearby neighbours and the development has been sensitively design so as to not impact unduly on neighbouring properties. As reported above, windows have obscurely glazed on plot 5 to mitigate concerns from the neighbour. Plots 1 and 2 consists of a pair of semi detached properties which are to occupier a smaller footprint than the previous building and having ridge heights no greater than the previous building. Properties on the Colston Lane consist of bungalows which are set back from the highway. Plot 3 will occupy the corner location and will face out onto the side garden of no. 2 Colston Lane, beyond the garden is a bungalow which faces onto Main Street. Whilst Plot 4 of the development will be opposite no. 2 Colston Lane. The north elevation of plots 3 and 4 contains a number of windows and a Juliette balcony (plot 5) which will face out to Colston Lane. The separation distance conforms to the Council's current standard of 24 metres and it is therefore considered to be an acceptable arrangement and no overbearing or overlooking issues will be created.
Building for Life: BFL is the national standard for well-designed homes and neighbourhoods. Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. BFL promotes design excellence and celebrates best practice in the house building industry. The BFL criteria are a series of 20 questions which are used to evaluate the quality of	The East Midlands performs poorly in providing good quality developments in the area and a campaign has been launched by the Government to improve the built environment. BFL has been formally adopted by the Council as a design code and has received accreditation for an approved assessor within the Council. The Council recognises that BFL is a useful tool to assess the quality of proposals submitted and has set the benchmark for developments to be formerly

new housing developments. A scoring system is used in order to promote good design and awards are given for developments that achieve a score over 14 (Silver Award).	<p>accessed on all housing developments of 6 or more in line with the Affordable Housing requirements.</p> <p>The scheme, although below the bench mark has been assessed and reached a score of 12 which is an acceptable score out of 20. Because of the nature of the development some of the questions were not relevant as they are tailored to more intensive development. On the whole the system is considered to fair well against the Building For Life standard.</p>
<p>Sustainable Code:</p> <p>The Code for Sustainable Homes is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code for sustainable homes covers nine categories of sustainable design including:</p> <ul style="list-style-type: none"> • Energy and CO2 Emissions • Water • Materials • Surface Water Run-off • Waste • Pollution • Heath and Wellbeing 	<p>Sustainable Code level 3 ensures that the development is constructed to a higher standard. Ensure that there will be a 25% reduction in CO² emissions; over and above current building regulations, alongside an improvement in sound insulation between dwellings.</p>
Landscaping and Boundary Treatments:	<p>It is proposed to have soft landscaping to the front of the dwellings along Main Street and Colston Lane will have a grass verge. There will be a set of black painted steel post and railings along the main street frontage providing a defendable private space for the occupiers, whilst adding interest to the street. The rear garden of house 3 will be screened by a 1.8 metre red brick wall with grass verge along the highway to minimise the impact upon the street. The rear gardens of Plots 4 and 5 is proposed to use 1.8 metre close boarded fencing.</p>

Conclusion

The application site lies within the village envelope and thus benefits from a presumption in favour of development under policies OS1 and BE1, and fulfils the objectives of PPS3 in terms of brownfield land and the quality of the houses. The proposed development for 5 units has been design to have limited impact on adjoining properties, and the high quality design and construction materials proposed ensures that the development will contribute positively on the streetscene.

The proposal does not meet the objectives of identified housing need which is to provide small 2 bedroom units within the borough, however, it is considered that there are other material considerations present which are considered to outweigh the policy objection in this instance. There are wider benefits to be gained from the scheme as the development will provide a high quality development within a sensitive streetscape thus removing a derelict site. The development will be constructed to a sustainable code 3, which exceeds currently Building Regulations requirement and passes the threshold to comply with Building For Life. Furthermore the proposal will help to achieve the Council's corporate objectives in providing for Sustainable

Communities. Accordingly the application is recommended for approval subject to satisfactory outcome of the Archaeology requirements.

RECOMMENDATION:- Delegate to Permit subject to the applicant satisfying archaeological requirements and 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 until all materials to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.
3. No development shall start on site until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall also indicate and specify all existing trees and hedgerows on the land which shall be retained in their entirety, unless otherwise agreed in writing by the Local Planning Authority, together with measures for their protection in the course of development.
4. The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is the sooner; unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
5. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995 as amended (or any Order revoking and re-enacting that Order) in respect of the dwellings hereby permitted no development as specified in Classes A, B, C, and E shall be carried out unless planning permission has first been granted by the Local Planning Authority.
6. No dwelling hereby permitted shall be occupied until such time as the footway on the site frontage has been widened to a minimum width of 2 metres and the existing kerbing has been raised, fully in accordance with current Highway Authority standards.
7. No dwelling hereby permitted shall be occupied until such time as minimum visibility splays of 2.4 metres by 43 metres to the left (west) and 25 metres to the right (east) out of the access on to Colston Lane have been provided and cleared of all obstruction above the level of the adjacent footway. Once provided these splays shall thereafter be permanently so maintained.
8. No dwelling hereby permitted shall be occupied until such time as the proposed vehicular access (including turning/manoeuvring facilities and clear margins on each side) shown serving the site from Colston Lane has been provided and surfaced in a hard bound material (such as tarmacadam or block paving) for a minimum distance of 5 metres behind the highway boundary (back of verge). Once so provided the access shall thereafter be permanently so maintained.
9. The car parking facilities (including car ports) shown within the curtilage of each dwelling shall be provided, hard surfaced and made available for use as parking before the dwelling is occupied and shall thereafter be permanently so maintained.
10. The car ports shall once provided always remain open fronted and shall not have any doors, walls, barriers or other such obstructions placed across their accesses.

11. 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 and thereafter shall be so maintained.
12. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.
13. The proposed garage should be constructed with a suitable bat roost within the roof space, in accordance with plan L21 and the details in the letter from EMEC Ecological Consultancy to Paul Tewson dated 30th April 2010.
14. No development shall take place within the application area until the applicant has secured the implementation of an appropriate programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved by the planning authority. The development shall only be undertaken in accordance with the approved written scheme. No variation shall take place without the prior consent of the local planning authority.
15. The applicant shall ensure the completion of the necessary programme of archaeological investigation providing the planning authority with at least one weeks notification of the intention to commence work. The programme will comprise the necessary fieldwork (commencing with an initial phase of exploratory trial trenching), post-excavation analysis, report writing and archive deposition, as detailed in the approved written scheme of investigation. The report and archive shall be prepared and deposited no later than six months after the commencement of fieldwork. No variation shall take place without the written consent of the local planning authority

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted
3. To ensure satisfactory landscaping is provided within a reasonable period.
4. To provide a reasonable period for the replacement of any planting.
5. To enable the Local Planning Authority to retain control over future extensions in view of the form and density of the development proposed.
6. In the interests of pedestrian safety.
7. To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.
8. In the general interests of highway safety.
9. 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.
10. To ensure that the car ports are always available as car parking thereby reducing the possibilities of the proposed development leading to on-street parking problems in the area.
11. To reduce the possibility of surface water from the site being deposited in the highway causing

dangers to road users.

12. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.
13. To preserve protected species.
14. To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation
15. To ensure satisfactory archaeological investigation and recording

Officer to contact: **Mrs Denise Knipe**

21st July 2010