

Appendix C: Recommended Planning Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of the outline permission and the development to which this permission relates shall begin not later than 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.

2. No development shall commence on the site until approval of the details of the (scale, external appearance of the building(s), and the landscaping of the site) (hereinafter called "the reserved matters") has been obtained from the Local Planning Authority. The details of the play area proposed for this site should also be submitted.

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 maintenance of the landscaped areas shall be in accordance with the schedule of maintenance for landscape areas set out in both the Encore Open Space Maintenance Plan and Estate Management Overview and the Landscape Management Plan Rev D dated 16 March 2022 by Welch Design both submitted to the Local Planning Authority on 13 April 2022.

5. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Highway Adoption Plan numbered 10-5374-300C dated 27 May 2022 submitted to and received by the Local Planning Authority on 30 May 2022 have been implemented in full. The proposed access shall have a gradient of no more than 1:20 for a distance of at least 10 meters behind the highway boundary.

6. No part of the development shall be occupied until such time as details of a scheme to reduce the speed of traffic within the site in the vicinity of the site access, and a timescale for its implementation have been submitted to and agreed in writing by the Local Planning Authority. Once agreed, the scheme shall be implemented in full in accordance with the approved details.

7. Notwithstanding the submitted plans, any garage doors shall be set back from the highway boundary a minimum distance of 5.5 meters for sliding or roller/shutter doors/ 6.1 meters for up-and-over doors / 6.5 meters for doors opening outwards and thereafter shall be so maintained.

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with proposed site layout plan numbered 779-2f-001 Rev H dated 30 May 2022 and received by the Local Planning Authority on 14 July 2022. Thereafter the onsite parking provision shall be so maintained in perpetuity.

9. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of each driveway access/ shared private drive fronting a pedestrian footway with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/highway and, once provided, shall be so maintained in perpetuity.

10. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

11. The development shall be carried out in accordance with the Construction Management Plan V6 by Taggart Homes dated 3 February 2022 submitted to the Local Planning Authority on 13 April 2022.

12. The development shall be carried out in accordance with the Public Right Of Way Report v2 by Taggart Homes dated 21 December 2021 submitted to the Local Planning Authority on 13 April 2021.

13. The Public Footpaths should comprise of a 2m wide tarmacadam construction in accordance with the Leicestershire County Council Highway Design Guide.

14. No trees or shrubs should be planted within 1 metre of the edge of the Public Rights of Way. Any trees or shrubs planted alongside the Public Rights of Way should be non-invasive species.

15. Prior to first occupation the stiles at grid references 474321 314350 and 474365 314400 (points F and near R on the Footpath Diversion Plan) should be removed whilst the yellow-topped waymark posts are retained.

16. The development shall be carried out in accordance with the Written Scheme of Investigation (WSI) by Allen Archaeology Limited dated 8 February 2022 submitted to and received by the Local Planning Authority on 13 April 2022.

17. The surface water drainage associated with the development shall be carried out in accordance with the Drainage Statement – Burdetts Close [rev C] dated 23 April 2021 submitted to and received by the Local Planning Authority on 12 November 2021, as well as drawings 10-5375-501 Drainage Details [1 of 2] and 10-5375-502 Drainage Details [2 of 2] both dated 4 December 2020 submitted to and received by the Local Planning Authority on 9 July 2021 and Proposed Drainage Layout plan 10-5374-500C dated 8 November 2021 received by the Local Planning Authority on 12 November 2021.

18. The development shall be carried out with regards to surface water management during construction in accordance with Drainage Statement – Burdetts Close [rev C] dated 23 April 2021 submitted to and received by the Local Planning Authority on 12 November 2021, as well as drawings 10-5375-501 Drainage Details [1 of 2] and 10-5375-502 Drainage Details [2 of 2] both dated 4 December 2020 submitted to and received by the Local Planning Authority on 9 July 2021 and Proposed Drainage Layout plan 10-5374-500C dated 8 November 2021 received by the Local Planning Authority on 12 November 2021

19. The long term maintenance of the sustainable surface water drainage of the development shall be carried out in accordance with Drainage Statement – Burdetts Close [rev C] dated 23 April 2021 submitted to and received by the Local Planning Authority on 12 November 2021, as well as drawings 10-5375-501 Drainage Details [1 of 2] and 10-5375-502 Drainage Details [2 of 2] both dated 4 December 2020 submitted to and received by the Local Planning Authority on 9 July 2021 and Proposed Drainage Layout plan 10-5374-500C dated 8 November 2021 received by the Local Planning Authority on 12 November 2021

20. The development shall be carried out in accordance with Drainage Statement – Burdetts Close [rev C] dated 23 April 2021 submitted to and received by the Local Planning Authority on 12 November 2021, as well as drawings 10-5375-501 Drainage Details [1 of 2] and 10-5375-502 Drainage Details [2 of 2] both dated 4 December 2020 submitted to and received by the Local Planning Authority on 9 July 2021 and Proposed Drainage Layout plan 10-5374-500C dated 8 November 2021 received by the Local Planning Authority on 12 November 2021.

21. The development shall be carried out in accordance with the Arboricultural Method Statement Revision A dated October 2021 by Welch Design and Tree Protection Plan by Welch Design numbered 2106.0.1 dated 3 February 2021 submitted to the Local Planning Authority on 25 October 2021 and 9 July 2021 respectively.

22. All construction work, demolition work and deliveries to the site should only be permitted between the following hours. Any deviation from this requirement shall be with the prior approval of the Environmental Health department of Melton Borough Council.

- 07:00 - 19:00 Monday to Friday

- 08:00 - 13:00 Saturdays

- No works to be undertaken on Sundays or bank holidays.

23. The development hereby permitted shall be carried out in accordance with drawings numbered 10-5374-300 Rev C and 779-2f-001 Rev H received by the Local Planning Authority on 30 May 2022 and 14 July 2022 respectively. The development should also conform to the guidelines in design and access statement also provided on 29th October 2018.

24. Any Reserved Matters application submitted shall limit the height of the proposed dwellings to 2 storey.

25. Notwithstanding the approved Layout Plan, the South West corner of the application site shall remain undeveloped and shall not contain any built form unless otherwise agreed in writing by the Local Planning authority. Development must be carried out in accordance with the approved details.

The reasons for the conditions are:

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. The application is in outline only.

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 ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

6. To ensure vehicles enter and exit the site at slow speeds, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2019).

7. In the interests of highway safety.

8. To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

9. In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2019).

10. In the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

11. To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

12. To ensure the Public Rights of Way are safe and available during the period of construction and thereafter.

13. To provide an all-weather routes in the interests of amenity, safety and security of users of the Public Rights of Way and in accordance with Paragraph 104 of the National Planning Policy Framework 2019.

14. To prevent overgrowth of the paths in the interests of amenity, safety and security of users of the Public Rights of Way and in accordance with Paragraph 104 of the National Planning Policy Framework 2019.

15. To improve access for all in the interests of amenity and safety of users of the Public Right of Way in accordance with Paragraph 104 of the National Planning Policy Framework 2019

16. To ensure satisfactory archaeological investigation and recording.

17. To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

18. To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase.

19. To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

20. To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.

21. To ensure the continued well being of the trees in the interests of the amenity and environmental quality of the locality.

22. In the interests of residential amenity.

23. For the avoidance of doubt.

24. To safeguard the privacy of future occupants of the site and to ensure the development assimilates to its surroundings.

25. To protect and preserve the Conservation Area and to ensure that there is no significant harm caused to the nearby listed Church.