

Reference: 17/00821/FUL

Date Submitted: 30 June 2017

Applicant: Mr Jonathan Chastney - Talavera Estates

Location: Land Adjacent Crompton Road, Crompton Road, Asfordby Hill

Proposal: Erection of 16 dwellings



Introduction:-

The application seeks full planning permission to erect 16 dwellings. The site forms part of ASFH1, an allocated site in the emerging Local Plan.

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

- Compliance or otherwise with the Development Plan and the NPPF
- Impact upon highway safety
- Impact on amenity of neighbouring residential occupiers

The application is required to be presented to Committee due to S106 requests made for the proposed development by Leicestershire County Council.

Relevant History:- There is no relevant planning history for the site.

Planning Policies:-

Melton Local Plan (saved policies)

Policy OS2 - does not allow for development outside the town and village envelopes shown on the proposals map except for development essential to the operational requirements of agriculture and forestry, and small scale development for employment, recreation and tourism.

Policy OS3 - the Council will impose conditions on planning permissions or seek to enter into a legal agreement with an applicant under section 106 of the town and country planning act 1990 for the provision of infrastructure which is necessary to serve the proposed development.

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 H10 – for development of 10 dwellings of more, amenity space of 5% of the gross development site area will be required, in accordance with the Council’s standards. These standards state that schemes should introduce local “greens” and other informal areas and natural/ mature vegetation should be retained where possible. The standards also state that layouts should be designed to deter ball games and should incorporate landscaping.

Policy H11 – does not allow for development of 15 or more dwellings unless it makes provision for playing space in accordance with the Council’s Standards.

Policy T6 – permission will be granted for major new development provided that safe cyclist and pedestrian routes are provided where appropriate.

Policy C15 - This policy 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 and the development is designed to protect the species or arrangements are made for the transfer of the species to an alternative site of equal value.

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:
 - o 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
 - o 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.
- Take account of the different roles and characters of different areas, promoting the vitality of urban areas, recognising the intrinsic character and beauty of the countryside and support thriving rural communities.

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

The 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 Response	Assessment of Head of Strategic Planning and Regulatory Services
<p>LCC Highways</p> <p>Site Access The proposed access road will be 5.5 metres with 1.8 metre footways on both sides. Based on the quantum of development being applied for the LHA would expect the access road to be 4.8 metres with 2 metre footways on either side.</p> <p>Whilst the width of the proposed access road is not unsafe it is over and above what's necessary for the safe and satisfactory operation of the prospective adoptive highway. Therefore it may attract an additional commuted sum if the proposed development receives planning permission from the LPA.</p> <p>Highway Safety There have been three Personal Injury Collisions (PICs) on the local roads in the vicinity of the site for the five years between 1 December 2012 and 30 November 2017. Two of the PICs were classified as slight in severity and one was classified as severe.</p> <p>The LHA do not believe the proposed development will exacerbate the current situation and would not seek to resist the Application on highway safety grounds.</p> <p>Internal Layout The proposed layout is in line with the guidance contained in Part 3 of the 6Cs Design Guide. The size of parking spaces in the 6Cs Design Guide is 2.4 metres x 5.5 metres although the LHA acknowledge a parking space of 2.4 metres x 5 metres can accommodate a car. Any garages should have minimum internal dimensions of 6 metres x 3 metres if they are to be counted as a parking space and once provided should permanently remain available for car parking.</p> <p>The LHA understands that while Phase 1 has received technical approval and is to an adoptable standard the LHA has not yet entered into a Section 38 agreement for Phase 1.</p> <p>Notwithstanding the above Phase 2 needs to be designed and delivered to an adoptable standard as per the 6C's Design Guide. If Phase 1, Phase 2, or neither are offered for formal adoption, then the link between phase 1 and 2 will need to be severed so there is no</p>	<p>The application seeks full consent for a development of 16 dwellings.</p> <p>It is proposed to take the access off Crompton Road with the development linking through to a further phase accessed from Glebe Road.</p> <p>The submitted evidence indicates that there is sufficient capacity in the highway network to accommodate the traffic generated by this development and that there is no access or safety issues surrounding the submission</p> <p>Relevant conditions as advised by the County Highway Authority would be added should permission be granted.</p>

<p>through route.</p> <p>Conclusion On balance the LHA does not consider this development will have a severe impact on the highway in accordance with Paragraph 32 of the NPPF.</p> <p>Conditions</p> <ol style="list-style-type: none"> 1. Construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision. 2. Access road implementation, shared private drives minimum widths. 3. Drainage details. 4. Parking and turning facilities - hard surfaced and provided in accordance with drawings. 	
<p>LCC Ecology</p> <p>The ecology survey submitted in support of the application (ECUS, June 2017) indicates that the site is primarily arable and bare ground. No evidence of protected species was recorded and the site was generally considered to have a low potential to support protected species. No further survey work is required at this stage, but we would recommend that the applicants' attention is drawn to the recommendations in the report.</p> <p>However, there is a hedgerow to be removed along the southern boundary to facilitate the new access road. Page 8 of the Design and Access Statement indicates that a new compensatory hedgerow will be planted along the countryside boundary. This is not shown on the plan and further details on its location and species diversity is required prior to the determination of the application</p>	<p>Noted.</p> <p>Further correspondence with Ecology has confirmed that this can be dealt with by means of a pre-commencement condition.</p>
<p>Severn Trent Water</p> <p>Severn Trent Water Ltd has NO Objection to the proposal subject to the inclusion of the following condition:</p> <p>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.</p>	<p>Noted. Relevant condition and Informative provided can be included.</p>
<p>Lead Local Flood Authority (LLFA)</p> <p>The submitted drainage and flood risk details appear generally suitable however there are a few areas where additional information should be submitted to further support the application.</p> <p>Infiltration testing has been discussed and assumed to not be viable; however it is advised that infiltration</p>	<p>The site is in Flood Zone 1. The previously approved development to the North of the site (forming part of the allocated site) has included an attenuation basin, which would also serve this development site.</p> <p>The existing attenuation basis and outfall are shown with the blue line, and therefore are controlled by the same land owner.</p>

<p>testing to BRE365 will need to be undertaken prior to the detailed design stage to demonstrate that it is not viable. This will be enforced through a condition against any forthcoming approval unless it is demonstrate as part of this application.</p> <p>The attenuation basin and associated drainage connections appear to be located outside of the site boundary. Evidence will need to be provided that this land is within developer control.</p>	<p>The Agent has confirmed that the basin and outfall already exist in relation to phase 1. This arrangement was approved in the previous planning application. Phase 2 relates to the same landowner and developer partnership. The legal agreement for phase 2 allows the developer the right to use and expand this basin as required.</p> <p>The submission of SUDS can be conditioned for approval.</p>
<p>LCC Developer Contributions</p> <p>Civic Amenities</p> <p>The nearest Civic Amenity Site to the proposed development is located at Melton and residents of the proposed development are likely to use this site. The Civic Amenity Site at Melton will be able to meet the demands of the proposed development within the current site thresholds without the need for further development and therefore no contribution is required on this occasion.</p> <p>Libraries</p> <p>No claim required for library services. The proposed development would not have any adverse impact on current stock provision at the nearest library which is Melton Mowbray.</p> <p>Education</p> <p>This request for an education contribution is based on 16 houses and 0 flats/apartments with two or more bedrooms. No claim is made on one bedroom dwellings.</p> <p>Primary</p> <p>The site falls within the catchment area of Asfordby Hill Primary School. The School has a net capacity of 189 and 176 pupils are projected on the roll should this development proceed; a surplus of 13 places, after taking into account the 4 pupils generated by this development. There are currently no pupil places at this school being funded by S106 agreements from other developments in the area to be deducted. There are 2 other primary schools within a two mile walking distance of the development.</p> <p>The overall surplus including all schools within a two mile walking distance of the development is 45 pupil places. A claim for an education contribution will therefore not be requested for this sector.</p> <p>Secondary</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>Noted comments received and request made for S106 contributions for secondary education.</p> <p>Should permission be granted for the development, a S106 would need to be drafted to include these requests.</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>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 1979 pupils projected on roll should this development proceed; a deficit of 79 pupil places. A total of 7 pupil places are included in the forecast for these schools from S106 agreements for other developments in this area and have to be deducted. This reduces the total deficit for these schools to 72 (of which 69 are existing and 3 are created by this development). 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 £47,729.37.</p> <p>This contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at John Ferneley College and Long Field Academy.</p> <p>The contribution would be spent within 5 years of receipt of final payment.</p> <p>Post 16</p> <p>This nearest school to the site is Melton Vale Post 16 Centre. The College has a net capacity of 640 and 460 pupils are projected on roll should this development proceed; a surplus of 180 pupil places after taking into account the 1 pupil generated by this development. There are currently no pupil places in this sector being funded from S106 agreements for other developments in the area to be deducted.</p> <p>An education contribution will therefore not be requested for this sector.</p>	
<p>Environment Agency</p> <p>No longer commenting on the discharge of surface water drainage conditions we requested prior to April 2015 as this responsibility has transferred to the Lead Local Flood Authority.</p>	<p>Noted.</p>
<p>Asfordby Parish Council</p> <p>No representations received.</p>	<p>Noted.</p>
<p>MBC Building Control</p> <p>Layout appears satisfactory for Fire and Refuge appliances.</p>	<p>Noted.</p>
<p>MBC Housing Policy Officer</p> <p>Although the 50%/50% split deviates from the recommended 80% rented/20% intermediate split in</p>	<p>The application form submitted states that the proposed development will include the following housing types:</p>

<p>the HEDNA (2017), it is acceptable for this site, due to the 11 affordable rented properties recently built (15/00201/FUL) adjacent to it.</p>	<p>Market Housing: 3x2 bed, 6x3 bed and 1x4 bed (10)</p> <p>Social Rented Housing: 3x2 bed (3)</p> <p>Intermediate Housing: 1x2 bed and 2x3 bed (3)</p> <p>It is considered that this proposed mix of housing is acceptable for the site and would be included in the S106 related to the application.</p>
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Representations:-

A site notice was posted to advertise the application and 8 neighbouring properties were consulted by letter. As a result, 2 representations of objection and one representation of support were received, which are summarised below.

Representations	Assessment of Head of Strategic Planning and Regulatory Services
<p>Support</p> <ul style="list-style-type: none"> • Proposed development is inevitable, however it is interesting to see how all the affordable housing across both phases has been “ghettoised” with the open LAP area in the bottom left, so is most accessible to the privately owned houses. Would be more beneficial for all residents for the estate to put it more centralised, or perhaps turn it into a children's play area, so that it can be used by all rather than just those who can afford their own houses? This would also allow the affordable housing to be spread out a bit more rather than all in one location. 	<p>Noted comments.</p> <p>It is often common practice for developers to locate affordable housing in one area and this is sometimes required by housing providers.</p> <p>The site forms part of the proposed site allocation in the emerging local plan. There is a proposed allocated site to the South of the application site (ASFH2) and further land available within ASFH1 which is contained within the site allocation area.</p>
<ul style="list-style-type: none"> • Thought would only be one phase, now phase 2 and is phase 3 and 4 to come/ • Crompton Road and Glebe Road will be made into a loop for traffic. • Alternative site next to Holwell which would be appropriate for development. • Other sites for development – approximately 80 new builds. • Know need houses but in a Hamlet with no shops, and full school with no room for expansion, no area for play area. • Was told there would be no road to link Glebe, Crompton and Stanton. 	<p>Noted. The application site forms part of the Local Plan allocated site ASFH1, which is being developed in phases.</p> <p>It is considered that through collecting evidence for the Emerging Local Plan that Asfordby Hill is appropriate for development. Notwithstanding this, the application site forms part of a proposed allocated site and therefore it is considered that the principle of development is acceptable.</p>
<ul style="list-style-type: none"> • Local residents not notified or considered. • Issues regarding conduct of contractors (parking, litter, etc). • Work has already started – has permission 	<p>Neighbouring properties were consulted in accordance with the statutory requirements, a site notice was posted to advertise the application and an advert was placed in the Melton Times.</p> <p>The conduct of contractors is not a material planning consideration.</p>

already been granted?	Work has started to the North of the site (phase 1) under planning permission 15/00201/FUL.
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Other Material Considerations not raised in representations:

Other Considerations	Assessment of Head of Strategic Planning and 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 proposal is contrary to the local plan policy OS2; however, the NPPF is a material consideration of some significance because of its commitment to boost housing growth. 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 of a 5 year land supply and as such the relevant housing policies are applicable.</p> <p>However, the 1999 Melton Local Plan 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>Notwithstanding the above, the site is a proposed allocated site in the emerging Local Plan, which has undergone its Examination in Public.</p> <p>It is considered that development in this location would assist in boosting housing supply in a sustainable location.</p>
<p>The (new) Melton Local Plan Submission version.</p> <p>The Submission version (as amended by ‘Focussed Changes’) underwent its Examination In Public in January and February 2018.</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); <p>and</p>	<p>Whilst the Local Plan has progressed it remains in preparation, it can be afforded only limited weight.</p> <p>When assessed against the NPPF criteria opposite:</p> <p>The Local Plan is submitted for Examination and has the following steps to complete:</p> <ul style="list-style-type: none"> • Examination results to be published and any ‘modifications’ to be the subject of consultation • Further examination to take place into Modifications • Final Inspectors Report and recommendations • Adoption by MBC

<ul style="list-style-type: none"> ● 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 application site forms part of allocated site ASFH1. The emerging local plan has stated that development on this site would only be supported when local educational capacity is available, or can be created through developer contributions.</p>	<p>There are several hundred representations to the local plan covering very many aspects, including the quantity of housing provided, its distribution and contention in respect of site allocations. It can only be reasonably concluded that very many relevant objections remain unresolved</p> <p>Whilst it is the Council's view that the Local Plan is consistent with the NPPF (as this is a requirement allowing its submission) this is contested by many parties and will be the subject of consideration by the Examination process.</p> <p>It is therefore considered that it can attract weight but this is limited at this stage.</p> <p>As stated above, developer contributions have been requested for this site in relation to education and are proposed to be included in the S106 agreement.</p>
<p>Asfordby Neighbourhood Plan</p> <p>In October, 2016 Asfordby Parish Council submitted its Neighbourhood Plan to Melton Borough Council. Melton Borough Council duly conducted a six week regulation 16 consultation, concluding on Wednesday 7th December, 2017. Following this, the Neighbourhood Plan, supporting documentation, and representations received during the consultation were sent to the appointed independent examiner. Following receipt of the Examiner's report, Melton Borough Council decided to advance the plan to referendum and subsequently conducted a referendum on the plan.</p> <p>However, following the result, the decision by Melton Borough Council to advance the plan to Referendum and the subsequent referendum were quashed by means of Consent Order endorsed by the High Court.</p> <p>Following this Order, Asfordby Parish Council have taken the decision to withdraw the Asfordby Neighbourhood Plan and formally notified Melton Borough Council of this on the 14th March 2018.</p> <p>A revised version of the NP was submitted in March 2018 and this is currently out to consultation under 'Regulation 16' for 6 weeks.</p>	<p>Following a legal challenge, the Asfordby Neighbourhood Plan (which also includes Asfordby Hill) was withdrawn.</p> <p>As a result, the Neighbourhood Plan has been resubmitted and will have to undergo a six week submission consultation, independent examination and referendum.</p> <p>The application site is not a proposed allocation in the Asfordby Neighbourhood Plan. It is a proposed allocation in the Emerging Local Plan and due to its status (having undergone Examination in Public), it is considered that the Local Plan currently carries more weight than the Neighbourhood Plan.</p>
<p>Design</p> <p>The proposed development would include two storey dwellings, ranging from 2 – 4 bedrooms (see Housing Policy Officer comments above for mix break down).</p>	<p>It is considered that the proposed layout of the development is acceptable, with appropriate amenity space provided for future residents. It is considered that the proposed designs of dwellings for the development are acceptable for the location and would reflect existing dwellings in the local vicinity.</p> <p>It is not considered that the proposed development would have a detrimental impact on the amenity of neighbouring occupiers by means of overlooking or overbearing.</p>

	<p>Comments have been received in relation to the LAP proposed for the development. Whilst this is not located centrally in the proposed development site, taking into account the proposed allocations in the emerging Local Plan and future potential development, it is considered that the location for this area is acceptable.</p>
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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.

The proposed development would provide housing on a site which has been allocated in the Emerging Local Plan. Additionally, the proposed development would provide a good mix of housing types and tenures (including social rented and intermediate housing), which have been identified as in need. Asfordby Hill is a location which is considered to perform well in sustainability terms and adequate access and parking can be provided.

In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing and contribution to key infrastructure.

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 permission can be granted

Recommendation: PERMIT Subject to:-

- (a) The completion of an agreement under S106 for the amounts set out in the above report:
 - Education (secondary): £47,729.37
 - A scheme for the delivery of affordable housing
- (b) Conditions as set out below:
 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. The development hereby permitted shall be carried out in accordance with drawings numbered: PL-101, PL-104, PL-106, PL-111, received by the Local Planning Authority on 30 June 2017 and PL-120 B, PL-121 C, PL-122 B, PL-125 C, PL-126 B, PL-131 B, PL-132 B, PL-133 A and PL-134 A, received by the Local Planning Authority on 21st July 2017.
 4. 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.
 5. 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.

6. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel, cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.
7. No part of the development hereby permitted shall be occupied until such time as the access road arrangements shown on RDC drawing ref: RDC1073-PL-106 have been implemented in full. Any shared private drives serving no more than a total of 5 dwellings shall be a minimum of 4.25 metres wide for at least the first 5 metres behind the highway boundary and have a drop crossing of a minimum size as shown in Figure DG20 of the 6CsDG at its junction with the road carriageway. The access drive once provided shall be so maintained at all times.
8. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.
9. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been hard surfaced and provided in accordance with RDC drawing ref: RDC1073-PL-106. Thereafter the onsite parking provision shall be so maintained in perpetuity.
10. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent amendment to that order, no development within Class A, B, C and E shall be carried out unless planning permission has first been granted for that development by the Local Planning Authority.
11. 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.
12. Prior to the removal and replacement of the hedgerow to the southern boundary of the site, drawing(s) showing the location of the replacement hedgerow shall be submitted to and approved by the Local Planning Authority. The proposed replacement hedge shall be located outside the plot boundaries and shall be of native species only.
13. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the utilisation of holding sustainable drainage techniques; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off onsite up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Officer to Contact: Mrs Joanna Lunn

Date: 22nd March 2018