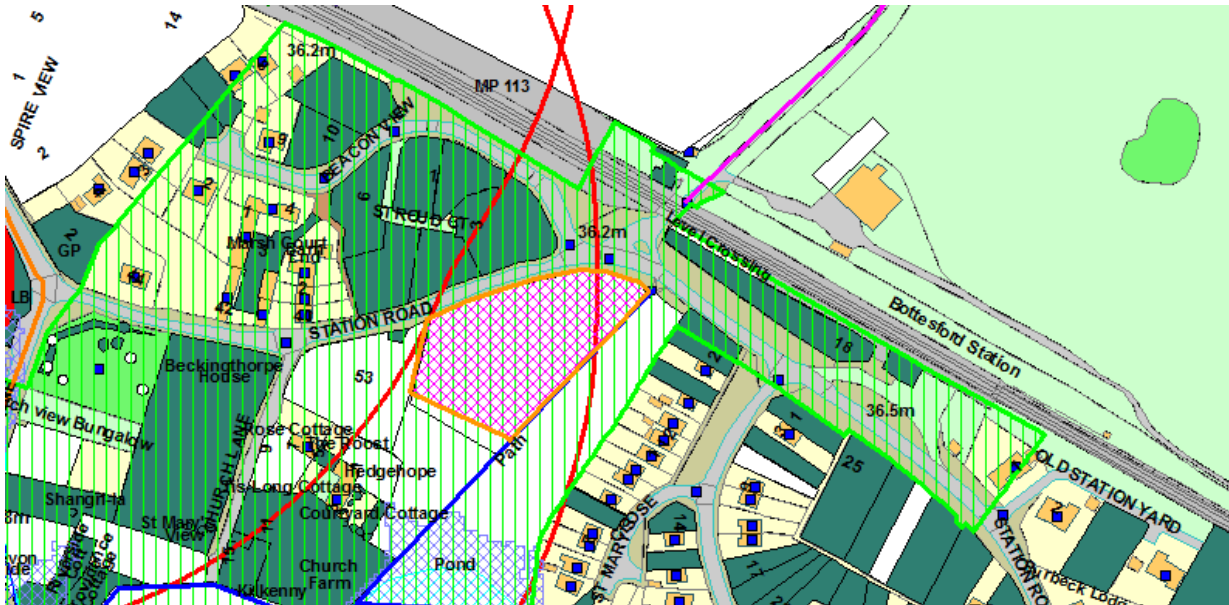


Reference: 17/01549/FUL
Date submitted: 14th December 2017
Applicant: Mrs Cheryl Hibbert And Mr Christopher Greasley
Location: Land Off, Station Road, Bottesford
Proposal: Erection of 4no dwellings (amended layout and house types)



Proposal :-

The application site is located within the main built up part of the settlement on the southern side of Station Road and is currently an area of open space with a public footpath running from south west to north east. It is relatively close to Bottesford Railway station and to the east a row of residential properties belonging to Beckingthorpe Drive and St. Mary's Close. The site lies within the designated Conservation Area for Bottesford.

This is a full application for the erection of four dwellings. The application has been supported with comprehensive drawings of the layout and the scale of the proposed units which has been amended to better interact with the road and give the properties more a rural appearance and to better reflect the conservation area. The amendments have also been made to ensure a good visual link the St. Mary the Virgin church is maintained.

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

- **Compliance or otherwise with the Development Plan and the NPPF**
- **Principle of development**
- **Impact upon the character of the area**
- **Impact upon residential amenities**
- **Highway Safety**

The application is required to be presented to the Committee due to the number of representations received.

History:-

01/00568/FUL Proposed erection of one and a half storey dwelling with access from Station Road *Refused*

Planning Policies:-

Melton Local Plan (saved policies):

Policy OS1 – states that planning permission will only be granted for development within the town and village envelopes shown on the proposals map where 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, the design, layout and lighting of the development minimises the risk of crime.

Policy BE1 - allows for development within the town envelope provided that the form, character and appearance of the settlement are 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 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 H6 - states that planning permission for residential development within village envelopes shown on the proposals map will be confined to small groups of dwellings, single plots or the change of use of existing buildings.

The NPPF seeks to ensure that there is a presumption in favour of ‘Sustainable Development’ introducing three dimensions in achieving sustainable development through the planning system: an economic role, a social role and an environmental role.

It 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 the 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.

The NPPF introduces three dimensions to the term Sustainable Development; Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- Proactively support sustainable economic development to deliver homes and businesses that local areas need;
- 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 and supporting thriving rural communities within it;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land);
- 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 relevant to this application 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, and
- Consider the needs of people with disabilities by all modes of transport.

Delivering a Wide choice of High Quality Homes

- There is a requirement to maintain a five year land supply of deliverable sites. Taking into account windfall sites provides compelling evidence that such sites have consistently become available. Where there has been a persistent under supply a further 5% is required;
- Local Authorities are to set out their own approaches to densities to reflect local circumstances;
- Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites;
- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby;
- 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;
- Avoid new isolated homes in the countryside unless there are special circumstances.

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.

Conservation and enhancing the Historic Environment

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance;
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

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.

The site lies within the Bottesford Conservation Area. Section 72(1) imposes a requirement in relation to the consideration and determination of planning applications which affect conservation areas, that special attention should be paid to the desirability that the character or appearance of the conservation area should be preserved or enhanced.

Consultations:

Consultation reply	Assessment of Head of Strategic Planning and Regulatory Services
<p>Bottesford Parish Council The Parish Council stated that we would be losing valuable green treasured space that is in the heart of the village and would also lose the view of the church.</p>	<p>This is discussed in full within the representations section.</p>
<p>Leicestershire County Council Footpaths Public Footpath F67 runs adjacent to the proposed development. The footpath will retain its minimum 1m wide tarmac surface and retain its 0.5m wide verges either side, with open post and wire fencing and on this basis there is no objection as the application should not affect the public use and enjoyment of the Right of Way. Notes drawn to the applicant's attention which are displayed below.</p>	<p>Noted and conditions/notes can be applied.</p>
<p>Highway Authority (Initial Response): <i>Access</i> The application form indicates that no new or altered accesses are proposed. However, the Proposed Site Plan shows the existing access being altered and the LHA considers that alterations would be necessary to meet the requirements set out in the 6Cs Design Guide. The site access shown in the Proposed Site Plan is not in accordance with the requirements set out in Section DG18 of the 6Cs Design Guide. For a private access serving four dwellings, the access width should be 4.25m for a minimum of 5m behind the highway boundary, and should be constructed using a bound hard surface. The use of 'grass-crete' is only acceptable beyond the first 5m behind the highway boundary. Information on the highway boundary should be obtained from hre@leics.gov.uk (please note that there is a charge for this service). Visibility splays have not been drawn in accordance with the requirements set out in Figure DG2 of the 6Cs Design Guide. This should be drawn along the carriageway, using the appropriate distances set out in Table DG4 of the 6Cs Design Guide. No obstructions should be present within the visibility splay, and the LHA notes that on the basis of the submitted Proposed Site Plan, this can be achieved through replanting of the vegetation.</p> <p><i>Highway Safety</i> There have been no Personal Injury Collisions recorded in the vicinity of the site in the most</p>	<p>The applicant has provided revised plans to satisfy these requirements but await formal confirmation of this. These comments and subsequent conditions will be reported at the committee.</p>

<p>recent five year period. Subject to the access being provided to the requirements set out in the 6Cs Design Guide, the LHA considers that the proposals would not give rise to highway safety concerns.</p> <p><i>Internal Layout</i></p> <p>The proposed parking provision is considered to be acceptable in accordance with the requirements of the 6Cs Design Guide. Whilst the parking layout for Plot 3 may give rise to inconvenience for occupants, given the orientation of the plot and the private drive access, the LHA raises no objection to the layout.</p>	
<p>LCC Ecology (Initial Response): Further survey required</p> <p>The Ecological Appraisal submitted with the application (RammSanderson, May 2018) indicates that the majority of the grassland was species-poor semi-improved grassland. No evidence of protected species was recorded on site.</p> <p>However, an eDNA survey of the two ponds to the south of the site found evidence of great crested newts (GCN) in the pond to the immediate south of the application site, approximately 40m from the current red-line boundary. At this stage no detailed GCN surveys have been completed to establish the population size present. This would normally be required prior to the determination on the application. Notwithstanding this, we are in agreement with the conclusions of the report in that, based on the current proposals, the necessary mitigation will be the same regardless of population size. We are in agreement that the mitigation can be completed under a 'low impact class licence' and would have no objection to the application progressing on this basis. However, at this stage I am concerned that we do not have sufficient detail to indicate that the development will meet the criteria stated in section 6.3.1.6 of the ecology report in terms of 'provision of habitat compensation and enhancement'. Section 6.3.1.7 states that the enhancements need to be proportionate to the habitats lost, but I can find no discussion of the proposals. The proposed development appears to only use a small part of the red-line boundary; what are the plans for the remaining area? It appears that there could be a good opportunity for enhancement within this area.</p> <p>LCC ecology are satisfied that the full GCN mitigation plan can be provided as a pre-commencement condition, but would request that further detail of the proposed habitat enhancement is submitted up-front so we are confident that it can be incorporated into the development plans.</p>	<p>Noted and further conditions can be imposed as recommended.</p>

<p>Finally, the application site falls within a ‘Swift Alert Area’. Swifts are a priority species in the Leicestershire and Rutland Biodiversity Action Plan. The proposed development provides opportunities for swift nest boxes to be incorporated into the design of the development, on the east/west gables where there is no window on the first floor. These nest boxes should be required as a condition of planning, as discussed in the attached Swift Advice Note.</p>	
<p>MBC Conservation (Initial Comments) The initial scheme is of inferior quality with regards to the layout, footprint, density and character. The newly submitted scheme includes elevational drawings that include detailing that in no way relates to the character of the village. The plots sizes and layout of the newly proposed dwellings are not in a cohesive linear form that would be required to achieve an appropriate continuation of the surrounding built form and traditional urban grain of the conservation area.</p> <p>Following Amendments The proposal has addressed the concerns by now being reduced in height and further along the site to better accord with the proportions of a traditional low-rise vernacular cottage, Various design changes including to the dormers how make a much better contribution to the character of the overall development. Furthermore, the inclusion of grasscrete paving is welcomed as a positive solution to the issue of soft landscaping.</p> <p>Overall, therefore the proposal is deemed to preserve the conservation area and by building on the edge of the site reflects the character of the area.</p>	<p>Noted. The site is within Bottesford Conservation Area and therefore under s72 of the Listed Buildings and Conservation Areas Act 1990, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.</p> <p>The applicant has responded well to the comments made by the MBC conservation following a detailed site visit as part of the application process.</p> <p>NPPF para 134 advises that here a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal,</p> <p>The scheme is considered to therefore be acceptable and despite the concern that views the church can still be enjoyed from various points in the village including on Station Road. Such harm is considered to be less than substantial and the contribution to housing supply is considered to be a benefit which balances against it.</p>

Representations:

The application was publicised by means of letters sent to those living adjacent to the site boundary, a site notice on the footpath waymarker post to the south of the site and an article in the Melton Times on 15th February 2018. As a result of this exercise, 34 objections and 17 comments in support were received with the main comments below.

Representation	Assessment of Head of Regulatory Services
<p>Bottesford Housing Requirement There is no need for 4 extra houses that are not affordable.</p>	<p>It is noted that Bottesford has had various allocations and current applications. Despite this however, ‘windfall sites’ needs to be considered and within sustainable locations such as Bottesford are given high weight.</p> <p>The need for further housing is well established as a council and central government ambition due to population and household formation increases. The LPA figures on new housing therefore should be considered a minimum and developments such as this will help in this. The houses are two bedroom dwellings which are reflective of the</p>

<p>Road Safety The corner onto which the access road emits is blind and will cause road safety issues.</p> <p>Character of the Area The character of that part of the village will be compromised. The green space open for all to enjoy is threatened by this development and will cause views from Beacon Hill of the Church to be spoiled forever.</p> <p>Capacity of Existing Services More pressure on amenities example doctors, schools etc.</p> <p>Heritage/Conservation Remove views to the church</p> <p>Development is on green space The allocation of this land is identified at protect open space under policy BE12.</p>	<p>local need and despite not being ‘affordable ‘will meet an identified need.</p> <p>Despite small technical detail, the proposal is deemed to be acceptable in terms of highway safety by the LCC Highways.</p> <p>Despite being on a bend, sufficient visibility splays have been provided. The road speeds limits should be low 25-30mph and therefore when leaving due regard will be had to this and therefore safe entrance and egress should be able to be achieved.</p> <p>Part of the area of space would be maintained and therefore the character of the area would not be severely impacted. The dwellings are modest 1.5 storey properties and it is therefore considered that the character of the area is not significantly impacted by the development.</p> <p>No evidence has been provided that the existing services can not accommodate the extra school places and other facilities required by the potential occupiers of the development.</p> <p>MBC Conservation have been involved in the proposal from the very beginning and overall have concluded the scheme to be acceptable in terms of heritage issues.</p> <p>Views to the church can still be obtained from various views and the dwellings of 1.5 storey in height are viewed as sympathetic to this.</p> <p>Whilst policy BE12 (relating to a protected open area (POA)) is a ‘saved’ local plan policy from the 1999 Melton Local Plan, the evidence base being prepared to inform the new Melton Local Plan has reviewed all of those areas currently afforded the POA status under the new ‘Local Green Space’ designation and criteria as defined with the NPPF (paragraph 77). As such Policy BE12 is considered to be incompatible with the NPPF and, under para 215 of the NPPF, the content of the latter should take precedence.</p> <p>Bottesford’s POA’s have been reviewed using the criteria for LGS in the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study’ September 2015. This has established that the application site is not suitable as a ‘Local Green Space’. A large amount of the space has no ‘public use’ being in private ownership. The assessment of this specific site is has been classed as one to ‘reinforce’ i.e. <i>Retain and strengthen the important character and</i></p>
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<p>Support Comments</p> <ul style="list-style-type: none"> • These houses would be viewed from the upstairs of my property, where currently this is lovely green fields. • Planning of each dwelling is individual, • Ample parking and little impact onto Station Road. • Add to the heritage of our village • Sensitive to public interest and as such allows for a sense of openness from the footpath. • Children can access nearby play areas safely and the village by footpath without crossing roads. • Used to be a barn on the land where houses proposed so previous history of a building. • Some nice design touches, e.g. grasscrete driveway. • No impact on neighbouring properties, e.g. property value and enjoyment of garden amenities. • This is not a village amenity it is private land 	<p><i>features, and emphasise their presence. Sites should be maintained and safeguarded through a suitable management approach, with regard to their key characteristics and function. Make more robust in relation to the criteria.</i></p> <p>This does not prevent any development and the proposed development is considered not to damage the character of the open space being to the edge of it and where access is still maintained. The space is in private ownership so ‘public’ enjoyment of the open space is difficult and a large proportion of the land will be left to grass as per the existing site.</p> <p>Noted.</p>
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Other Material Considerations not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Principle of Development</p> <p>The site lies within the village of Bottesford. When taken from the 1999 Local Plan Village Inset Map the site lies within the defined village envelope and Policy OS1 is applicable.</p> <p>Policy H6 advises planning permission for residential development within village envelopes</p>	<p>The Local Planning Authority can demonstrate a 5 year housing land supply and as such the relevant housing policies are applicable; however, the 1999 Melton Local Plan is considered to be out of date and as such, under paragraph 215 of the NPPF can only be given limited weight.</p> <p>The application is required to be considered against the Local Plan and other material</p>

<p>shown on the proposals map will be confined to small groups of dwellings, single plots or the change of use of existing buildings.</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>considerations. The NPPF is a material consideration of some significance because of its commitment to boost housing growth. This means that the application must be considered under the ‘presumption in favour of sustainable development’ as set out in paragraph 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 proposal therefore complies with the NPPF and saved policies of the Local Plan in terms of principle, being located within a sustainable settlement.</p>
<p>The (emerging) Melton Local Plan</p> <p>The new local plan has now completed examination where modifications suggested by the Inspector are now the subject of consultation.</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>Policy SS1 states when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</p> <p>Policy SS2 sets out the development strategy for the Borough and takes a sustainable approach to the location of new development, noting Service Centres will accommodate a significant proportion of new housing on allocated sites and unallocated sites.</p> <p>Policy SS3 relates to sustainable development on unallocated sites and sets out circumstances where residential development may be supported where a robust case is made with particular emphasis on the need to support residential proposals with a proven local need.</p>	<p>The relatively minimal amount of work required to complete the local plan modifications that do not impact upon the main policies of the plan means the plan can be afforded significant weight.</p> <p>Of particular relevance in assessing the principle of development are policies SS1 to SS3.</p> <p>Under this sustainable approach Bottesford is identified as a Service Centre, a settlement which acts as a local focus for services and facilities in the rural area and one capable of serving the day to day needs of the residents living in the village and those living in nearby settlements.</p> <p>Under this policy the proposal can be supported as Bottesford is identified as a sustainable settlement where the principle of residential development can be supported.</p> <p>The site is within the village boundary and is well related to the village centre. Bottesford is considered to be a sustainable settlement and one which is capable of supporting growth. Due to the location of the development and its position within the built up area the site is considered to be sustainable and complies with Policy SS1.</p> <p>The proposal is however a windfall site and has not been allocated for development. Under policies SS2 and SS3 the principle of residential development can be supported on allocated sites or on unallocated sites where there is a proven local need. As such, the proposal does not fully comply with the specifics of these policies as no proven local need has been submitted. However, it is fully compliant with Policy SS1, occupying a sustainable location, and aligns with the overall spatial strategy of the emerging Local Plan.</p> <p>Therefore, on balance, the proposal is considered</p>

<p>Policy C2 Housing Mix seeks to manage the delivery of a mix of housing having regard to market conditions, housing needs and economic viability. A Housing Needs Study was conducted for the Borough by JG Consulting in August 2016 which concluded it is expected that the focus of new market housing provision will be on two and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2 and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.</p> <p>New residential developments in the area should contribute towards the creation of a mixed community and have regard to local market housing needs.</p> <p>Policy EN13 Heritage Assets outlines the need for a judgement on the harm or loss of the significance of heritage assets.</p> <p>Policy D1 Raising the Standard of Design seeks all developments are of a high quality.</p>	<p>to comply with the spatial strategy of the emerging Local Plan in providing housing in a sustainable location, in compliance with Policy SS1 and SS2. There are other material considerations in support of the proposal which add weight to supporting the principle of housing at this location.</p> <p>The indicative layout submitted presents two bed properties which reflects the Housing Needs Study for the Borough.</p> <p>The provision of 2 bedroom properties is considered to present a suitable mix of housing types. Whilst the four bedroomed property proposed is not an ideal fit with regards to local housing need the overall the size of the properties would meet the locally identified housing needs of the Borough.</p> <p>The site lies within the Conservation Area. However, the indicative layout plan demonstrates a satisfactory layout could be achieved and details of design, scale and materials can be secured at the reserved matters stage.</p> <p>The proposal is therefore considered to be acceptable in principle and accords with the sustainable development strategies in the emerging Local Plan.</p> <p>Through a full consultation exercise with conservation officers and with other planning officers input, the proposal has been deemed to be of a high design as stipulated in this policy and within the chapter 7 in NPPF.</p> <p>The proposal is for four houses that occupy the edge of the open space that interact with the street as with many in the local area. The design of the houses specifically has been amended to truly do the local area justice in terms of scale and proportions. With a further condition on material submissions and landscaping, it is hoped the finished development will truly be an exemplary standard of design.</p>
<p>Bottesford Parish Neighbourhood Plan</p>	<p>Bottesford Parish Council is a qualifying body with an intention to develop a Neighbourhood Plan.</p> <p>However, no Neighbourhood Plan has been published and as such cannot be a consideration in this instance.</p>

Conclusion

Overall, the proposed development of four dwellings provides housing within a sustainable village which complies with the spatial strategy to development set out in the emerging Local Plan and which meets the sustainable aims of the NPPF. The proposal could be accommodated within the site without having a unduly

detrimental impact on the character of the area, Conservation Area or neighbouring properties subject to a specification of appropriate materials. The proposal would be served by a satisfactory access and the site is capable of providing adequate parking and turning within the site. As such, the proposal is considered to be comply with the Local Plan policies referred to above and principles of the NPPF.

In conclusion it is considered that, on the balance of the issues, there are benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply in particular. The balancing issues – development of a green site and impact upon character are considered to be of limited harm.

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: APPROVE subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. Notwithstanding the details shown on the approved plans and documents, details and samples of the materials to be used in the construction of the external surfaces shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any works above damp proof course level of the building(s) hereby permitted is carried out.
3. Relevant Highway Conditions – detailed content to be reported to the Committee
4. 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.
5. 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.
6. The Ecological Appraisal submitted with the application (RammSanderson, May 2018) indicates that the majority of the grassland was species-poor semi-improved grassland. No evidence of protected species was recorded on site.
7. No development shall start on site until a scheme for the proposed habitat enhancement scheme has been submitted to and approved in writing by the Local Planning Authority.
8. Notwithstanding the details shown on the approved plans and documents, details of swift nest boxes to be incorporated into the design of the development, on the east/west gables where there is no window on the first floor shall be submitted to, and approved in writing by, the Local Planning Authority.
9. The development must be implemented in strict accordance with the RammSanderson ecology survey May 2018.
10. The development hereby permitted shall be carried out in accordance with drawings numbered 331(08) 00B; 331(08)S01 and 331(08) 00A received by the Local Planning Authority on 12th April 2018 and

Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure a satisfactory standard of external appearance.

3. Relevant highway conditions reasons
4. To ensure that satisfactory provision is made at the appropriate time for the disposal of foul and surface water.
5. To ensure satisfactory landscaping is provided within a reasonable period.
6. In the interests of protecting ecological interests that may be on site.
7. In the interests of protecting ecological interests that may be on site.
8. In the interests of protecting ecological interests that may be on site.
9. For the avoidance of doubt.

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

Date: **1st June 2018**