

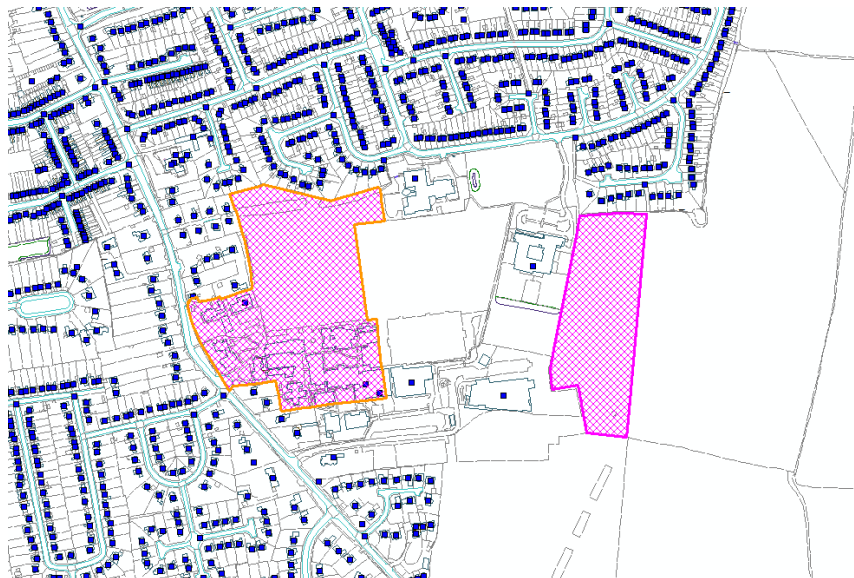
Reference: 18/00200/REM

Date submitted: 2nd May 2018

Applicant: Jelson Ltd – Rob Thorley

Location: King Edward VII Upper School, Burton Road, Melton Mowbray

Proposal: Proposed construction of 120no. Residential dwellings plus associated highway infrastructure and car parking provision. Reserved Matters to include Access, Appearance, Layout and Scale - Landscaping subject to subsequent separate application. (Outline application - 13/00877/OUT)



Proposal:-

The application site is located on Burton Road, approximately 1.5km to the south-east of Melton Mowbray town centre. The site comprises land associated with the former King Edward VII School which has been unoccupied since the school closed in 2011. Adjacent to the site are former school buildings which are currently boarded up for security reasons and subject to separate applications for conversion to residential. There are residential properties to the north, south and west of the site.

The application comprises the reserved matters from the outline approval 13/00877/OUT which approved the demolition of the majority of buildings, the construction of up to 120 dwellings together with open space and infrastructure. All matters other than access were reserved at that stage.

Revised plans have been received amending the layout and house types and to

address issues raised through the consultation process. The site is subject to a group Tree Preservation Order from 1984.

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

- **Compliance or otherwise with the Development Plan,**
- **Principle of development**
- **Impact upon the character of the area**
- **Impact upon residential amenities**
- **Highway Safety**
- **Ecology**
- **Impact on Protected Trees**

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

History:-

13/00877/OUT Approved the demolition of the majority of the existing buildings on the site, the construction of up to 120 residential dwellings together with associated open space and infrastructure, subject to a s.106.

16/00632/DIS Approved the discharge of condition 3 (provision of new playing field) of application 13/00877/OUT.

17/00985/VAC Approved a variation of conditions 6 (materials), 7 (landscaping), 9 (drainage SUDs), 10 (foul and surface water drainage), 11 (bat mitigation), 12 (ecology) and 13 (noise attenuation scheme) of Planning Permission 13/00877/OUT.

18/00201/FUL is pending and relates to a proposed change of use of former school building into 13no. Self-contained residential apartments.

18/00202/FUL is pending and relates to a proposed change of use of former School building into 4no. Self-contained residential apartments.

18/01110/TPO approved works to trees within the site.

Planning Policies:-

The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area. Under s.38 (6) planning decisions must follow the policies of the Plan unless material considerations indicate otherwise.

Policy SS1 sets out a presumption in favour of sustainable development.

Policy SS2 sets out the Borough wide development strategy and states that Melton Mowbray Main Urban Area is the priority location for growth and will accommodate approximately 65% of the Borough's housing need. The role and sustainability of

Melton Mowbray will be significantly enhanced through the delivery of at least 3,980 homes by 2036 on allocated and other sustainable sites in accordance with Policy SS1 above.

Policy C1 (A) Housing Allocations refers to the site as MEL2 Site of King Edward VII School and allocates 120 houses.

Policy C2 seeks to manage the delivery of a mix of house types, tenures and sizes to balance the current housing offer. Residential proposals for developments for 10 or more dwellings should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households in the Borough

Policy C3 National Space Standard and Smaller Dwellings.

Policy C4 Affordable Housing Provision sets out a requirement in Melton of contributions of between 5 and 10% of the overall housing provision.

Policy EN1 Landscape seeks to ensure new development is sensitive to its landscape setting and where possible enhances the distinctive qualities of the landscape through respecting aspects such as the distinctive topography, important trees, hedges and other vegetation features.

Policy EN2 seeks to achieve net gains for nature and proactively seek habitat creation as part of new development proposals and to protect and enhance biodiversity.

Policy EN8 states all new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered.

Policy EN11 seeks to ensure development proposals do not increase flood risk and will seek to reduce flood risk to others.

Policy IN2 Transport, Accessibility and Parking provides support for schemes providing an efficient and safe transport network which offers a range of transport choices for the movement of people and goods, reduces the need to travel by car and encourages use of alternatives, such as walking, cycling, and public transport.

Policy IN3 Infrastructure Contributions and Community Infrastructure Levy.

Policy D1 seeks to raise the standard of design through siting and design being sympathetic to the character of the area, to protect the amenity of neighbours, utilise the existing trees and hedges together with new landscaping and make adequate car parking provision.

National Planning Policy Framework (July 2018)

The Local Plan has been examined and it has been concluded it is compatible with the NPPF 2012 version. There are not considered to be any changes in the 2018 version that renders the policies applicable to this application 'out of date'.

Consultations:

Consultation reply	Assessment of Head of Strategic Planning and Regulatory Services
<p>LCC Highway Authority</p> <p>The applicant has submitted BRP drawing number J85 P11 in response to the previous highways comments. The LHA now consider the internal layout is designed to an adoptable standard.</p> <p>The LHA have identified two speed tables on bends fronting Plots 99/100 and 48/49, which would not be required due to the design of the bend, however it is satisfied these can be removed as part of the S38 process.</p> <p>It is noted that the applicant is proposing a pedestrian link to the north of the site (fronting Plots 93-94) to the Grange Drive Area which was a planning condition required by the Local Planning Authority. It appears the land and footway to the north of the application site and connecting to Grange Road is not under the Applicants control, is not a public right of way and is not adopted by the LHA. Therefore while the footway would be welcomed connecting through to Grange Drive, it would not be possible for the LHA to consider it for adoption.</p> <p>Conditions No occupation until pedestrian visibility splays, parking and turning facilities, access drives surfaced, have been implemented and site drainage details have been provided</p>	<p>Noted The Local Highway Authority advice is that, in its view, the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with the National Planning Policy Framework 2019 (NPPF), subject to the Conditions as outlined in the submitted report, there is therefore not considered to be any objection to this proposal on highway grounds.</p>
<p>Environment Agency</p> <p>The site is located within flood zone 1; have no comment to make on the</p>	<p>Noted.</p>

<p>application.</p>	<p>The proposal complies with Policy EN11 of the Local Plan and will not lead to a greater degree of flood risk on the site or on adjacent sites.</p>
<p>Building Control</p> <p>The layout appears satisfactory from both Fire and Refuge perspective.</p>	<p>Noted.</p>
<p>Sport England</p> <p>Initially raised an objection to the proposal at the outline application stage; however, our concerns regarding the loss of the playing field area were resolved and the replacement area has been provided in advance of that required by condition on the outline consent.</p> <p>Our concern regarding the construction of houses adjacent to the existing sports facilities (particularly the artificial grass pitch) however remains. It is noted that condition 13 is intended to deal with this issue. We did not support the use of a condition at the outline application stage. It remains our view that, notwithstanding the requirements of condition 13 that an assessment of the noise impacts should be undertaken before the approval of the housing layout to ensure that any noise attenuation requirements can be planned and accommodated. Our concern remains that residential properties constructed so close to the AGP will result in issues for residential amenity and complaints regarding noise nuisance leading to restrictions on the use of the facility resulting in the closure of the sports facility as it would not be sustainable with restricted use.</p>	<p>The issue of potential noise from the sports facilities was considered at the outline application where it was the subject of a condition. Condition 13 of 13/00877/OUT stated:</p> <p>“No development shall start on site until a noise attenuation scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall provide full details of the measures which are proposed to mitigate the impact of noise from existing sports and recreation facilities upon the residents of the dwellings which are the subject of this planning permission. The development shall be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority”.</p> <p>Notwithstanding the concerns of Sport England this approach to address the residential amenity of future occupants living in close proximity to the sports facilities was considered acceptable at the outline stage.</p> <p>It is considered that in practice it is unlikely to be an issue as it will be in the developer’s interest to ensure that properties adjacent to the sports facilities are appropriately protected from noise coming from that area. The protection measures may take various forms including an acoustic fence, triple glazing within the</p>

	<p>properties or some combination of these. The exact form can be agreed through details submitted to discharge the condition.</p> <p>It is therefore considered there are adequate safeguards to ensure a satisfactory level of amenity will be provided for occupants of the dwellings in close proximity to the sports facilities.</p> <p>It is considered the condition on the outline application can adequately address the issue of amenity for future occupants in relation to the adjacent sport facilities to ensure compliance with Policy D1 of the Local Plan.</p>
<p>Crime Officer</p> <p>All access points leading into the site are via Burton Road which offers the potential for improved site security for residents and visitors to the different phases if consideration to CCTV coverage is made. The benefit of potentially two Lamppost mounted ANPR (Automatic number plate recognition) cameras could allow all the new development to be monitored in real time or after event review. Power to these types of camera can be supplied via Lampposts as well as providing a camera mounting position.</p> <p>Street lighting columns to be to BS 5489 are recommended. Appropriate fencing should be used to enclose the perimeter and is recommended to be 1.8m in height. This can be via planting or manufactured fencing. Key access points leading into the development should be considered for CCTV coverage supported by lighting to allow identification during day and night. This would allow vehicle and facial recognition in key areas. Appropriate signage should</p>	<p>The specification of the street lighting will be agreed with the County Council as part of the s38 highways adoption process.</p> <p>Details of fencing will be provided under condition 7 of the outline planning permission.</p> <p>Details of lighting for the parking court to serve Plots 17, 18, 19, 20, 22, 23 and 24 can be secured by a condition on the reserved matters application.</p> <p>Overall, it is considered the layout would minimise the potential for crime and anti-social behaviour and the proposal complies with Policy D1 of the Local Plan.</p>

<p>be in place to be compliant with the Data Protection Act. Natural surveillance should be possible via ground level foliage being trimmed to 1m high and trees to have no foliage lower than 2m from the ground to allow a clear field of vision. Vehicular parking is recommended to be in curtilage as part of the dwellings where possible. Communal parking should be supported by natural observation, lighting and be set in clearly defined areas to deter unauthorised access. Consideration of Secured by Design principles is recommended and information in respect to the different standards is available on request and would be beneficial to this development. Opportunities to explore the potential for S106/CIL funding should be undertaken with relevant parties if appropriate.</p>	
<p>LCC Archaeology</p> <p>The site was evaluated (desk-based assessment, geophysical survey and trial trenching) in 2013, which demonstrated that the proposed development area has a low archaeological interest. Have no comments to offer in relation to the current proposal.</p>	<p>Noted.</p> <p>It is considered that there are no archaeological constraints to development of the site.</p>
<p>Trent Valley Internal Drainage Board</p> <p>The site is outside of the Trent Valley Internal Drainage Board district and catchment. No comments to make.</p>	<p>Noted.</p> <p>Details of drainage are required by conditions on the outline approval which will adequately address drainage for the site.</p>
<p>LCC Footpaths</p> <p>Note the layout includes maintaining the existing pedestrian link from the north-eastern corner of the site on to Meadow Way and this is to be very much welcomed on the grounds that it will have a significant impact on the</p>	<p>Noted.</p> <p>A condition can be imposed to secure the provision and retention of the footpath to Meadow Way.</p>

<p>sustainability of the site. Would expect the pedestrian link to be secured as part of the public highway network either by inclusion in any S38 Adoption Agreement for the other highways or as a separate Public Path Dedication Agreement. Recommend a condition.</p>	
<p>LLFA</p> <p>The development quantum appears broadly in line with that proposed within the supporting flood risk document for the 2013 planning document. It should be noted that within the 2013 drainage strategy underground attenuation was proposed, the LLFA would welcome the use of above ground sustainable drainage (SuDS) and permeable paving for beneficial water treatment measures. The proposed reserved matters are considered acceptable.</p>	<p>Noted.</p> <p>Details of drainage are required by conditions on the outline approval which will adequately address drainage for the site.</p>
<p>LCC Ecology</p> <p>The proposed layout proposes gardens immediately adjacent to the existing woodland at the north of the site. The plan clearly shows that these gardens fall under the canopy of the trees. Given the gardens are relatively small it seems inevitable that the woodland will be subject to management pressure, to remove overhanging branches etc. We therefore maintain our recommendations sent in response to the outline application:</p> <p><i>We are pleased to see that this woodland area is to be retained, but would request that a buffer of around 10 metres is left between the plot boundaries and the woodland. This will allow the woodland to be retained and managed in the long-term and would help to prevent partial management of overhanging branches etc. and the dumping of</i></p>	<p>Details of how the woodland will be managed from an ecological perspective are required to be submitted under condition 12 of the outline permission which requires the submission of an ecological management plan.</p> <p>Whilst the request for an ecological buffer is noted it is considered that this would potentially leave the extended woodland area open to anti-social behaviour which is a specific concern of local residents. Having private gardens backing onto the woodland would ensure that access to the woodland is restricted and that, in combination with the use of a management company, the long term maintenance of the woodland could be safeguarded. Some localised trimming back of the woodland to accommodate this would not undermine its ecological or</p>

<p>waste. This will impact the northern-most plots. The management plan for the site should include a section on the management of this woodland for ecology.</p> <p>We also note that part of the woodland is now proposed to be removed for the pumping station to be sited. Can find no information on this area, including information on what is to be lost and what it will be replaced with (landscaping in the area of the pumping station).</p> <p>An updated bat survey and mitigation plan has been submitted with the application (FPCR, August 2017). This identifies 2 bat roosts on site, one in building B4a and one in B5b. From looking at the plans it is my understanding that both of these buildings fall outside of the red-line boundary and are not the subject of this application. No objections to this development on the grounds of roosting bats. However, the recommendations in the bat report for the buildings impacted by this development (B4a, B4c, B5a, B5c, B6, B7, B8, B9 and B10) should be followed.</p>	<p>visual function unduly.</p> <p>On balance, it is considered other than appropriate management of the trees the proposed dwellings and trees could have a satisfactory relationship and the development would not lead to overbearing pressure to remove large numbers of trees.</p> <p>Details of any replacement planting to compensate for the loss of trees in the area around the pumping station would be considered through the reserved matters application for landscaping which has yet to be submitted.</p> <p>A bat mitigation strategy for the site has been submitted and the recommendations of the report can be subject to a condition.</p> <p>Overall, it is considered the ecological interests of the site and immediate surroundings will be adequately safeguarded by the proposed layout together with conditions relating to construction methods in close proximity to trees, landscaping and bat mitigation measures.</p>
<p>LCC Forestry</p> <p>The Arboricultural Assessment submitted in support of the application is on the whole a fair and reasonable representation of trees on and adjacent to the site. Strongly advise that guidance and comments found in the assessment be adhered to and followed.</p> <p>As part of the proposed development there is a need to remove a number of trees from the site. A majority of the higher quality specimens are being retained, these will add maturity and structure to the site. On</p>	<p>The proposals seek to retain the majority of the most mature and visually attractive trees, including the mature specimens around the site entrance and around the retained locally listed school buildings. This is considered to achieve an acceptable balance between retention of the best trees on the site and the efficient redevelopment of this brownfield land which has the benefit of outline approval.</p> <p>The plans have been amended to locate the play areas outside of the</p>

<p>the whole it would appear the available space has been utilised for the construction area, lower or moderate quality trees are marked for removal in favour of higher quality trees. There are some moderate quality trees where their removal is unfortunate but necessary in order to retain a majority of the tree stock and facilitate the development</p> <p>There is potential for occasional incursion and construction to be carried out with the root protection areas of selected trees. Advice and guidance on the use of no dig technology is set out in the Arboricultural Assessment (4.14), this should be followed and adequate measures sought to ensure the correct method of construction is carried out.</p> <p>Consideration of foundation type, depth and method of installation should be given, where construction is near to existing or proposed trees. This is to mitigate for potential vegetation related subsidence.</p> <p>In the event that the development is to proceed, and that trees are to be retained; I would strongly advise that adequate protective fencing is installed around retained trees before any site works or further ground preparation commences. Failure to afford the trees adequate protection can result in irrevocable damage being caused to trunk, branch, nutrient rich soils and the tree's delicate root system.</p>	<p>tree canopies and to include low level fencing to deter residents from walking under the canopies of the retained trees.</p> <p>Full details of replacement trees will be considered as part of further reserved matters applications for landscaping and conditions are attached to the outline permission relating to submission and installation of tree protection measures for retained trees. A condition can be imposed regarding construction and trees.</p> <p>It is considered the long term health of the trees will be safeguarded through the proposed layout and a condition can be imposed relating to construction adjacent to trees. A condition relating to tree protection has already been imposed on the outline permission.</p>
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Representations:

A site notice was posted and neighbouring properties consulted. As a result **5 letters of objection have been received and one letter signed by 9 members of the public**, objecting on the following grounds:

Representations	Assessment of Head of Strategic Planning and Regulatory Services
<p>Visual Amenity</p> <p>The removal of the woodland will make the view from neighbouring properties aesthetically less pleasing.</p>	<p>It is proposed that the woodland between the new houses and existing houses in Field Close will be retained as part of the proposals and managed by a management company.</p> <p>It is therefore not considered that the proposal would have an undue adverse impact on the visual amenities of this part of the site and would adequately maintain the views from properties on Field Close.</p>
<p>Residential Amenity</p> <p>Concerned about the impact of the proposed development on the bungalows on Field Close through visual intrusion and loss of privacy and the creation of a dominant and oppressive environment.</p> <p>The removal of trees would be visually intrusive with potential for noise and reduce or remove screening and privacy to neighbouring dwellings.</p> <p>Additional odour from the pumping station.</p>	<p>The woodland between the development and the bungalows in Field Close would be retained and would provide a substantial visual barrier. Furthermore, there would be additional separation provided by the back gardens of the proposed dwellings. A number of dwellings on this row of properties running parallel to Field Close would be bungalows which have been introduced by the applicant in an attempt to address the comments received from neighbouring properties.</p> <p>The pumping station is a modern facility and extremely common on new housing estates. It is not expected to generate odour concerns.</p> <p>It is considered that the proposal would not have a detrimental impact on the residential amenities of occupiers of Field Close.</p>

<p>Loss of Trees</p> <p>The objection is to the tree-felling that is proposed in the north-west corner of the site, to accommodate the sewerage pumping station. The Arboricultural Assessment and site layout plan are somewhat disingenuous as they suggest that only four trees will be removed due to the works. In fact, this is a dense, established, copse of trees and upwards of a dozen mature trees and many more saplings are likely to be destroyed. These include specimens of Oak, Horse Chestnut, Maple and Corsican pine. Some of the trees to be removed are stated not to be mature; however, these are more than the moderate classification given. The removal of the tree cover is not unavoidable as stated and the amount of trees being destroyed is caused by the location of the pumping station to the north-west of the sewer line; if the pumping station was to be sited to the south/east of the sewer, very few trees would need to be destroyed. There will be no screening to the west.</p> <p>A neighbours hedgerow is part of the site boundary adjacent to the area of woodland clearance for the pumping station.</p> <p>The woodland provides security and privacy to neighbouring gardens.</p>	<p>The location of the pumping station is driven by the position of the existing sewer which already runs through the woodland area and over which mature trees should ideally not be present. From a visual perspective the siting of the pumping station also has the benefit of being largely screened by the existing mature trees.</p> <p>Any trees lost as a consequence of the construction of the pumping station will, as with others across the site, be compensated or through the new landscaping proposals. Although more mature trees would be lost the replacement trees will in the long term ensure high quality tree coverage within the site.</p> <p>On balance, it is considered the loss of trees and the siting of the pumping station would be adequately mitigated by the benefit visually of locating the facility on this part of the site and through additional tree planting. It is inevitable that some trees would be lost in developing this site for housing; it is considered the level of tree loss is relatively limited and justified through the balanced approach taken in the proposals.</p>
<p>Ecology</p> <p>The mature trees to be removed have been there for many years and together with the land where they are situated today are the home of much natural wildlife such as birds, foxes, squirrels and badgers.</p>	<p>As discussed above the proposals allow for the retention and effective management of the woodland and the retention of the majority of the mature and significant trees on the site.</p> <p>The proposal would not have any</p>

	<p>adverse impact on protected species.</p>
<p>Drainage</p> <p>There is no mention on the plans of the watercourse/drainage channel/lagoon running through the woodland area which has not been maintained for some time; residents have recently experienced excessive water retention in gardens and flooding in places when it rains. The neighbouring dwellings and gardens are on a lower level than the playing fields and the development could lead to more damp/flooding issues.</p>	<p>The site has been the subject of flood risk assessment and detailed drainage designs will need to be submitted for approval as part of the discharge of conditions.</p> <p>At present the site is a field with un-attenuated water flows across it and the development would provide the opportunity to actively manage and reduce overland water flows and improve the situation in relation to the ditch referred to. Water will be intercepted by the on road drainage system before it reaches the site boundary.</p> <p>Details of drainage are required by conditions on the outline approval which will adequately address drainage for the site.</p>
<p>Other Matters</p> <p>The site plan doesn't show existing properties on Meadow Way.</p> <p>The rear boundary of the proposed plots 77-95 does not meet the rear boundaries of the existing properties on Meadow Way (labelled existing woodland). Will the access to the existing woodland area be restricted? Who will be responsible for maintenance? Anti-social behaviour in the wooded area over the years and concerned greater access could be afforded to this land resulting in greater stress and anxiety.</p>	<p>The proposed layout does not illustrate the neighbouring properties. However, an on-site assessment has taken place and other mapping is available in order to fully assess the proposal and the potential impact on neighbouring properties.</p> <p>The layout has been designed to restrict access to the woodland by incorporating private gardens backing onto it and securely fencing any other access points to it. This would ensure that the area cannot be accessed by the general public and would minimise the potential for any anti-social behaviour.</p> <p>The applicant has indicated that the woodland will be managed by the same management company who</p>

<p>Insufficient number of bungalows proposed.</p> <p>There is no existing pedestrian link to Meadow Way.</p>	<p>will manage all of the public open space across the site. This will form part of the ecological management plan required by condition 12 of the outline planning permission.</p> <p>The number of bungalows has been increased from zero at the time of the initial consultation to eight now proposed following discussions with Officers.</p> <p>There is an existing pedestrian link to Meadow Way which has been closed since the school closed in 2011. This link would be re-opened as part of these proposals.</p>
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Other Material Considerations not raised through representations:

Consideration	Assessment of Head of Regulatory Services
Principle of Development	The principle of development has been established in outline under 13/00877/OUT which approved the construction of up to 120 dwellings together with associated open space and infrastructure. This was subject to a s.106 agreement and conditions.
Housing Mix	Discussions are ongoing to ensure that the appropriate mix is submitted for approval, these details will be confirmed and presented to the committee on the evening of committee.
Visual Amenity	The proposed layout maximises the natural attributes of the site including the mature trees to achieve an attractive development. Revisions have been received following the original submission to address the design issues identified and overall the proposed scheme is acceptable visually. The proposal will also include additional landscaping through the submission of a further reserved matters application.

	<p>It is considered the proposal would achieve a high standard of design and layout, in compliance with Policy D1.</p>
<p>Residential Amenity</p>	<p>The layout has been assessed to ensure the residential amenity of future occupants of the development and existing neighbours would be secured. The scheme would minimise the impact on existing neighbouring properties through careful siting and design and would provide a satisfactory level of amenity for future occupiers.</p> <p>The revised plans, proposing a number of bungalows on the part of the site adjacent to Field Close, would reduce the impact on occupiers of those neighbouring dwellings and ensure a satisfactory relationship.</p> <p>Condition 13 on the outline approval will address noise issues for plots adjacent to the sports facilities.</p> <p>Overall, it is considered the proposal would provide a satisfactory level of amenity for existing and future occupants.</p>

Conclusion

The proposed development is considered acceptable and within the parameters established at the outline stage. The proposal would secure a high standard of design and ensure satisfactory amenity for future and existing occupiers. Issues including the impact on trees, drainage, archaeology and ecology have been satisfactorily addressed. Conditions on the outline application and additional conditions recommended on this application, together with the outstanding landscaping reserved matter, will ensure the development is delivered and achieve the standards required. The outstanding issues of highways and affordable housing numbers, mix and tenure are the subject of on-going discussions and will be reported to Committee. As such, the proposal is considered to be comply with the Local Plan policies referred to above and principles of the NPPF, subject to the highways and affordable housing issues being resolved.

Recommendation: Permit subject to the following conditions:

1. No development above ground shall commence on site until all existing trees and hedges that are to be retained have been securely fenced off by the erection of post and rail fencing to coincide with the canopy of the tree(s), or other fencing as may be agreed with the Local Planning Authority, to comply with BS5837. In addition all hedgerows that are to be retained shall be protected similarly by fencing erected at least 1m from the hedgerow. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. Any tree roots with a diameter of 5 cms or more shall be left unsevered.
2. No development above ground shall commence until construction methods of development, to include foundation type, depth and method of installation, to safeguard the long health of all trees to be retained, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.
3. No development above ground shall commence until details of illumination for the car parking area serving Plots 17-20 and 22-24, have been submitted to and approved in writing by the Local Planning Authority. These approved details shall be implemented prior to the first use of the area for the parking of residents vehicles and shall thereafter be so maintained.
4. The window serving bathrooms and en-suites in the side elevations of the dwellings hereby approved shall be glazed with densely obscured glass. This arrangement shall thereafter be retained at all times.
5. Notwithstanding the details shown on Drawing No.P03 (23/07/2017) the pedestrian link on to Meadow Way will be Dedicated as a Public Footpath.
6. The development shall be carried out in accordance with the mitigation measures contained in the Bat Survey (B4a, B4c, B5a, B5c, B6, B7, B8, B9 and B10).
7. The development shall be carried out in accordance with the following plans:

J85 P01B
J85 P03U
J85 P11A
J85 P12A
J85 P13A
J85 P14A
J85 P15A
J85 P16A
J85 P17A
J85 P19B
J85 P20A
J85 P21A
J85 P23A

J85 P24A
J85 P25A
J85 P26A
J85 P27A
J85 P30A
J85 P31A
J85 P32A
J85 P33A
J85 P34A
J85 P37A
J85 P38A
J85 P39A
J85 P40
J85 P41A
J85 P43
J85 P44
J85 P45
J85 P46
J85 P47A
J85 P48A
J85 P49
J85 P50A

8. The development hereby permitted shall not be occupied until such time as the pedestrian visibility splays, parking and turning facilities have been implemented in accordance with BRP drawing number J85P11. Thereafter the pedestrian visibility splays and onsite parking provision shall be so maintained in perpetuity, with nothing within the pedestrian visibility splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.
9. The development hereby permitted shall not be occupied until such time as the access drives (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.
10. 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.

Reasons:

1. In order to ensure the long term health of the trees to be retained.
2. In order to ensure the long term health of the trees to be retained.
3. In the interests of residential amenity and to minimise the risk of crime or anti-social behaviour taking place.

4. In the interests of residential amenity.
5. To promote travel by sustainable modes in accordance with Paragraphs 30 and 32 of the National Planning Policy Framework 2012.
6. In order to safeguarded the protected species within the site.
7. For the avoidance of doubt.
8. In the interests of pedestrian safety, 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. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with National Planning Policy Framework (2019.)
10. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2019).

Officer to contact: **Mr Joe Mitson**

15.04.2019