DELEGATED AGENDA NO

PLANNING COMMITTEE

UPDATE REPORT 1 JULY 2015

REPORT OF CORPORATE DIRECTOR, DEVELOPMENT AND NEIGHBOURHOOD SERVICES

14/3012/REM

Land North Of Low Lane, High Leven, Yarm Reserved matters application for the construction of 70 dwellings and associated infrastructure, appearance, landscaping, layout and scale

Expiry Date 16 February 2015

SUMMARY

Since the original report to members of the Planning committee discussions have been held between officers and the applicant regarding the wording of several planning conditions. Also some additional information has been provided which now satisfies the requirements of some of the previously recommended planning conditions. Any such changes to the previously recommended conditions are therefore set out below.

It is not considered that these aspects alter the material planning considerations, and they remain as set out within the original report to members of planning committee.

RECOMMENDATION

That planning application 14/3012/REM be approved subject to the following conditions and informative(s);

Approved Plans;

The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
SBC0001	10 November 2014
SBC0003	10 November 2014
SBC0004	10 November 2014
SBC0005	10 November 2014
SBC0006	10 November 2014
SBC0007	10 November 2014
SBC0008	10 November 2014
SBC0010	10 November 2014
SBC0011	10 November 2014
SBC0012	10 November 2014
SBC0014	10 November 2014
DAN 001	14 November 2014
SBC0009 A	30 April 2015
SBC0017	30 April 2015
SBC0018	30 April 2015

SBC0019 30 April 2015 DAN001A 14 November 2015 D123 L-002 REV H 19 June 2015

IB SL 01 REV I 19 June 2015

Reason: To define the consent.

Hard Landscaping;

The hereby approved residential development shall be carried out in full accordance with the submitted hard surfacing materials as shown on drawing IB_BT_01REV D and shall be implemented before the relevant part of the development hereby approved is occupied.

Reason: In the interests of visual amenity.

Materials;

77 The hereby approved residential development shall be carried out in full accordance with the submitted materials schedule (26 June 2015).

Reason: To enable the Local Planning Authority to control details of the proposed development.

Means of Enclosure;

The development hereby approved shall be carried out full in accordance with drawing IB_BT_01REV D and drawings SBC0020, SBC0021 and SBC0022 and shall be erected before the relevant part of the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

Foul and Surface Water drainage;

11 Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Any surface water discharges from this site should be flow regulated to ensure that flooding problems elsewhere in the catchment are not exacerbated and shall be restricted to a run off rate of 3.1l/s/Ha with sufficient storage to accommodate a 1 in 30 year storm and ensure that storm water resulting from a 1 in 100 year event surcharging the drainage system can be stored on site without risk to people or property and without overflowing into drains or watercourse. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

10% Renewable energy requirement

The hereby approved residential development shall be constructed in accordance with the submitted 10% renewable energy report namely, FES group, 'Energy and Carbon Analysis report, Ingleby Barwick' (Issue no.4, June 2015)

Reason: To limit the energy requirements of the development in accordance with the NPPF and government guidance on climate change.