

Planning Committee

A meeting of Planning Committee was held on Wednesday, 12th August, 2015.

Present: Site Visit - 11th August 2015:-

Cllr Norma Stephenson O.B.E (Chair); Cllr Helen Atkinson, Cllr Carol Clark (Vice Cllr Mick Stoker), Cllr Michael Clark, Cllr Nigel Cooke (Vice Cllr Paul Kirton), Cllr Gillian Corr, Cllr Philip Dennis, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Stephen Parry and Cllr Mrs Sylvia Walmsley.

Meeting - 12th August 2015:-

Cllr Norma Stephenson O.B.E (Chair); Cllr Helen Atkinson, Cllr Carol Clark (Vice Cllr Mick Stoker), Cllr Michael Clark, Cllr Nigel Cooke (Vice Cllr Paul Kirton), Cllr Gillian Corr, Cllr Philip Dennis, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Stephen Parry, Cllr David Rose, Cllr Mrs Sylvia Walmsley, Cllr David Wilburn and Cllr Norma Wilburn.

Officers: Site Visit - 11th August 2015:-

B Jackson, G Archer, P Shovlin, M Parker (DNS), J Butcher (LD).

Meeting - 12th August 2015:-

B Jackson, G Archer, P Shovlin, M Parker (DNS); J Butcher, P K Bell (LD).

Also in attendance: Meeting - 12th August 2015:-

Applicants, Agents and Members of the Public.

Apologies: Site Visit - 11th August 2015:-

Cllr Paul Kirton, Cllr David Rose, Cllr Mick Stoker, Cllr David Wilburn and Cllr Norma Wilburn.

Meeting - 12th August 2015:-

Cllr Paul Kirton and Cllr Mick Stoker.

P **Evacuation Procedure** **27/15**

The evacuation procedure was noted.

P **Declarations of Interest** **28/15**

Councillor Dennis advised the Committee that he may be deemed to be pre-determined or biased in respect of agenda item 5 - 14/2757/FUL - Land At The Grange, Wells Cottages And Land East Of Manor House, Eggescliffe - Change of use application to convert 2.no barns into dwellings, construction of 2.no dwellings and farm road and agenda item 6 - 14/2562/FUL - Land at The Grange, Manor Farm, Back Lane, Eggescliffe and Land behind Village Farm, Church Road, Eggescliffe - Proposed change of use of 2.no farm buildings into dwellings, reinstate derelict old hall, 1.no detached dwelling and formation of farm road as the application was in his ward and he had been involved with officers in ensuring something was done with the old hall. Councillor Dennis would still participate in the debate but would not vote on the items.

P **Minutes of the meeting which was held on the 1st July 2015.** **29/15**

Consideration was given to the minutes of the meeting held on 1st July 2015. With regard to the minute on planning application 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. Members felt that reference should be made to the fact that a debate was held following which members voted to refuse the application. Following further debate and officer advice members could not agree reasons for refusal and the chair asked for the vote to be taken again. The amended minutes would be brought back to a future meeting of the Planning Committee for approval.

P 14/2757/FUL
30/15 Land At The Grange, Wells Cottages And Land East Of Manor House, Eggescliffe, ,
Change of use application to convert 2.no barns into dwellings, construction of 2.no dwellings and farm road

Members had visited the site on 11th August 2015.

Consideration was given to the report on planning application 14/2757/FUL - Land At The Grange, Wells Cottages And Land East Of Manor House, Eggescliffe - Change of use application to convert 2.no barns into dwellings, construction of 2.no dwellings and farm road.

The application was linked with an application at the Old Hall, land at the Grange Manor Farm and land behind Village Farm Church Road for the change of use of two farm buildings into dwellings, reinstate the derelict Old Hall as a dwelling and erect a new dwelling to the rear of Village Farm.

Each application would be considered on its own planning merits.

The main considerations of the application were the effect of the works on the character and appearance of the Eggescliffe Conservation Area, the impact on the setting of neighbouring listed buildings and the amenities of adjoining properties and highway issues.

The application was intrinsically linked to application 14/2652/FUL, and the applicant stated in the design and heritage statement that the scheme would provide 8 residential units across 7 split sites through conversion, reuse and some new build. They further stated that the scheme was born out of the need to secure the future of the grade II listed Old Hall. This application related to sites 1, 2 & 5.

Whilst the conversion and re-use of the old hall and the resulting conservation of a designated heritage asset was a significant material consideration of both applications, the applications were not proposed as an enabling development.

Consultees had been notified and the comments that had been received were detailed within the report.

With regard to publicity local residents had been individually notified of the application and it had also been advertised on site and in the local press, comments had been received and were detailed within the report.

With regard to planning policy where an adopted or approved development plan

contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan was the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan

Section 143 of the Localism Act came into force on the 15 January 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority should have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 General duty as respects conservation areas in exercise of planning functions.

In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

The planning policies that were considered to be relevant to the consideration of the application were detailed within the report.

The Planning Officer's report concluded that the proposed development had been considered in the context of the consultee and consultation responses, the impacts of the proposal had been considered against national and local planning guidance and the development as proposed was considered to be in line with general planning policies set out in the Development Plan, was acceptable in terms of highway safety, does not adversely impact on the neighbouring properties and character of the Eggescliffe Conservation Area, Heritage assets, ecological habitat, archaeology, flooding and was recommended for approval with conditions.

Members were presented with an update report that outlined that additional correspondence had been received from SK Transport Planning Ltd on behalf of Dr AC and Mrs JP Harrison and Mr and Mr Sellers, residents of Eggescliffe Village on the 10th of August.

In response to the submitted correspondence and previously submitted Technical Note, prepared in response to the Transport Statement (TS) submitted in support relation to planning applications 14/2562/FUL and 14/2757/FUL, The Highways, Transport and Environment Manager offered comments that were detailed in the update report. The main points raised together with the response of the Highways Transport and Environment Manager were also summarised within the update report.

The update report concluded that the recommendation of the main report remained unchanged, which was that the application be approved with conditions along with the additional condition as detailed within the update report.

Objectors to the application were in attendance at the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:-

- Proposals for this application were only sent out the last few days so we haven't had time to digest the impact this will have on Eggescliffe Village.
- Eggescliffe Village is an asset and a jewel in the local crown.
- Many documents have presented in favour of the scheme but we have not had the full story.
- Adjournment is requested on today's decision as having been concerned about the proposed developments on the village, residents have sought the services of Michael Kitching (SK Transport Planning Ltd) who has identified a number of deficiencies in the original submitted material. The application is silent on the ability to appropriately access the development sites by vehicles.
- The report states that through a 106 agreement the access should be via Church Road making it a safer and attractive route, what exactly does this mean as there is no scope to make it more attractive or safer.
- Plot at site 4 within 4 metres of kitchen window of neighbouring property, it will take away privacy, light and impinge on lifestyle
- It will be nice to see the old hall done up.
- There are deficiencies and errors in the planning and heritage statement. There are 8 assets that are clearly visible from the site. There would be the need to fell seven fruit trees and cropping of another tree that has a TPO
- Site 4 is one meter higher than Woodland View
- Site 4 would mean the destruction of an ancient brick wall

A supporter to the application was in attendance at the meeting and was given the opportunity to make representation. His comments could be summarised as follows:-

- Support for the application.
- Medium sized houses are needed in Eggescliffe Village.
- Previous developments at Eggescliffe Village have not harmed the village in any way at all.

The agent for the applicant was in attendance at the meeting and was given the opportunity to make representation. His comments could be summarised as follows:-

- Fully support the officer's recommendations. Worked with officer's throughout the application to achieve a suitable scheme for the site.
- The application brings forward a number of benefits.
- The application must be considered on its own merits.
- Construction matters are covered in the conditions.

Officers responded to the issues that had been raised as follows:-

- Issues raised in the report by Michael Kitching have been addressed in the update report.
- All vehicles can access the development in a safe manor.
- Residents will be encouraged to use the Church Lane access and signage will be put up.
- The Historic Buildings Officer is satisfied with the information that has been

provided.

- The impact on Orchard House and Woodland View has been fully assessed as have tree protection and tree assessments.

Members were then given the opportunity to ask questions / make comments on the application and these could be summarised as follows:-

- If proposal was not in the conservation area would the process have been different?
- What are the limits to development?
- What would the impact be on the Council if the application was refused?
- What would be the next steps for the council to secure the future of the old hall?
- What is site 4 proximity to neighbouring property?

Officers responded as follows:-

- There is permitted development rights for the conversion of farm buildings in certain cases up to 3 dwellings.
- If the application site wasn't in a conservation area, 3 dwellings would not need consent.
- The old hall has an extant consent to be used as a dwelling.
- The committee is just considering the physical changes to the building. The building is a precarious condition and the Council may have to look at enforcement action if the application is not approved.
- The properties are in the limits to development.
- Site 4 proximity is 12 metres to the neighbouring property and the side elevation doesn't have any windows and such a relationship is no different to that found in many other areas of the Borough. Officers are satisfied with that relationship.

A vote then took place and the application was approved.

RESOLVED that planning application 14/2757/FUL be approved subject to the following conditions and informatives:-

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

Plan Reference Number	Date on Plan
SBC0001	15 October 2014
1436.2.2.304 C	2 July 2015
1436.2.2.300 A	12 December 2014
1436.2.2.301 A	12 December 2014
1436.2.2.307 D	12 December 2014
1436.2.2.308 D	12 December 2014

2. CONSTRUCTION MANAGEMENT PLAN

A Construction Management Plan shall be submitted and agreed, prior to the commencement of development on each phase, with the Local Planning Authority to agree the routing of all HGVs movements associated with the construction phases and to effectively control dust emissions from the site

remediation works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents.

3. LANDSCAPING - HARDWORKS

No hard landscaping works (excluding base course for access roads and car park) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

4. ENCLOSURE

Prior to the commencement of the erection of any permanent boundary treatment, such as walls, fencing etc., details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

5. STREET FURNITURE AND LIGHTING

Prior to the commencement of the works, details of any street furniture and lighting shall be submitted to and approved in writing by the Local Planning Authority. Such furniture shall be erected before the development hereby approved is occupied.

6. LANDSCAPING - SOFTWORKS

Prior to the commencement of soft landscaping works full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following: commencement of the development or agreed phases or prior to the occupation of any part of the development and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

7. TREE ASSESSMENT

All trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations section 4.

The assessment should concur with the latest site plans and include for the following information:

A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.

A tree schedule as detailed in BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work.

Details of any ground level changes or excavations within 5 metres of the Root Protection Area of any tree to be retained including those on adjacent land.

A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.

Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007

8. TREE PROTECTION

No development shall commence until a scheme for the protection of trees BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations Section 5.5 and NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007 has been submitted to and approved in writing by the Local Planning Authority.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

9. Recording of a heritage asset through a programme of archaeological works
A) No demolition / development shall take place / commence until a programme of archaeological work / building recording including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons / organisation to undertake the

works set out within the Written Scheme of Investigation.

B) No demolition / development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

This condition is derived from a model recommended to the Planning Inspectorate by the Association of Local Government Archaeology Officers.

10. Construction / Demolition Noise

I am concerned about the short-term environmental impact on the surrounding dwellings during construction / Demolition, should the development be approved. My main concerns are potential noise, vibration and dust emissions from site operations and vehicles accessing the site. I would recommend that the working hours of all Construction / Demolition operations including delivery / removal of materials on / off site shall be restricted to 08:00 - 18:00Hrs on weekdays, 09.00 - 13:00Hrs on a Saturday and no Sunday or Bank Holiday working. Should works need to be undertaken outside of these hours the developer should apply for consent under Section 61 Control of Pollution Act 1974. This would involve limiting operations on site that cause noise nuisance

11. Removal of permitted development rights

Notwithstanding the provision of classes A,B,C,D, E & F of part 1 of the Town and Country Planning (General Permitted Development)England Order 2015 (or any order revoking or re-enacting that order) The dwellings hereby approved shall not be extended or altered in any way nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.

12. Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

Reason: To ensure proper restoration of the site.

13. Ecology

The mitigation measures and compensation strategy set out in the submitted Naturally Wild report dated the 12th of August 2014 shall be fully adhered to prior to and during construction.

14. External materials

Notwithstanding the submitted drawings, prior to the commencement of construction of the buildings hereby approved a full schedule of works including materials for all external finishes shall be submitted to and agreed in writing by the local planning authority; the development shall then be carried out in accordance with the agreed details and retained in the approved condition thereafter.

15. Prior to any construction works in pursuant of the consent hereby approved details of a scheme to improve the access from the proposed development to the primary school via Church Road to make it a more attractive and safer route for pedestrians and to encourage greater usage of Stoney Bank Lane shall be submitted to and approved in writing with the local planning authority. Prior to the occupation of any of the dwellings hereby approved the approved scheme shall be implemented on site to the reasonable satisfaction of the Local Planning Authority.

INFORMATIVES

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative 2: Construction/Demolition - Open burning

No waste products derived as a result of Construction/Demolition operations hereby approved shall be burned on the site.

Informative 3: Northern gas

The developer is advised to contact Northern Gas Networks prior to any construction works as there may be apparatus in the vicinity of the development.

Informative 4: Bats

A European protected species licence will be required from Natural England prior to undertaking any building work and the applicant should contact Natural England directly.

**P
31/15**

14/2562/FUL

**Land at The Grange, Manor Farm, Back Lane, Egglecliffe and Land behind Village Farm, Church Road, Egglecliffe,
Proposed change of use of 2.no farm buildings into dwellings, reinstate derelict old hall, 1.no detached dwelling and formation of farm road**

Members had visited the site on 11th August 2015.

Consideration was given to a report on planning application 14/2562/FUL - Land at The Grange, Manor Farm, Back Lane, Egglecliffe and Land behind Village Farm, Church Road - Egglecliffe - Proposed change of use of 2.no farm buildings into dwellings, reinstate derelict old hall, 1.no detached dwelling and formation of farm road.

In tandem with this application an application for the conversion of two existing farm buildings into residential units and construction of two new dwellings and a farm road (14/2757/FUL) on sites at the Grange and Manor Farm, Egglecliffe had been submitted.

Both schemes were submitted out of the need to secure the future of the grade II listed Old Hall.

The main planning considerations of the application were the compliance of the proposal with national and local planning policy, the impacts upon the character and appearance of the area, impact on the conservation area, highway safety, flood risk, ecology, archaeology and nature conservation and other material planning considerations.

The impacts of the proposal had been considered against national and local planning guidance and the development as proposed was considered to be in line with general planning policies set out in the Development Plan. The proposal was also considered acceptable in terms of highway safety, did not adversely impact on the neighbouring properties and character of the Conservation Area, ecological habitat, archaeology, flooding and was recommended for approval with conditions as detailed within the report.

Consultees had been notified and the comments that had been received were detailed within the report.

With regard to publicity local residents had been individually notified of the application and it had also been advertised on site and in the local press, comments had been received and were detailed within the report.

With regard to planning policy where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan was the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan
Section 143 of the Localism Act came into force on the 15 January 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority should have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 General duty as respects conservation areas in exercise of planning functions.

In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

The planning policies that were considered to be relevant to the consideration of the application were detailed within the report.

The Planning Officer's report concluded that the proposed development had been considered in the context of the consultee and consultation responses, the impacts of the proposal had been considered against national and local planning guidance and the development as proposed was considered to be in line with general planning policies set out in the Development Plan, was acceptable in terms of highway safety, does not adversely impact on the neighbouring properties and character of the Eggescliffe Conservation Area, Heritage assets, ecological habitat, archaeology, flooding and was recommended for approval with conditions.

Members were presented with an update report that outlined that additional correspondence had been received from SK Transport Planning Ltd on behalf of Dr AC and Mrs JP Harrison and Mr and Mr Sellers, residents of Eggescliffe Village on the 10th of August.

In response to the submitted correspondence and previously submitted Technical Note, prepared in response to the Transport Statement (TS) submitted in support relation to planning applications 14/2562/FUL and 14/2757/FUL, The Highways, Transport and Environment Manager offered comments that were detailed in the update report. The main points raised together with the response of the Highways Transport and Environment Manager were also summarised within the update report.

An objector to the application was in attendance at the meeting and she was given the opportunity to make representation. Her comments could be summarised as follows:-

- Delighted the old hall and the surrounding barns are going to be repaired and restored but why has taken 50 years for the council to issue an enforcement notice.
- The developments that are asked for are not the entire picture.
- This is development by stealth.
- There will be more applications.
- The road around the green has been there for centuries and can only carry a cart and Back Lane is the same.
- Please consider the traffic into the village.
- The houses are executive homes and there will be two to three cars per property.
- People will not park their cars off site and walk to their properties.

Members were then given the opportunity to ask questions / make comments on the application and these could be summarised as follows:-

- At site 2 can the historic features be adopted into the building.

- Is there a footprint reduction over the full site.
- Could we have an explanation on the grampion condition.
- Could consideration be given to the maximum numbers of properties for the area so we don't have a development by stealth.

Officers responded as follows:-

- Visitor parking is what is intended as an offer of a private car park to existing residents of Eggescliffe Village it is not intended to be a supplementary to the houses that are part of the application as those houses meet their own standards within their curtilage.
- The idea is facilitate ease of movement for the existing farm vehicles to gain access to the farm. Overall it is an improvement to the existing mitigation situation that occurs in the village.
- There hasn't been any thought to a cap as every application has to be treated on its own merits. Officers do assess the culmative impact of developments.
- We will work with the applicant to ensure we do get the right treatment for the buildings.

A vote then took place and the application was approved.

RESOLVED that planning application 14/2562/FUL be approved subject to the following conditions and informatives:-

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

Plan Reference Number	Date on Plan
1436.2.2.312 B	12 December 2014
1436.2.2.302 B	12 December 2014
1436.2.2.303 B	12 December 2014
1436.2.2.309 C	12 December 2014
1436.2.2.306 D	29 July 2015

2. Provision of visitor car parking

Prior to the commencement of any construction works on site a scheme for the provision of a minimum of 3 number visitor car parking spaces to serve the proposed development, on land in control of the applicant to the west of site 6 shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details prior to the dwellings hereby approved being occupied and retained for the life of the development.

3. Listed Building Restoration

Before the new dwellings hereby permitted are occupied, a schedule of works shall be submitted for the listed building The Old Hall and agreed in writing by the local planning authority and the old Hall shall have been repaired and restored completely in accordance with the approved plans and schedule of works.

4. Highway Works

Prior to any construction works in pursuant of the consent hereby approved details of a scheme to improve the access from the proposed development to the primary school via Church Road to make it a more attractive and safer route for pedestrians and to encourage greater usage of Stoney Bank Lane shall be submitted to and approved in writing with the local planning authority. Prior to the occupation of any of the dwellings hereby approved the approved scheme shall be implemented on site to the reasonable satisfaction of the Local Planning Authority

5. External Materials

Notwithstanding the submitted drawings, prior to the commencement of construction of the buildings hereby approved a full schedule of works including materials for all external finishes shall be submitted to and agreed in writing by the local planning authority; the development shall then be carried out in accordance with the agreed details and retained in the approved condition thereafter.

6. CONSTRUCTION MANAGEMENT PLAN

A Construction Management Plan shall be submitted and agreed, prior to the commencement of development on each phase, with the Local Planning Authority to agree the routing of all HGVs movements associated with the construction phases and to effectively control dust emissions from the site remediation works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents.

7. LANDSCAPING – HARDWORKS

No hard landscaping works (excluding base course for access roads and car park) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

8. MEANS OF ENCLOSURE

Prior to the commencement of the erection of any permanent boundary treatment, such as walls, fencing etc., details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

9. STREET FURNITURE AND LIGHTING

Prior to the commencement of the works, details of any street furniture and lighting shall be submitted to and approved in writing by the Local Planning Authority. Such furniture shall be erected before the development hereby approved is occupied.

10. LANDSCAPING – SOFTWORKS

Prior to the commencement of soft landscaping works full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following: commencement of the development or agreed phases or prior to the occupation of any part of the development and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

11. TREE ASSESSMENT

All trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations section 4. The assessment should concur with the latest site plans and include for the following information:

A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.

A tree schedule as detailed in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work.

Details of any ground level changes or excavations within 5 metres of the Root Protection Area of any tree to be retained including those on adjacent land.

A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.

Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

12. TREE PROTECTION

No development shall commence until a scheme for the protection of trees BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 5.5 and NJUG Guidelines For The Planning,

Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007 has been submitted to and approved in writing by the Local Planning Authority.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

13. Recording of a heritage asset through a programme of archaeological works

A) No demolition / development shall take place / commence until a programme of archaeological work / building recording including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons / organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition / development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

This condition is derived from a model recommended to the Planning Inspectorate by the Association of Local Government Archaeology Officers.

14. Hours of work

No construction / building works shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and 9.00am and 1.00pm on Saturday and no Sunday or Bank Holiday working.

15. Existing and proposed levels

Notwithstanding the submitted details prior to the commencement of development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any proposed mounding and or earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. Attention should be given to existing vegetation and surrounding

landform.

16. Removal of permitted development rights

Notwithstanding the provision of classes A,B,C,D, E & F of part 1 of the Town and Country Planning (General Permitted Development)England Order 2015 (or any order revoking or re-enacting that order) The dwellings hereby approved shall not be extended or altered in any way, including conversion of garages, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.

17. Bat mitigation / enhancement

The mitigation measures and compensation strategy set out in the submitted Naturally Wild report dated the 12th of August 2014 shall be fully adhered to prior to and during construction.

18. Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

Reason: To ensure proper restoration of the site.

INFORMATIVES

Informative 1: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions

Informative 2: Construction/Demolition - Open burning

No waste products derived as a result of Construction /D emolition operations hereby approved shall be burned on the site.

Informative 3: Northern gas

The developer is advised to contact Northern Gas Networks prior to any construction works as there may be apparatus in the vicinity of the development.

Informative 4: Bats

A European protected species licence may be required from Natural England

prior to undertaking any building work and the applicant should contact Natural England directly.