

DELEGATED

AGENDA NO 5  
PLANNING COMMITTEE

UPDATE REPORT

4<sup>th</sup> July 2018

REPORT OF DIRECTOR,  
ECONOMIC GROWTH AND DEVELOPMENT  
SERVICES

17/2546/OUT

Outline application with some matters reserved (landscaping, scale, appearance and layout) for the erection of up to 7 no residential dwellings (use class C3) with associated access, infrastructure works and the erection of a new garage (demolition of existing garage)

**SUMMARY**

Since the original committee report the proposed conditions were discussed with the agent and minor changes to the wording of the conditions have been suggested to reflect the self-build nature of the proposed development. The revised details do not change any of the material planning considerations as outlined in the committee report and the recommendation and suggested conditions remain as detailed within the original planning Committee report except where detailed below;

**RECOMMENDATION**

That planning application 17/2546/OUT be approved subject to the following conditions;

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

Plan Reference Number	Date on Plan
2474 PL(03)A Existing Site Plan	June 18
2474 PL(05)G Proposed Site Plan	June 18
2474 PL(06) Garage Details	August 17
2474 PL(02B) Location Plan	July 17
LTP 2900/T1/01/01 Rev A – Preliminary Highways Design	August 17

Reason: To define the consent.

04. Reserved Matters - Details;  
Approval of the details of the scale, appearance and layout of the buildings and the landscaping of the site (the reserved matters), shall be in accordance with the details

of a scheme to be submitted to, and approved by the Local Planning Authority before development commences.

Reason: To reserve the rights of the Local Planning Authority with regard to these matters.

**08. Drainage**

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. Furthermore, prior to the commencement of development of individual plots, details shall be provided on a plot by plot basis relating to the disposal of foul and surface water from that individual plot and its connection to the wider drainage scheme. 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 National Planning Policy Framework

**09. Sustainable Urban Drainage Scheme;**

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, The scheme shall include but not be restricted to providing the following details;

- I. Detailed design of the surface water management system
- II. A build program and timetable for the provision of the critical surface water drainage infrastructure outwith the individual plots
- III. A management plan detailing how surface water runoff from the site will be managed during construction Phase
- IV. Details of adoption responsibilities;
- V. Management plan for the Surface Water Drainage scheme and any maintenance and funding arrangement;

The buildings hereby approved shall not be occupied until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.

**12. 10% Renewables;**

No development shall take place on each individual plot hereby approved until the Local Planning Authority has approved in writing a report provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment. The carbon

**savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.**

**Reason: To limit the energy requirements of the development**

**Director of Economic Growth and Development Services  
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

**WARD AND WARD COUNCILLORS**

**Ward Northern Parishes**

**Ward Councillor(s) Councillor John Gardner**