

The Arc
High Street
Clowne
Derbyshire
S43 4JY

Date: 5th September 2016

Dear Sir or Madam

You are hereby summoned to attend a meeting of the Planning Committee of Bolsover District Council to be held in the Council Chamber, The Arc, Clowne, on Wednesday 14th September 2016 at **1000** hours.

Register of Members' Interest - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised on page 2.


Yours faithfully



Assistant Director of Governance and Monitoring Officer
To: Chairman and Members of the Planning Committee

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PLANNING COMMITTEE

AGENDA

Wednesday 14th September 2016 at 1000 hours in
the Council Chamber, The Arc, Clowne

Item No.		Page No.(s)
	PART 1 – OPEN ITEMS	
1.	<u>Apologies for Absence</u>	
2.	<u>Urgent Items of Business</u>	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972	
3.	<u>Declarations of Interest</u>	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	To approve the minutes of a meeting held on 20 th July 2016	3 to 9
5.	Notes of a Site Visit held on 14 th July 2016	10
6.	Applications to be determined under the Town & Country Planning Acts.	
	(i) 16/00269/FUL - Construction of 9 self-contained studio apartments in a two storey building with associated off-street parking area at 17 Prospect Drive, Shirebrook, Mansfield, NG20 8BH.	11 to 18
	(ii) 15/00649/OUT - Residential redevelopment including means of access at The Nursery, East Street, Scarcliffe.	19 to 31

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on 20th July 2016 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, P.M. Bowmer, T. Connerton, M.G. Crane, M. Dooley, H.J. Gilmour, T. Munro, B.R. Murray-Carr, M.J. Ritchie, B. Watson, D.S. Watson and J. Wilson.

Officers:-

C. Doy (Development Control Manager), S. Phillipson (Principal Planning Officer), J. Fieldsend (Senior Principal Solicitor) and A. Brownsword (Senior Governance Officer)

00173. APOLOGIES

Apologies for absence were received from Councillors J.A. Clifton, P. Smith and R. Turner

00174. URGENT ITEMS OF BUSINESS

There were no urgent items of business

00176. DECLARATIONS OF INTEREST

There were no declarations of interest.

00177. MINUTES – 29TH JUNE 2016

Moved by Councillor D. McGregor and seconded By Councillor T. Munro

RESOLVED that the minutes of a meeting of the Planning Committee held on 29th June 2016 be approved as a true and correct record.

PLANNING COMMITTEE

00178. SITE VISIT NOTES – 25TH JUNE 2016

Moved by Councillor D. McGregor and seconded By Councillor T. Munro

RESOLVED that the notes of a site visit held on 24th June 2016 be approved as a true and correct record.

00179. APPLICATIONS TO BE HELD UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (i) 15/00653/OUT - Residential development of up to 80 dwellings including means of access (from Cragg Lane) at Land Between Priors Way, Weavers Court And Strutt Close And Adjoining The West Side Of Cragg Lane, Newton

Further details were included within the Supplementary Report.

The Development Control Manager presented the report which gave details of the application, site history and consultations carried out.

Blackwell Parish Councillor R. Poulter, Mr. J. Thorley (on behalf of Newton Community Association), Mr. T. Mellors, Mr. B. Durbin, Mr. G. Heasman, Mr. J. Thorley, Mrs. B. Leishman, Miss. B. Higginson, Mr. A. Swain and Mrs. D. Mellors attended the meeting and spoke against the application.

The Committee considered the application having regard to the Bolsover District Local Plan, the National Planning Policy Framework, the Newton Conservation Area Appraisal and Management Plan 2010 and the Old Blackwell Conservation Area and Management Plan 2010.

Moved by Councillor D. McGregor and seconded by Councillor M.G. Crane

RESOLVED that Application No. 15/00653/OUT be REFUSED for the following reasons:

1. The proposal would result in physical harm to Newton Conservation Area and less than substantial harm to the setting, character and significance of a series of heritage assets including:-

Newton Conservation Area; Old Blackwell Conservation Area;
Grade 2 listed Top Farmhouse on Cragg Lane opposite the proposal site;
Grade 2* listed Newton Old Hall close to the northeast boundary of the site;
Grade 2 listed Church of St Werburgh Old Blackwell; and unlisted buildings of merit including: Forge Cottage, Old Hall Cottage, Newton Farm, Outbuildings at Top Farm, Craig House, Devonshire Cottage and Church Hill Farm.

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The proposed access from and associated works within Cragg Lane would cause physical harm to the conservation area by the removal of approximately 110m stretch of hedgerow which is noted in the Newton Conservation Area and Management Appraisal (NCAMA) for its important contribution to the character of this stretch of the conservation area (6.20) and will result in a wider more engineered section of highway and additional traffic all of which would adversely affect the rural character of the conservation area contrary to the requirements of the NCAMA.

The development would cause harm to the rural character of both Newton and Old Blackwell Conservation Areas. It would affect important views to the south of Cragg Lane towards St Werburgh's Church. The open character and agricultural nature of the area would be altered and the relationship between the villages of Newton and Blackwell would be altered with the result beginning to merge the two settlements.

The rural setting of listed buildings and unlisted buildings of merit would be harmed by the encroachment of development. Instead of associated fields being adjacent of e.g. Top Farm, there would be modern development resulting in a loss of context. Even if the development were screened the agricultural setting would be lost. However it is likely that the new development would still be visible above and between the landscaping especially in winter, from the access junction, as well as from upper windows of listed buildings facing the site. Light pollution would be evident at night. The rural context and setting of these assets would be permanently and adversely altered.

The potential public benefits of the proposal would not outweigh the harms caused.

Approval of the application under these circumstances would be contrary to local plan policies:

CON 1 (Development in Conservation Areas); CON4 (Development Adjoining Conservation Areas); CON10 (Development Affecting the Setting of Listed Buildings); and to Paragraphs 132 and 134 of the National Planning Policy Framework.

(Development Control Manager)

PLANNING COMMITTEE

- (ii) 14/00531/OUT - Outline planning application for the erection of a maximum of 145 dwellings including approval of point of access detail into the site. Development to include public open space and drainage, and including demolition of the former petrol filling station, Rosewood Farm, barn and stables, Nos. 115, 117, 119 and 121 Alfreton Road at Land Surrounding Rosewood Lodge Farm, Alfreton Road, South Normanton

Further details were included within the Supplementary Report.

The Development Control Manager presented the report which gave details of the application, site history and consultations carried out.

Councillor E. Stevenson, Mr. C. Tuck, Mr. G. Scott, Mrs. A. Scott and Mr. C. Nattrass attended the meeting and spoke against the application.

Mr. P. Stone attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the Bolsover District Local Plan, the National Planning Policy Framework, the emerging Local Plan for Bolsover District and the Carnfield Hall Conservation Area Appraisal and Management Plan 2008.

Moved by Councillor B.R. Murray-Carr and seconded by Councillor D. McGregor
RESOLVED that Application No. 14/00531/OUT be DEFERRED and delegate to Assistant Director Planning in consultation with Chairman and Vice-Chairman of Planning Committee subject to:

- A. Completion of S106 Planning Obligation to cover:
- Formal Recreation contribution (£910 per dwelling)
 - Public Art (Not more than £10,000)
 - Affordable housing (to be waived in the event of early delivery of housing)
 - Education contribution of £68394.06 towards Glebe Junior School
 - Health contribution of £551 per dwelling.
- B. Conditions deemed necessary including those set out below in précis form to be formulated in full by the Assistant Director of Planning.
1. Standard outline conditions
 2. Compliance with application documents regarding layout and height parameters generally following the details shown on the submitted revised masterplan drawing ref: BIR4597_13

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3. Landscaping to include biodiversity mitigation, hedgerow and tree retention and protection.
4. Details of play areas to include NEAP facility and open space areas, along with the provision and long term maintenance of informal open space areas
5. Construction management and mitigation to cover:
 - Site accommodation;
 - Storage of plant and materials, incl. to minimise the risk of pollution;
 - Parking and manoeuvring of site operatives and visitors vehicles;
 - Loading, unloading and manoeuvring of goods vehicles;
 - Hours of operation;
 - Method of prevention of mud and debris being carried onto the highway;
 - Dust management provision;
 - Noise management;
 - An assessment of the risks posed to groundwater
6. Construction environmental management plan to manage biodiversity impacts.
7. Reptile mitigation method statement
8. Landscape and ecological management plan (LEMP)
9. Lagoon design details, including biodiversity features.
10. Highways conditions
11. Archaeology conditions
12. Foul Drainage details
13. SuDS drainage details
14. Contamination identification and mitigation
15. Detailed Street lighting scheme.
16. Health and Safety Executive requirement regarding traditional brick construction.

Statement of Decision Process

1. In compliance with the National Planning Policy Framework the Council has received additional information in response to issues raised during the consideration of the application and the decision is therefore made in accordance with policies 186 and 187 of the National Planning Policy Framework.

(Development Control Manager)

PLANNING COMMITTEE

- (iii) 16/00040/OUT - Residential development for 64 houses, Lodge Farm, 126 Shuttlewood Road, Bolsover, Chesterfield

Further details were included within the Supplementary Report.

The Development Control Manager presented the report which gave details of the application, site history and consultations carried out.

Mrs. E. Coupe attended the meeting and spoke against the application.

Ms. C. Stainton, Mr. C. Scott and Mr. L. Barnes attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the Bolsover District Local Plan and the National Planning Policy Framework.

Moved by Councillor M.G. Crane and seconded by Councillor B.R. Murray-Carr
RESOLVED that Application No. 16/00040/OUT be REFUSED for the following reasons:

1. The site is within the setting of Bolsover Castle (grade I listed), an exceptional aspect of its character and significance being its dominance within the landscape. The development would have a negative effect upon the setting of Bolsover Castle. The harm would not be outweighed by the limited benefits to housing supply. The proposal is, thus, contrary to policy CON10 of the Bolsover District Local Plan and national guidance for conserving and enhancing the historic environment as set out in section 12 of the NPPF.
2. The site is prominently located on the slope of the escarpment within a predominantly pastoral and wooded landscape with Bolsover Castle and New Bolsover Model Village providing important focal points. The development would be an undesirable urban intrusion which would detract from the character and appearance of this valued landscape and would be contrary to policies GEN2 and GEN11 of the Bolsover District Local Plan and para.109 of the NPPF.
3. The occupiers of the development would not have an acceptable level of access to local services and primary schools and the development would result in reliance on private motorised transport for school and shopping journeys. The development is, thus, contrary to policies GEN2 and TRA1 of the Bolsover District Local Plan.
4. The Council is not satisfied that safe and efficient highway conditions can be achieved or that there would be no severe residual cumulative impacts upon the highway network. The proposal is, thus, contrary to policies GEN1, GEN2 and TRA15 of the Bolsover District Local Plan.

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5. The adverse impacts of the development significantly and demonstrable outweigh the benefits including those of contributing to housing supply. The site is located beyond the settlement framework and within countryside. The development is contrary to policies GEN8 and ENV3 of the Bolsover District Local Plan. There are no material considerations that indicate a decision other than in accordance with the development plan.

(Development Control Manager)

- (iv) 14/00080/OUTEA - Proposed amendments to previous resolution in respect of S106 Planning Obligation contributions in connection with outline planning application (with all matters except access reserved for later consideration) for residential development in the region of 950 dwellings, provision of an extra care facility (approx 70 units) and an Infant School together with appropriate vehicular, cycle and pedestrian access, associated car parking spaces and open space provision on Land Between Welbeck Road And Oxcroft Lane, Bolsover

The Development Control Manager presented the report which gave details of the application and site history. The application had previously been approved at a meeting of the Planning Committee held on 30th March 2016, subject to the completion of a S. 106, to be formulated in full.

However, the Education Authority had recently noticed that there had been an error in the sum requested for education contribution and it was anticipated that there would be a surplus in the region of £1million to be redistributed.

Moved by Councillor D. McGregor and seconded by Councillor T. Munro

RESOLVED that delegated powers be granted to the Assistant Director - Planning in consultation with Chairman and Vice-Chairman of Planning Committee to determine revised priorities for re-allocating part of the sums formerly allocated to the proposed Junior School expansion (final sum to be advised by Derbyshire County Council), to cover areas of identified infrastructure need not initially funded under the original resolution due to viability justification.

(Development Control Manager)

The meeting concluded at 1312 hours.

PLANNING SITE VISIT

Notes of a Planning Site Visit held on 14th July 2016 commencing at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, P.M. Bowmer, C.P. Cooper, H. Gilmour, T. Munro and D. Watson.

Officers:-

C. Doy (Development Control Manager)

1. APOLOGIES

Apologies were received from Councillors J.A. Clifton, T. Connerton, M. Dooley, B.R. Murray-Carr, M.J. Ritchie, R. Turner, B. Watson and J. Wilson.

2. SITES VISITED

Application:

15/00653/OUT Residential development with access from Cragg Lane, Field West of Cragg Lane, Newton

14/00531/OUT Residential development with access from Alfreton Road; Rosewood Farm South Normanton.

16/00040/OUT Residential development Lodge Farm 126 Shuttlewood Road Bolsover

The meeting concluded at 1210 hours.

PARISH Shirebrook

APPLICATION Construction of 9 self-contained studio apartments in a two storey building with associated off-street parking area
LOCATION 17 Prospect Drive Shirebrook Mansfield NG20 8BH
APPLICANT Mr Nigel Barnes The Old Police Station 95 Victoria Road Kirkby-in-Ashfield Notts NG17 8AQ
APPLICATION NO. 16/00269/FUL **FILE NO.**
CASE OFFICER Mrs Karen Wake (Mon, Tues, Wed)
DATE RECEIVED 16th June 2016

DELEGATED APPLICATION REFERRED TO COMMITTEE BY: Cllr Anderson
REASON: Parking Issues

SITE

The site is the existing side garden to the two storey property to the north of the site. The property to the north was granted planning permission for a house in multiple occupation in 2015. The site steps down from west to east and at the eastern boundary the site is approx 1m above the adjacent highway level with a 1.m high wall along the site boundary. There is a low wall along the southern site boundary with the land beyond appearing to be used as a small holding and containing a shed immediately adjacent to the site boundary. There is a wall along the western boundary with a vehicular and one parking space on site. There is also a small garage in the southeast corner of the site, accessed from the east providing one parking space.

PROPOSAL

The application is for the erection of a two storey detached building which contains 9 self-contained studio apartments. The proposal includes vehicular access to the east and west of the site with parking to both front and rear of the building (10 parking spaces in total.) The proposal includes bin store accessed from the east of the site and two small areas of communal open space, one to the front and one to the rear of the dwelling. The building itself is two storey with a pitched, hipped roof and a two storey off-shot element to the east elevation which steps down from the main part of the building and then steps down further to single storey where it sits adjacent to the highway. The proposal also includes two parking spaces to the west of the existing building to replace the two spaces on site which would be lost as a result of this development.

AMENDMENTS

None

HISTORY (if relevant)

16/00036/FUL: Construction of 12 self contained studio apartments on land adj 17 Prospect Drive: Withdrawn
15/00015/FUL: Change of Use from dwelling (C3) to House in Multiple Occupation: Approved 10/3/2015

CONSULTATIONS

Parish Council: Object to the proposal: 10/8/2016

Environmental Health Officer: No objections in relation to contaminated land: 9/8/2016

DCC Highways: The number of parking spaces is below that which the Highway Authority would generally accept but if the council is minded to approve the proposal conditions requiring storage space for plant and machinery during construction, new vehicular access, alterations to existing access and parking be provided in accordance with approved plans, no gates or other barriers on either access, and accesses/driveways no steeper than 1 in 12 over its entire length are requested: 5/7/2016.

PUBLICITY

Site notice and 9 neighbours notified. Three letters of objection are received which raise the following issues:

1. Prospect Drive has a sharp bend in it. There are problems with traffic noise at present as vehicles have to brake and accelerate for the bend as well as motor cycles travelling up and down and 9 additional vehicles using the road will make this corner noisier and more dangerous.
2. If residents work shifts the noise will be at odd hours adjacent to bedroom windows of nearby properties when other residents are sleeping
3. There is an existing parking problem and this will be made worse by the proposal
4. The proposal could result in an additional 18 cars driving up and down which will be dangerous for children playing.
5. There is an existing problem with the drains which may not be able to cope with an additional 9 properties which may also be multiple occupancy
6. Litter and rubbish will be a problem as it is around all flats in Shirebrook
7. There is concern for elderly people that live on Prospect Drive and the effect it will have on them.

POLICY

Bolsover District Local Plan (BDLP)

GEN 1 (Minimum Requirements for Development) GEN 2 (Impact of Development on the Environment) & HOU 2 (Location of Housing Sites)

National Planning Policy Framework

Paragraph 13: The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

Paragraph 14: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For **decision-taking** this means:

- 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 this Framework indicate development should be restricted.

Paragraph 17: sets out 12 principles to be applied to planning including: high standard of design and amenity for existing and future occupants; take account of the different roles and character of areas; take account of and support local strategies to improve health, social and cultural wellbeing for all.

In addition the NPPF requires Councils to have a five year supply of deliverable housing; if it does not less weight can be given to the policies of the Development Plan which restrict housing supply and the policy of the NPPF to achieve such a supply must be given significant weight.

Other (specify)

Interim Supplementary Planning Document: Successful Places, a Guide to Sustainable Housing Layout and Design (2013) which provides guidance to help provide places that enhance the quality of life.

ASSESSMENT

The site is within the settlement framework in a predominantly residential area.

The site is within walking distance of shops, schools and local services and bus stops giving access to Mansfield and Chesterfield and as such is considered to be a sustainable location for new residential development. The council does not currently have a five year supply of housing and the proposed development would provide 9 units towards meeting this requirement. On this basis the proposal is considered to meet the requirement of Policy HOU 2 of the Bolsover District Local Plan and the requirements for sustainable development set out in the National Planning Policy Framework.

The street scene is predominantly made up of rows of two storey terraced dwellings which have small gardens to the front and small yards to the rear and have highways to the front and rear. The existing dwellings have two storey and then single storey off-shots to the rear which step down following the contour of the land levels. To the southeast of the site is a fairly large block of flats.

The proposed building has been designed to reflect the existing terraced properties adjacent to the site. The proposed building is two storey with a pitched, hipped roof and a two storey and single storey off-shot extending out to the rear, stepping down to follow the land level and the window design and materials of construction match those of the existing dwelling adjacent to the site. The proposal is therefore considered to be in keeping with the character and appearance of the street scene.

The immediate locality is predominantly residential dwellings of fairly high density and in close proximity to a block of flats, a parade of shops and a public house. Any noise or disturbance to residents of adjacent dwellings once the building is constructed is not considered to be significantly greater than the existing situation. It is accepted that during construction there will be additional noise and disturbance but this will only be for a temporary period.

The proposed building is set slightly in from the boundary with the dwelling to the north of the

site. The proposal has a ground floor window and a door in the northern side elevation facing the adjacent dwelling but the proposed window is set in from the boundary and is screened from the adjacent dwelling by the existing boundary fence. The principal room windows in the side elevation of the dwelling to the north which face onto the site face the blank first floor of the proposed building and the impact on the daylight to these windows meets the guidance set out in the Successful Places Housing Layout and design guidelines.

The proposed building is set well away from the dwellings to the east of the site and the windows in the proposed building are some 21m from those in the adjacent dwellings. There are no dwellings directly to the south or west of the site. On this basis the proposal not considered to result in a material loss of daylight to or outlook from adjacent dwellings and is not considered to result in a significant loss of privacy or amenity for the residents of adjacent dwellings and is considered to meet the requirements of Policy GEN 2 of the Bolsover District Local Plan and the Successful Places Housing Layout and Design Guidance published by the council.

The proposal includes widening the existing access in the western boundary and creating new accesses in the eastern boundary and the provision of 10 parking spaces on site and a further two parking spaces for the existing dwelling (which is used as a house in multiple occupation [HIMO]) to the north of the site. No conditions were imposed about the provision of parking in connection with the change of use to a HIMO and as such the current proposal does not result in a loss of parking retained for the HIMO. The provision of 10 parking spaces for 9 studio apartments is slightly short of the one space per unit plus one space per two units set out in the car parking appendix in the Local Plan. However, these parking standards do not relate to a saved policy in the Local Plan and as such carry little weight. In addition the site is in close proximity to bus stops and within walking distance of local shops and facilities and the town centre. On this basis the slightly reduced car parking spaces are considered acceptable and it is considered preferable for the proposed bin stores and landscaping to be provided on site rather than requiring additional parking on site. Subject to a condition requiring parking and access be provided in accordance with the approved plans the proposal is not considered to be detrimental to highway safety and is considered to meet the requirements of Policies GEN 1 and GEN 2 of the Bolsover District Local Plan.

Most of the issues raised by local residents are covered in the above assessment. The issue of shift work for residents has not been considered as this could be an issue with any residential dwelling or flat. The issue of drains coping has not been considered as this would be an issue covered under building regulations. The issue of litter has not been considered as there is not considered to be more litter created from studio apartment than normal dwellings and appropriate bin stores have been provided on site.

Other Matters

Listed Building: N/A

Conservation Area: N/A

Crime and Disorder: No known issues

Equalities: N/A

Access for Disabled: N/A

Trees (Preservation and Planting): N/A

SSSI Impacts: N/A

Biodiversity: N/A

Human Rights: No known issues

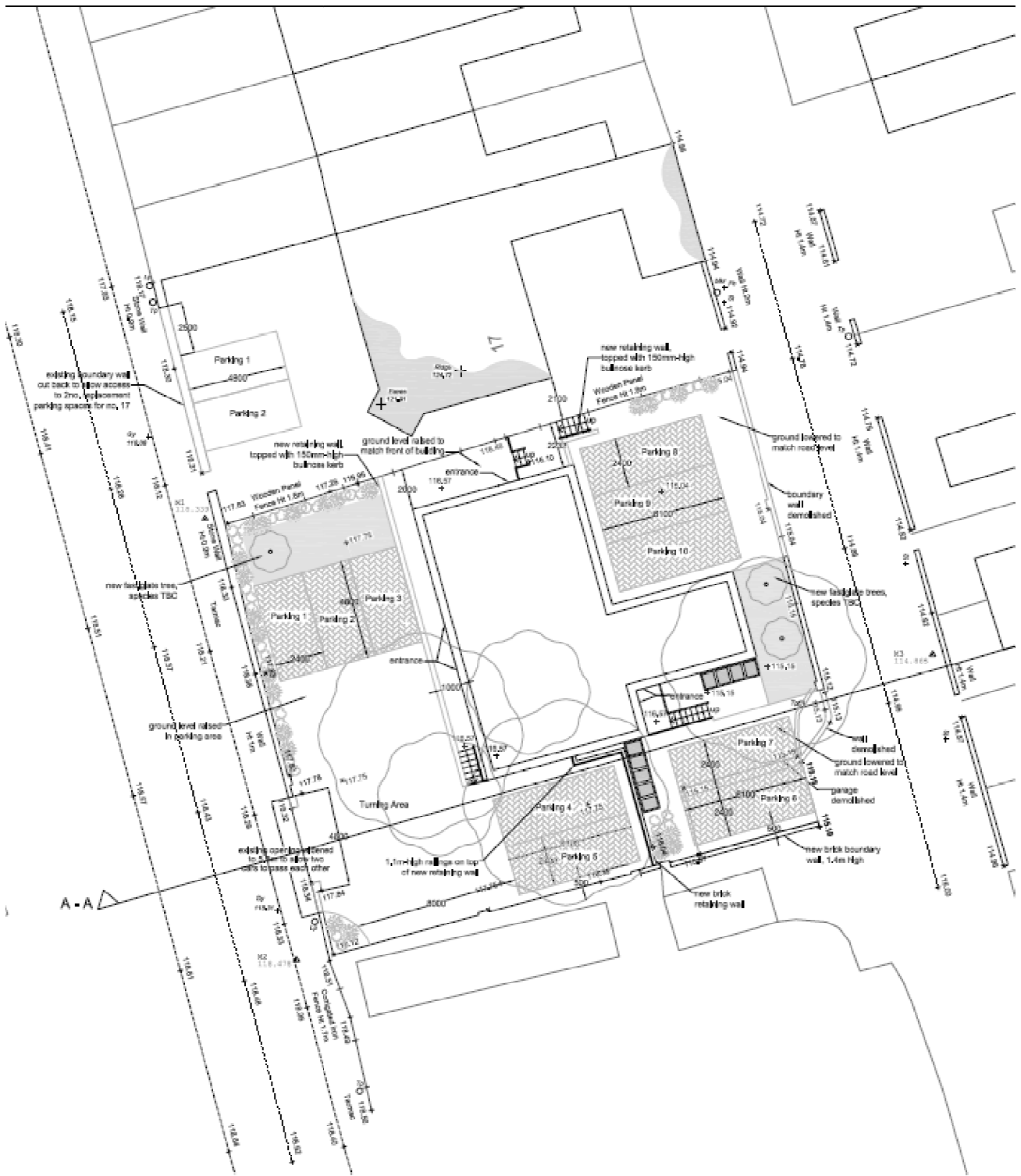
RECOMMENDATION

Approve subject to the following conditions given in précis form to be formulated in full by the Assistant Director of Planning and Environmental Health:

1. Start within 3 years
2. Materials to match existing dwelling
3. Access and parking to be provided in accordance with approved plans before first dwelling unit occupied and maintained as such thereafter
4. Parking spaces for 17 Prospect Drive be provided in accordance with approved plans before first dwelling unit occupied and maintained as such thereafter
5. Bin stores to be provided in accordance with approved plans before first dwelling unit occupied and maintained as such thereafter
6. Boundary treatment provided in accordance with approved plans before first dwelling unit occupied and maintained as such thereafter
7. Submission of landscaping scheme
8. Implementation of landscaping scheme

Not Set



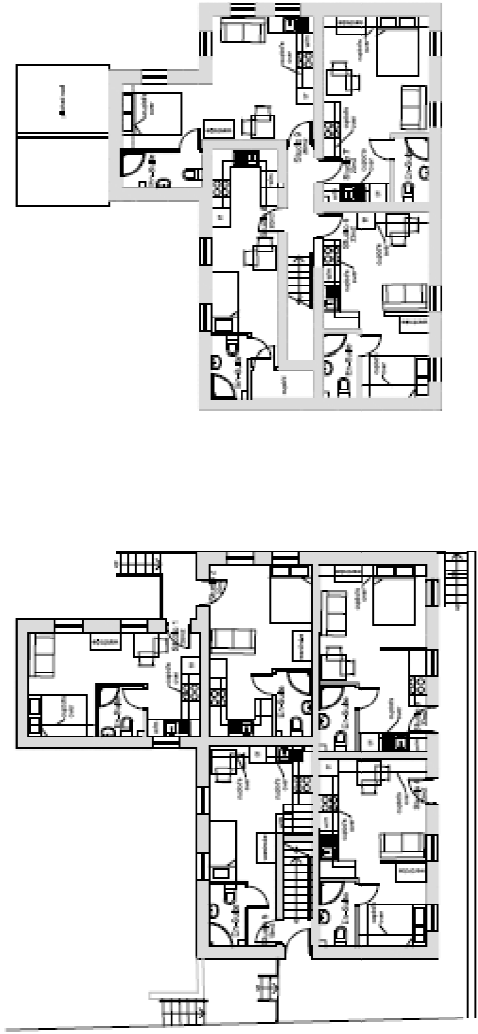


This document is confidential and may not be copied or reproduced without the written consent of Fina Brady Architectural Services.

The architect is responsible for verifying and must check all levels and dimensions prior to construction.

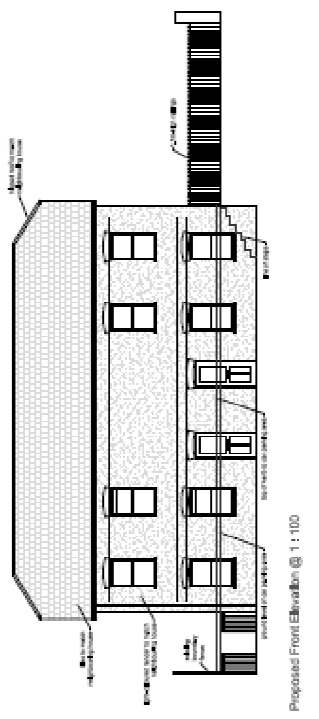
This drawing should not be scaled. Copy/print dimensions are to be taken in respect of this project.

This contract is to be irrevocably voided of any suspect conditions or discrepancies.

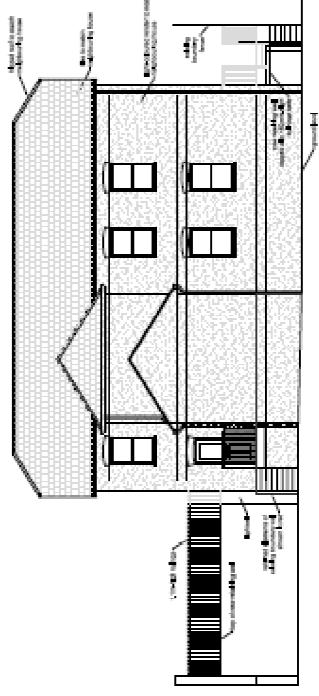


Proposed Ground-Floor Plan @ 1:100

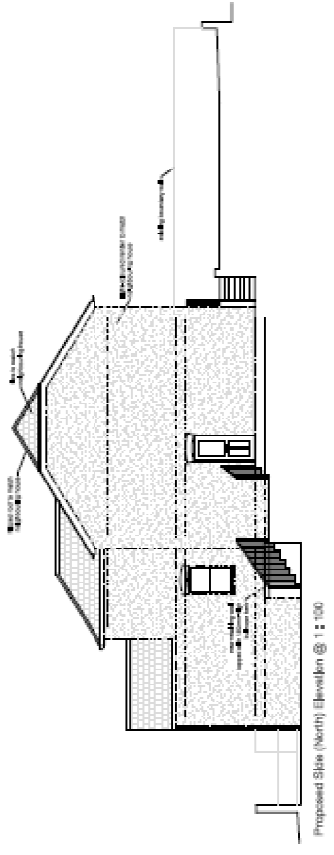
Proposed First-Floor Plan @ 1:100



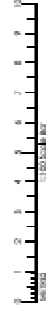
Proposed Front Elevation @ 1:100




Proposed Rear Elevation @ 1:100



Proposed Side (North) Elevation @ 1:100



Rev. A	24.05.18	Planning & client amendments to scheme	PB
 Fina Brady Architectural Services 11 Colons Road, www.fina-brady.com.au			
Office Location: 17 Prospect Drive, Strathmore, VIC 3048			
Project Name: Development of two, self-contained studio apartments			
Drawing Name: Proposed Floor Plans and Elevations			
Drawing No.: F01/04/2018/02/24			
Scale: 1:100 @ A2			
Date: 20th January 2019			

PARISH Scarcliffe

APPLICATION Residential redevelopment including means of access
LOCATION The Nursery East Street Scarcliffe
APPLICANT Mrs Dorothy Hardwick The Bungalow East Street Scarcliffe S44 6SY
APPLICATION NO. 15/00649/OUT **FILE NO.** PP-04707078
CASE OFFICER Mrs Kay Crago (Thurs,Fri)
DATE RECEIVED 18th December 2015

*Delegated Application Referred to Committee by Cllr Crane
Reason: Concerns about highway safety*

This application was considered at the June 29th meeting of planning committee to enable additional publicity to be undertaken as the development represents a departure from the Local Plan and consider how the applicant's offer of resident parking could be secured.

The original report is reproduced in italics for information.

SITE

The site lies to the east of East Street and to the south of Main Street. It is a former garden nursery site. On the site there is a single storey dwelling and buildings associated with the dormant nursery use. There are partial hedgerows to parts of the boundaries to the site. Open countryside to the south and east. Gently sloping site. Residential development lies to the north and west of the application site.

PROPOSAL

Outline application for residential development with all matters apart from means of access reserved.

A schematic layout shows the provision of 16 houses, 4 two bed houses, 10 three bed houses and 2 four bedroom houses (but see amendments below).

Vehicular access is from East Street.

AMENDMENTS

Email received from the agent 11/05/2016 providing revised heritage assessment, additional details on disposal of surface water, confirmation that adequate landscaping can be provided within the red edge of the application site.

Further email agreeing to limit the development to not more than 10 dwellings.

HISTORY (if relevant)

BOL590/244 Erection of bungalow (in addition to the existing bungalow)

BOL291/72 Erection of bungalow. Planning permission granted subject to conditions 9/05/91

BOL9411/0430 Replacement Glasshouse. Planning permission granted January 1995

99/00335 Erection of storage shed. Planning permission granted 16/06/99

CONSULTATIONS

Derbyshire County Council Highways: Comments on amended scheme in précis form. The Highway Authority has previously recommended that the number of proposed dwellings be

restricted such that vehicular movements would equate to those taking place for the site operating as a nursery. Based on fact that site could operate as a nursery with perhaps some ancillary sales it would seem there is the potential for fairly significant vehicular movements. A recommendation of refusal would not therefore be considered sustainable. Reluctantly the Highway Authority accepts the reduced number of dwellings and the conditions and notes in this Authority's letter dated 21st January 2016 should be included in any consent with Condition 2 being altered to refer to a maximum of 10 units at the site. 13/05/2016

Derbyshire County Council Highways Comments on original scheme suggests conditions re full details of the proposed highway and its tie in with the existing highway, restricted number of dwellings, no dwelling to be occupied until the proposed new estate street within the application site has been designed and laid out in accordance with the 6C's design guide, no occupation prior to space being provided within the curtilage for the parking of vehicles. Number of highway footnotes suggested. 21/01/2016

Derbyshire County Council Archaeologist : The site lies outside the Scarcliffe Conservation Area and is around 70m from the boundary of the Area of Archaeological Interest adopted as part of the Conservation Area Appraisal and Management Plan (2011) and representing the likely medieval core of the village. Indeed, medieval settlement to the south of Main Street is not thought to have extended within 250m of the application boundary. The site is therefore comfortably outside the area of the medieval village.

There is little other information on the Derbyshire HER that would suggest archaeological potential within the site. Artefacts scatters (mostly prehistoric flint work) are noted in fields c250m south of the application boundary (HER 12321, 12378, 12385), with a reasonable density (c20-30 pieces per field) suggesting that there is a prehistoric occupation in the vicinity. However, given the distance from the proposal site, the small size of the site, and the existing disturbance from the farm buildings on site, I feel that the evidence does not support an archaeological requirement being placed on the applicant under the policies at NPPF chapter 12. 5/01/16

Scarcliffe Parish Council: Object strongly to this development on the grounds of lack of adequate parking and servicing, design and appearance, layout and density , a lot more dense than surrounding, access and highways, East Street too narrow and not designed for this volume of traffic, Traffic generation, dangers to pedestrians on quiet street location, noise pollution created, noise and disturbance, unreasonable in rural setting.

Derbyshire Wildlife Trust: The Trust can advise that adequate ecological survey work has been undertaken in support of this planning application for the Council to determine it. Recommends conditions relating to the submission of a scheme for outdoor lighting; vegetation and building clearance works to be undertaken outside of the breeding bird season; and protection of retained habitats during the site preparation and construction phase. 21/01/2016

Severn Trent Water Ltd: Awaited

Regeneration: Awaited

Refuse-Streetscene and Waste Services: Awaited

Urban Design: No objection in principle to residential development but advises the inclusion of an advisory note. The design note should explain that additional work will be required in relation to the reserved matters proposals and the preparation of a detailed scheme. This should be in accordance with the Council's residential design guidance, Successful Places (2013). The developer is encouraged to engage in pre-application discussions with the local planning authority at an early stage in advance of progressing any reserved matters. Whilst layout is a reserved matter a sketch layout has been provided showing how access can be achieved and a potential arrangement of 16 dwellings, with parking and garaging. This sketch shows a level of development that is considered to be excessive given the edge of settlement position of the site, resulting in development which backs onto the countryside. This is considered to result in an abrupt interface with the countryside; indicates a reliance on a landscape buffer that falls outside the red line of the application site. These aspects of the scheme would not comply with the Council's residential design guidance.

Garden sizes would need to achieve a minimum of 50sqm for a 2 bedroom dwelling, 70sqm for a three bedroom dwelling and 90 sqm for a 4 bedroom property. To achieve an acceptable layout in design terms the amount of development would likely need to be substantially less than that shown on the submitted sketch plan.

The NPPF requires proposals to seek to provide surface water drainage via SUDS in the first instance. This may have implications in terms of land take and the number of dwellings that can be accommodated.

Derbyshire County Council Planning: Recommends S 106 agreement to gain financial contribution towards Scarcliffe Primary School and The Bolsover School and advice notes to be provided in connection with access to high speed broadband and designing new homes to Lifetime Homes Standards. 19/02/16

Conservation Officer Comments on amended application

The potential impact of any development upon the Old Vicarage remains my concern. If minded to grant outline planning permission I would have the following recommendations. A detailed landscape scheme should form part of any full planning application, The views from the Old Vicarage should be a consideration when designing any new housing, The scale and massing should relate to vernacular as well as materials, this may only be relevant to buildings on the edge of the site and therefore closer to the Old Vicarage. 27/ 05/2016.

Conservation Officer Original Comments: The main issues for consideration:-

- i) the impact of the proposal on the setting of the conservation area including views to and from the conservation area
- ii) the impact of the development on heritage assets

Paragraphs 128 and 129 of the NPPF require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This assessment will be taken into consideration when determining the application. Any future application must be accompanied by a Heritage impact statement which explores the historic significance of the site and surroundings. In addition the design and access statement must:- identify site context, important views to and from the site, topography, pattern of existing development, scale and detailing of neighbouring development, palette of materials. Proposals for new development must demonstrate how it addresses these issues and how the design and layout

relates to the existing scale and style of building in the conservation area.

Although the existing site has extant buildings these are a single storey dwelling and several green houses, also single storey. Therefore the existing impact upon heritage assets is minimal. The proposal increases density on the site which is a concern. Therefore the applicant will need to clearly demonstrate that infill development on this plot will preserve the setting of the heritage assets. 11/02/2016

Reconsulted on the reduction of the scheme to a maximum of 10 dwellings: no contributions will be required as the Minister has stated that small schemes (under 11 dwellings) should not be required to make such contributions. 13/6/16

PUBLICITY

Site notice posted and 17 neighbouring properties notified, 11 letters of objection received.

Grounds of objection:

Impact on provision of on street parking for existing residents

Increased traffic movements into the site including HGV's, contractor's vehicles

Loss of light from new houses

Impact upon privacy

Increased noise during construction etc

Primary school already at capacity

Would cause difficulties for the refuse lorry

Drainage/sewer issues due to depth of sewers and capacity

Development is too large and unnecessary

Development will ruin and remove views from our properties.

Impact on safety of users of the footpath leading from Main Street to the children's play area.

Development could be scaled down to 4 or 5 dwellings.

Children will not be able to play safely.

Development will adversely affect physical health due to dust and debris

Cars will be covered in dust.

Residents need to be compensated if the development takes place

Excessive number of houses

Problems for refuse lorry

HGV's will try to access the site with materials etc

POLICY

Bolsover District Local Plan (BDLP)

GEN 1 - Requirements for development

GEN 2 - Impact of development on the environment

GEN 4 - Development on Contaminated Land

GEN 5 - Land Drainage

GEN 8 - Settlement Frameworks

HOU 9 - Essential New Dwellings in the Countryside

CON 4- Development adjoining Conservation Areas.

TRA 1 - Location of new development

TRA 15 - Design of Roads and Paths to serve new Development

ENV 3 - Development in the Countryside.

ENV 5 – Nature Conservation Interests

ENV 8 - Development affecting trees and hedgerows

National Planning Policy Framework

Paragraph 14 – advises that permission should be granted for sustainable development.

Where the development plan policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework.

Paragraph 47 footnote states that “To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”

Paragraph 49 of the NPPF states that “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.”

Para’ 117 “To minimise impacts on biodiversity and geodiversity, planning policies Should.....promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan”

Para’ 118 “When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles.....

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

Opportunities to incorporate biodiversity in and around developments should be encouraged.”

Para 132 “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Other (specify)

Guidelines to be used for assessment of applications for residential development when the Council does not have a five year supply of deliverable sites (approved in February 2015).

Supplementary Planning Document Successful Places: A Guide to Sustainable Housing Layout and Design (2013).

A Building for Life 12 (BfL12) - The sign of a good place to live.

Conservation Duties

Local Plan Policy CON4 – Development adjoining Conservation Areas

Planning (Listed Buildings and Conservation Areas) Act 1990 –

Section 66 requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may

be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

And Section 72: requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.”

NPPF Paragraph 131

In determining planning applications, local planning authorities should take account of:-

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them into 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*

Paragraph 134

Where 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, including securing its optimum viable use.

Paragraph 137

Local Planning Authorities should look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance.

Heritage asset

NPPF - “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Significance

NPPF - “The value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage assets physical presence, but also from its setting.”

ASSESSMENT

Principle of development:

The site lies outside, but adjacent to, the settlement framework as defined in the now aging Bolsover District Local Plan (2000). It is a brownfield site with a previous use as a nursery for plants, vegetables and soft fruits.

Bolsover District Council is currently experiencing a shortfall in its 5 year supply of housing. Government guidance in the National Planning Policy Framework (NPPF) advises that in

such circumstances, where the development plan is absent, silent or relevant policies are out of date (as is the case for the Bolsover District Local Plan), planning permission should be granted for sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF (Para.14).

Therefore significant weight in favour of sustainable housing development arises from the NPPF policy provided that any other impacts or harms would not demonstrably outweigh the benefits.

With regard to sustainability the site is close to public open space and play facilities within walking distance to the south. There is a primary school within the village and also a pub. Other facilities are limited

The nearest bus stop is within 400m of the application site on Main Street providing public transport links to settlements offering a wider range of goods and services.

On the whole whilst services within the village of Scarcliffe are limited it is considered that the application site is reasonably sustainable and is no less sustainable than other residential development in Scarcliffe. The agent has indicated that there is every possibility that the housing would be delivered well within five years and that there is developer interest.

In summary, despite the technical conflict with the out of date policies of the local plan it is considered that residential development would result in sustainable development and so significant weight in favour arises from the NPPF policy.

The Original Proposal:

The application is in outline only with the matters of appearance, landscaping, layout and scale being reserved. Access is to be considered as part of this application. A sketch layout was submitted which showed 16 detached houses. The number of proposed houses is also referred to in the application form. (The indicative layout shows a landscape buffer but this appears to fall outside the red edge of the application site and may not be deliverable).

However it should be noted that no weight should be given to the illustrative layout in this decision.

The site is very rural in character with dwellings on East Street forming a well defined boundary between the built up area and countryside. The land slopes gently to the eastern boundary where there are open views down to the vicarage below the field. The church tower (listed Grade II) can be seen through the trees beyond. Open fields are situated to the east and south with no formal boundaries to define these edges resulting in an open aspect.*

Concerns have been raised by the Urban Design Officer that the sketch layout does not relate well to the locality resulting in a development which backs on to the countryside and the amount of development is excessive for the edge of settlement location. This would need to be addressed in any detailed submission. Concerns are also raised in relation to conservation impacts. It is not considered that the schematic layout as shown would be acceptable in terms of highway safety, heritage and urban design considerations. An amendment was sought to the application to reduce the application from 16 dwellings.

Specific issues in relation to a residential development are set out below.

Heritage Issues

The proposed site is located relatively close to the boundary of Scarcliffe conservation area. There are several unlisted buildings of merit (identified in the conservation area appraisal and management plan CAAMP) located around the boundary of the small field. Bathurst Cottage and adjacent cottages 40-50 Main Street have rear gardens which bound the edge of the field and the Old Rectory on Gang Lane sits back from Main Street sitting in line to the proposal plot beyond the small field. As a result these buildings are considered to meet the definition of a heritage asset as defined in the NPPF.

The conservation area retains a strong rural character and the relationship between the built environment and the wider landscape is integral to the character of Scarcliffe. The CAAMP recognises that there has been a significant amount of infill, of varying quality, within and adjacent to the conservation area (para 5.27) and as a result identifies a potential threat as, "further intensification of built development within the conservation area would generally be considered to detract from the character and appearance of the conservation area. Any proposed new development should be designed to relate to the existing scale and style of building in the conservation areas." It also refers to development immediately outside the conservation area potentially having a detrimental impact on the character and appearance of the conservation area."

It is considered that the impact of the proposed development upon the heritage assets has not been adequately addressed. There is a paragraph in the submitted planning statement referring to Scarcliffe Conservation Area and the impact of the development upon the conservation area is considered to be neutral. However the proposed development has the potential to adversely impact upon views from and to the unlisted buildings of merit which are relatively close to the site. The introduction of 16 dwellings in this prominent location may not preserve or enhance the setting and character of the conservation area. A less dense development sensitively designed would potentially have a lesser impact more in keeping with the character of the locality and views from the listed church.

Highway safety

Vehicular access is proposed off East Street. East Street is relatively narrow without footways. It is not laid out to current guidelines. Many existing properties have off street car parking facilities; others do not and therefore on street parking is quite common.

The application site is already accessed via East Street and there would have been vehicle movements associated with the historic use of the nursery. There is also an existing bungalow on the site, currently occupied by the applicant. No nursery activities currently take place at the site although this situation could change if the business were to be restarted. Some information has been provided by the agent of the former vehicular activity to and from the site. Highway safety issues have been raised by neighbouring residents and the local member. Local residents (responding to the application as originally illustrated) are concerned that the access is too narrow for vehicles to come and go to the application site, development would affect the availability of on street parking, construction traffic would struggle to access the site and approval would result in increased highway danger for residents, playing children and pedestrians. The proposed access would cross over a foot path which leads from Main Street to the playing field to the south. Concern has been expressed by residents that this would be hazardous to users of the footpath.

The Local Highway Authority originally requested that the number of residential units should be limited to that which gives comparable vehicular movements with the nursery. There is some difficulty in ascertaining the previous level of vehicular activity and there are conflicting views as to how much vehicular traffic was associated with the nursery, with local residents stating that movements to and from the nursery were limited. On balance it is considered that it is unlikely that daily vehicle movements to and from the nursery would be similar to the vehicular movements associated with 16 dwellings.

Reducing the number of units at the proposed site would reduce the impacts upon neighbouring residents and the local infrastructure and the Highway Authority accepts an upper limit of 10 dwellings.

Concerns about construction traffic are not usually given significant weight as they are relatively short lived and can be managed.

Ecology:

A protected species report was submitted as part of the application. The site was surveyed for the presence of bats and birds. Derbyshire Wildlife Trust is satisfied that the assessment meets guidance and, as such, sufficient information regarding these protected species (bats) has been supplied. No evidence of protected species was identified to utilise the site (excluding potential nesting birds) and low local value habitat was present. DWT consider that there are no ecological constraints with the proposed development. The Trust recommends conditions in relation to external lighting, time period for vegetation and building clearance and protection of retained habitats during the site preparation and construction phase. In the event of outline planning permission being granted these conditions would not be necessary but a condition requiring the submission of an updated ecological survey at reserved matters stage should be imposed. It is considered that the proposed development would meet the requirements of policy ENV5 of the Bolsover District Local Plan.

Contaminated land:

In view of the sensitive end use, previous use of the site and potential for made ground the Environmental Health Officer recommends a condition requiring a full phased contaminated land survey. A condition can be included in the event of planning permission being granted. It is considered that the development can meet the requirements of policy GEN4 of the Bolsover District Local Plan.

Drainage:

Towards the north eastern extreme of the site there is a slightly lower area which the agent has advised is capable of accommodating and holding surface water as part of a sustainable drainage scheme. Foul sewage is proposed to be discharged to the main sewer. No response has been received from Severn Trent Water to indicate whether capacity is an issue in this area. A condition can be attached to any permission requiring the submission of a detailed scheme for the disposal of both foul and surface water drainage. Additionally any development would need to meet the requirements of the Building Regulations. It is considered that the proposed development is capable of meeting the requirements of policies GEN 5 and GEN6 of the Bolsover District Local Plan.

Amended Scheme:

It was considered that the initial illustrative proposed scheme (of up to 16 dwellings) raised significant concern with the potential impact on highway safety and residential amenity and impact upon heritage assets and would be unlikely to achieve compliance with the Council's Supplementary Planning Document Successful Places. A lower number of units, however, would offer the opportunity to address the concerns and potentially reduce adverse impacts to an acceptable level.

The agent was asked to consider significantly reducing the number of dwellings proposed at the site and a response states that the applicant is willing to accept a condition limiting the number of units to 10.

Whilst no schematic layout has been submitted demonstrating how the concerns raised can be fully addressed, this is an outline application and will require the submission of reserved matters; at which stage a full assessment of the impacts of the development would be undertaken. Limiting the number of units to a maximum of 10 would reduce the number of vehicular movements to and from the site and gives greater opportunity for a scheme to be designed which should be capable of addressing the heritage and urban design concerns.

Means of access is a matter for consideration at this stage.

The Local Highway Authority had previously recommended that the number of proposed dwellings be restricted such that vehicular movements would equate to those taking place for the site operating as a nursery. Precise historic data is not available. Additionally the use as a nursery could recommence and could result in fairly significant vehicular movements and could include retail sales from the site, without the need for any permission from the Council. The Local Highway Authority is willing to accept the reduced number of dwellings on the basis that a refusal would not be sustainable. In its original response they recommended a number of conditions (see above) to generally achieve a vehicular access which complied with the 6C's design guidance and that the extension to East Street would be constructed to an adoptable standard. In this rural edge location, and taking account of the form of the existing streets, it would not be desirable for the highway to dominate the scheme. A condition could be attached to any planning permission which required the submission of a scheme showing a highway design which met the requirements of the local highway authority but reflected this rural location and the need to give priority to the footpath route across the line of the road. It may be feasible for the development to be served off a private drive, although consideration will have to be given to bin carry distances if the highway is not to be adoptable. Any scheme would have to clearly show the tie in between the existing highway and the proposed access and how the footpath linking Main Street with the playground to the south would be accommodated. The reduction to a maximum of 10 dwellings would reduce the potential number of vehicle movements along East Street and would have a lesser impact upon existing residents. The inclusion of a turning head within the scheme would enable easier access for existing and future highway users (but only if the new highway is adopted or made available for public use).

Whilst there is significant opposition to the scheme from local residents it is considered that a satisfactory means of vehicular access to the site could be achieved and that the

development meets the requirements of policy GEN1 of the Bolsover District Local Plan.

Developer Contributions:

It is not considered that for a development of this size it would be appropriate to seek contributions as the additional demand on services is not considered to be significant and this is in line with Ministerial statements.

On balance a scheme limited to a maximum of 10 dwellings and subject to detailed design matters to address highway, heritage and edge of settlement treatment as well as the usual amenity issues the development is in line with the requirements of the NPPF and the policies of the Bolsover District local Plan. No impact is so material as to outweigh the benefits and the scheme should be approved.

Other Matters

Listed Building: None within the application site. Part of the site is visible from the churchyard and the impact of the development on this setting needs to be considered. In view of the distance and intervening development this is capable of being addressed in detail at the reserved matters stage, with the reduced scale of development envisaged.

Conservation Area: Close to the boundary of the conservation area but not within.

Crime and Disorder: No specific crime and disorder issues identified.

Equalities: No specific equalities issues identified.

Access for Disabled: New houses would need to meet relevant part of the Building Regulations.

Trees (Preservation and Planting): None of note affected

SSSI Impacts: N/A

Biodiversity: No significant impact. Mitigation can be provided within landscaping proposals.

Human Rights: N/A

As the application represents a departure from the adopted Bolsover District Local Plan additional publicity is required to be undertaken. If Members are minded to approve the application the decision will need to be deferred until this has taken place.

Current Position

No additional responses have been received following the additional publicity as a departure application which has been undertaken.

Further discussions have taken place with the agent and wording generally agreed in connection with two conditions in relation to the resident parking offered by the agent at the last meeting of Planning Committee and concerns about construction traffic.

The recommendation below includes the two additional conditions (in bold) which reflect the content of the conditions suggested by the agent.

RECOMMENDATION: Approve subject to conditions written in précis form to be formulated in full by the Assistant Director of Planning.

1. Submission of reserved matters- all except access from the Highway
2. Approval of reserved matters and start time (3 years and 2 years as per standard condition)
3. Notwithstanding the indicative layout that has been submitted with this application, the number of residential units to be accommodated on the site shall be limited to a maximum of 10.
4. Contaminated land condition.
5. Existing and proposed finished floor levels to be submitted with reserved matters
6. Notwithstanding the detail on the submitted illustrative layout, prior to work on site commencing, full details of the new access including details of the tie-in to the existing highway and footpath route to the west of the application site along with full construction details shall be submitted to and approved in writing by the Local Planning Authority.
7. Construction Management Plan
8. Full details of foul and surface water drainage.
9. Maintenance of landscaping and replanting.
10. Updated ecology report before any development starts on the site
- 11. The reserved matters shall provide for an area of car parking including proposals for their future management comprising a maximum 6 spaces (each of 3m x 6m), to be dedicated to the use of residents of East Street with access from the highway to the dedicated parking spaces being available at all times for residents of East Street. The car parking area and its access from the highway shall be provided with a durable hard surface and surface water drainage, details of which shall form part of the scheme and the area shall be landscaped in accordance with the landscaping details to be submitted in respect of the development as a whole. The approved scheme shall be implemented.**
- 12. Before any site works commence a scheme shall be submitted to and be approved in writing by the Local Planning Authority detailing proposals for the provision for the ingress, turning and egress of all contractors plant and delivery vehicles during the construction process. The scheme shall provide for arrangements to be put in hand for a banksman to supervise all such comings and goings at the point where the footpath crosses the site.**

Notes to applicant

1 The reserved matters should be accompanied by a heritage assessment and a design statement to show how the scheme has addressed heritage and visual amenity issues and

achieve a safe and visually attractive access.

2. The reserved matters shall include full details of landscaping proposals and shall clearly demonstrate how the edge of settlement boundary will be treated.

3. Highway notes



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