

COMMITTEE UPDATE SHEET
SUPPLEMENTARY REPORT OF THE ASSISTANT DIRECTOR OF PLANNING

This sheet is to be read in conjunction with the main report.

Agenda Item No 6: Planning Applications to be determined

Planning Site Visits held on 3rd February 2017 commencing at 10:00hours.

PRESENT:-

Members:

Councillors: Hilary Gilmour; Pauline Bowmer; Mary Dooley; Jen Wilson; Tom Alexander; Jim Clifton; Deborah Watson; Brian Murray-Carr; Rita Turner; and Duncan McGregor.

Officers: Chris Fridlington (Planning Manager)

Apologies:

Councillors: John Ritchie and Tom Munro

SITE VISITED

Applications for determination by Committee:

16/00410/OUT - Outline application for the demolition of existing buildings and erection of 11no. dwellings with access from Main Street and Back Lane on Land Between 11 And 19 Back Lane
Palterton

16/00473/FUL - The demolition of existing buildings and the erection of a 10no. 1 bedroomed Complex Care & Autism Unit (Class C2) and the erection of a supported living block comprising 16no. 1 bedroomed apartments (Class C3) with associated access, car parking and landscaping at 16 High Street, Clowne.

The meeting concluded at 10:45am.

Summary of representations received after the preparation of the main Committee Report and any recommendation based thereon.

Item 6(i): Former Blackwell Tip (14/00188/FULMAJ)

No further representations have been received on this application since publication of the officer report.

Item 6(ii): Former Miner's Welfare, Clowne (16/00473/FUL)

No further representations have been received on this application from any of the nearest neighbours since publication of the officer report.

However, the Council's Environmental Protection Officer has since advised that it is now considered unlikely sound from deliveries will exceed the indoor ambient noise levels

contained in good practice guidance (including BS8233:2014 Guidance on sound insulation and noise reduction for buildings) in respects of the Complex Care and Autism Unit. Nonetheless, in order to protect the aural amenity of any future occupants and to ensure the sound mitigation measures detailed in the Hepworth Acoustic report for other buildings and areas on site are implemented a revised condition has been suggested. Consequently, Condition 8, below, now replaces Condition 8 in the original report on the basis of this advice.

The applicant has also advised that the schedule of approved plans needed to be amended to ensure the list referred to the most recent revisions. Condition 2, below, now contains the correct list.

Accordingly, the original recommendation is revised to a recommendation of APPROVAL subject to the following conditions:

Statutory Time Limit

1. The development shall be begun before the expiration of three years from the date of this permission.

Approved Plans

2. Subject to the following conditions (3-17), the development shall be carried out in complete accordance with the recommendations set out in Section 5.2 of the submitted Bat Roost Potential and Nocturnal Bat Survey and the following approved plans and specifications:
 - Site Set-up Plan and Construction Method Statement
 - Drawing No. 16-025-110 Revision H: Site Plan
 - Drawing No. 16-025-160 Revision B: Site Sections & Street Elevations
 - Drawing No. 16-025-123 Revision A: GF & FF Plans (Supported Living Apartments)
 - Drawing No. 16-025-155 Revision B: Elevations (Supported Living Apartments)
 - Drawing No. 16-025-120 Revision E: GF & FF Plans (CC & A Unit)
 - Drawing No. 16-145-151 Revision B: Elevations (CC & A Unit)
 - Drawing No. 16-025-116 Revision C: Boundary Treatments Plan
 - Drawing No. L8555/02 Revision C: Soft Landscaping Proposals
 - Drawing No. 16151/005 Revision P3: Drainage Strategy
 - Drawing No. 16-025- 157: Bin Store – Plans & Elevations

Archaeology

3. No development shall take place until the archaeological fieldwork as set out in the submitted Written Scheme of Investigation (*ECUS Ltd Dec 2016: Former Clowne Miners Welfare Club, High Street Clowne, Derbyshire - Written Scheme of Investigation for Archaeological Excavation Planning Ref: 16/00473/FUL*) has been completed to the written satisfaction of the Local Planning Authority.
4. No development shall take place other than in accordance with the submitted archaeological Written Scheme of Investigation.
5. 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 submitted archaeological Written Scheme of Investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Japanese Knotweed

6. No development shall take place, until an invasive non-native species protocol has been submitted to and approved in writing by the Local Planning Authority, detailing the containment, control and removal of Japanese Knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme.

Remediation

7. Unless otherwise agreed by the Local Planning Authority, other than the demolition of the existing buildings, the completion of any works required under Conditions 3, 4, 5 and 6 (above) and/or that required to be carried out as part of an approved scheme of remediation, the development hereby permitted shall not commence until conditions A to D have been complied with. If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

Notwithstanding the assessment provided with the planning application an investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

E. Importation of soil

In the event that it is proposed to import soil onto site in connection with the development, the proposed soil shall be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme for all parameters requested (where this is available), the results of which shall be submitted to the LPA for consideration. Only the soil approved in writing by the LPA shall be used on site.

Noise Attenuation

8. Before the development hereby approved is occupied, the sound insulation scheme detailed in the Hepworth Acoustics report: *Proposed Residential Development at Former Clowne Miners Welfare Club, High Street, Clowne - Noise Assessment on behalf of Strategic Team Maintenance Co. Ltd (Report No. P16-212-R01v1; dated August 2016)* shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be validated by a competent person and the validation report submitted to and approved in writing by the Local Planning Authority prior to the buildings first being brought into use.

Prior Approval of Facing Materials

9. Before construction commences on the erection of any building or wall, samples of external materials, including facing materials for walls and roofs, cladding, window and door frames, and rain water goods, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the approved specifications.

External Lighting

10. Prior to the development hereby permitted being brought in to use, and prior to the installation of any external lighting within the red-edged application site, precise details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall have regard to the "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" produced by the Institution of Lighting Professionals. The approved lighting scheme shall be implemented in full before the lighting is first used, and shall be retained thereafter. Changes to any element of the lighting scheme shall be submitted to and approved in writing prior to any changes taking place.

Planting

11. Prior to the development hereby permitted being brought in to use, details of the size, species and positions of a hedgerow and/or hedges along the boundary of the site and to replace the box hedges shown on the approved landscaping plans and an accompanying schedule and/or programme for the proposed planting shown on the approved landscaping plans, subject to this revision, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the planting shall be carried out in accordance with the revised plans, schedule and/or programme approved by the Local Planning Authority.

Boundary Fence

12. Prior to the development hereby permitted being brought in to use, the 1.8 close-boarded fencing shall be fully installed on site as specified on the approved Boundary Treatments Plan, Drawing no.16-025-116 revision C.

Parking and Access

13. Prior to the development hereby permitted being brought in to use, the whole of the vehicle parking and manoeuvring area and all service areas shown on the approved plans shall be formed, laid out, constructed and surfaced in accordance with specifications to be submitted to and approved in writing by the Local Planning Authority. Thereafter, all parking spaces shall be clearly and permanently delineated and shall be maintained free of any obstruction from their intended use at all times throughout the lifetime of the development hereby permitted.
14. Prior to the development hereby permitted being brought in to use, the proposed access shall be completed and the existing vehicular access across the remainder of the frontage of the site along High Street shall be permanently closed in accordance with the details and specifications shown on the approved plans.

Deliveries

15. No deliveries shall be taken at or despatched from the site nor shall there be any loading or unloading outside the hours of 9am until 5pm; nor at any time on Sundays, Bank and Public Holidays.

Restriction on Use

16. The supported living block hereby permitted shall be used for sheltered accommodation as specified in the submitted application and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
17. The Complex Care and Autism Unit hereby permitted shall be used for residential accommodation as specified in the submitted application and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Notes to Applicant:

1. The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the householder.
2. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

3. There is a Public Right of Way (Footpath 24 on the Definitive Map for the area). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533262.
 - Please note that the granting of planning permission is not consent to divert or obstruct a public right of way.
 - If it is necessary to temporarily obstruct a right of way to undertake development works then a temporary closure is obtainable from the County Council. Please contact 08456 058 058 for further information and an application form.
4. Pursuant to Section 278 of the Highways Act 1980 and the provisions of the Traffic Management Act 2004, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works.
 - Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from Mr K Barton in Development Control at County Hall, Matlock (tel: 01629 538658). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.
5. Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Dave Bailey, Traffic Management, 01629 538686. All road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site; relevant forms are available via the following link - http://www.derbyshire.gov.uk/transport_roads/roads_traffic/roadworks/default.asp

Statement of Decision Process

The revised proposals are considered to comply with the policies and guidelines adopted by the Council other than in respects of policy CLT6 in the Bolsover District Local Plan and the above recommendation has been taken in accord with the guidelines of the National Planning Policy Framework with regard to all relevant planning considerations.

Item 6(iii): Hilltop, Shirebrook (16/00533/FUL)

FURTHER AMENDMENTS

- Nature conservation protection details submitted on 1st November 2017; and
- Revised elevation drawings submitted on 2nd February 2017

FURTHER ASSESSMENT

The revised elevation drawings have appropriately responded to the outstanding issues relating to the issues raised by the Urban Designer. This has added additional detailing to the proposed bungalow, to better reflect the detailing on the dwellings in the remainder of the development. These have also re-located meter boxes onto the side of dwellings as far as practicable. Whilst this is not possible in all instances, it has reduced the impacts of this otherwise dominant feature of the dwellings. The applicant is also in agreement to colour the boxes to closely reflect the adjoining brickwork to minimise the impacts further. The drawings also show the ability to comply with the recommended condition relating to the use of fixed obscured windows to ensure privacy of neighbours to the side and rear of the apartment block. The Urban Design Officer has verbally confirmed that he is content with the revisions. The applicants have indicated that it would be difficult to comply with the Highway Authority's requirement for driveways not to exceed a 1:20 gradient due to the land levels of the site. The County Council has agreed, in line with its guidance document the '6c's', to accept a gradient of 1:12 that the applicants consider to be achievable. A revised condition is therefore proposed to reflect this.

Further discussions have been held with the Environmental Health Officer in respect of the outstanding issues on both contamination and noise controls. It has been agreed that further work is necessary to fully resolve these issues and that this can be controlled through conditions. The wording of these has been agreed with the applicant and Environmental Health Officer in order to facilitate an early start on site.

The applicants have submitted additional details to address a potential condition that had been recommended by the Derbyshire Wildlife Trust in respect of protection for identified nature conservation habitats on site. The Trust has confirmed that it is content with the degree of protection now proposed for those areas and a condition is proposed requiring compliance with that detail for the duration of the works. It has re-iterated its request for a condition relating to protection for birds during any vegetation removal works, but for the reasons given in the original report; this condition is still considered to be unnecessary. An advisory note is proposed to provide advice on the need to comply with other (non-planning) statutory wildlife protection that deals with this issue.

RECOMMENDATION: GRANT planning permission subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. No building shall be occupied until full details of both hard and soft landscape works including a programme for implementation have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out as approved.

3. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub may die, be removed, uprooted or become seriously damaged it shall be replaced by another of the same species during the first available planting season, unless a variation of the landscaping scheme is approved in writing with the Local Planning Authority.
4. Before the development is commenced and before any equipment, machinery or materials are brought on to the site to implement this planning permission fencing shall be erected to protect the retained nature conservation habitats in accordance with the details submitted by e-mail on the 2nd February 2017, nothing shall be stored or placed within the fenced area and the ground levels within the fenced area shall not be altered, and no any excavation shall take place, without the written consent of the Local Planning Authority. No further vegetation removal, other than that shown in the submitted information included in and with the e-mail referred to shall be undertaken without the prior written consent of the Local Planning Authority.
5. All windows in the side and rear facing elevations of flats 3 and 4 (located at first floor level of the block of flats hereby approved) shall be glazed with obscure glass and be non-opening unless the parts of the window that are not obscured or which can be opened are more than 1.7m above the floor of the room in which the window is installed, which shall thereafter be retained in this manner at all times unless planning permission has first been granted by the Local Planning Authority.
6. The development hereby approved shall only be implemented in accordance with the archaeological Written Scheme of Investigation for archaeological work dated 6th January 2017 by J Greaves of Trent and Peak Archaeology and as submitted to the Local Planning Authority on the 11th January 2017.
7. 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 approved archaeological Written Scheme of Investigation referred to in condition 6 above and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
8. No dwelling shall be occupied until its associated car parking spaces have been provided in accordance with the approved drawings that shall be maintained throughout the life of the development free from any impediment to its designated use.
9. All accesses within the development shall not be taken into use until 2m x 2m x 45° pedestrian intervisibility splays have been provided on either side of the access at the back of the footway, the splay area being maintained throughout the life of the development clear of any object greater than 1m in height relative to footway level.
10. Vehicle accesses shall be no steeper than 1 in 12 for the first 5 metres from the nearside highway boundary.
11. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of

PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- * Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- * Include a timetable for its implementation; and
- * Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

12. No building hereby permitted shall be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to approved in writing by the Local Planning Authority. The scheme shall thereafter be managed and maintained in accordance with the approved details. Those details shall include:
A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
13. Prior to the installation of any external lighting, including any street lighting, a detailed lighting design strategy shall have been submitted to and approved in writing by the Local Planning Authority. Such approved measures must be implemented in full and maintained thereafter for the lifetime of the development.
14. Prior to the occupation of any dwelling, a detailed scheme for ecological mitigation, compensation and enhancement, including details of management, based upon the recommendations within the April 2016 Ecology Survey Report produced by Scarborough Nixon Associates shall have been submitted to and approved in writing by the Local Planning Authority. This document should include details of bat roosting measures, bird nesting measures, enhancements for hedgehog, details of how the retained hedgerows will be managed for their wildlife interest in the long-term and details of how the retained grassland will be improved for its botanical interest and managed in the long-term.
15. All external meter boxes shall be coloured in a finish that tonally matches the brickwork immediately adjoining that meter box.
16. Unless otherwise approved in writing by the Local Planning Authority, development other than that required to be carried out as part of the archaeological Written Scheme of Investigation, as part of any groundworks (to include any highway construction and services, but excluding any works to form foundations, other than digging out), or as part of an approved scheme of remediation must not commence until parts A to C below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

A. Site Characterisation - An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme – A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme - The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination - In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of 'A' above, and where remediation is necessary a remediation scheme

must be prepared in accordance with the requirements of 'B' above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with 'C' above.

E. Importation of soils - In the event that it is proposed to import soil onto site in connection with the development, the proposed soil shall be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme for all parameters requested (where this is available), the results of which shall be submitted to the Local Planning Authority for consideration. Only the soil approved in writing by the Local Planning Authority shall be used on site.

17. Notwithstanding the submitted detail, prior to occupation of any dwelling, a revised scheme of sound insulation shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to take account of the need to provide adequate ventilation, which may need to be by mechanical means where an open window scenario is not sufficient, and shall be designed to achieve the following criteria with the ventilation operating:

- Bedrooms 30 dB LAeq (15 Minutes) (2300 hrs - 0700 hrs)
- Living/Bedrooms 35 dB LAeq (15 Minutes) (0700 hrs - 2300 hrs)
- All Other Habitable Rooms 40 dB LAeq (15 Minutes) (0700 hrs - 2300 hrs)
- All Habitable Rooms 45 dB LAmax to occur no more than 6 times per hour
- Any outdoor amenity areas 55 dB LAeq (1 hour) (0700 hrs - 2300 hrs)

For the avoidance of doubt testing to demonstrate compliance with this condition shall be performed over a representative time period for a minimum of 15 Minutes for bedrooms and habitable rooms. For outdoor amenity areas testing to demonstrate compliance with this condition shall be performed over a representative time period for a minimum of 1 hour.

Before any dwelling is first occupied the scheme shall be validated by a competent person and a validation report shall have been submitted to and approved in writing by the local planning authority.

Item 6(iv): Highfield Farm, Back Lane, Palterton (16/00410/FUL)

02/02/17 A further response has been received from the County Highway Authority following re-consultation on the revised plans. No objections are raised subject to revised conditions similar to those previously reported but now relating to Revision S of the layout, also seeking an additional condition such that the accesses shall be laid out as a standard vehicular crossing.

Recommendation

An additional condition 12 be added to the précis list given in the main report:-

Notwithstanding the submitted details, the accesses shall be laid out as a standard vehicular crossing in accordance with revised drawings which beforehand have been submitted to the

Local Planning Authority for consideration and approval (in consultation with the County Highway Authority). The approved drawings shall be implemented before any of the dwellings have been occupied.