

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday 8th February 2017 at 1000 hours.

PRESENT:-

Members:-

Councillor T. Munro in the Chair

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

Officers:-

C. Fridlington (Planning Manager (Development Control)), A. Brownsword (Senior Governance Officer)

0648. APOLOGIES

Apologies for absence were received from Councillors C.P. Cooper, D. McGregor, P. Smith and B. Watson

0649. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0650. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Member	Agenda Item No.	Type of Interest
B.R. Murray-Carr	6(1)	Non Significant Non Statutory due to previous Portfolio Role and involvement in the site
M.J. Ritchie	6(1)	Non Significant Non Statutory due to previous Council role and involvement in the site

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0651. MINUTES – 11TH JANUARY 2017

Moved by Councillor J.A. Clifton and seconded by Councillor M. Dooley

RESOLVED that the minutes of a meeting of the Planning Committee of the Bolsover District Council held on 11th January 2017 be approved as a true and correct record.

0652. SITE VISIT NOTES – 9TH JANUARY 2017

Moved by Councillor B.R. Murray-Carr and seconded by Councillor J. Wilson

RESOLVED that the notes of a Site Visit held on 9th January 2017 be approved as a true and correct record.

0653. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

Councillors B.R. Murray-Carr and M.J. Ritchie declared their Non Significant Non Statutory interests in the following item of business.

1. 14/00188/FULMAJ - Change of use to an Open Storage Yard (B8) with access from Berristow Lane, siting of portable building and gatehouse, erection of boundary fences and formation of screen mounds and associated works including improvements along access road at Former Blackwell Tip 500M North East Of Amber Park, Berristow Lane, Berristow Lane Industrial Estate, South Normanton

The Planning Manager (Development Control) presented the report which gave details of the application and highlighted the key issues set out in the officer reports. It was noted that the application had been deferred in January 2015 pending exploration of access provisions to Berristow Lane including detailed surveyed drawings along the full length of the access road to the site and installation of the green route. It was also noted that the current proposed HS2 route would cross the site and HS2 had recommended that any permission granted should be temporary for a period of seven years.

Ms. G. Pawson attended the meeting and spoke in support of the application.

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

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Moved by Councillor J.A. Clifton and seconded by Councillor T. Connerton

RESOLVED that Application No. 14/00188/FULMAJ be DEFERRED to allow for a Site Visit and the applicant be requested to carry out an ecology survey and provide a scheme showing how the site could be made secure.

(Planning Manager (Development Control)/
Senior Governance Officer)

2. 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

Further details and amended recommendations were included within the Supplementary Report.

The Planning Manager (Development Control) presented the report which gave details of the application and highlighted the key issues set out in the officer reports.

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

Moved by Councillor B.R. Murray-Carr and seconded by Councillor J.A. Clifton

RESOLVED that Application No. 16/00473/FUL be APPROVED subject to the following conditions given in précis form to be formulated in full by the Assistant Director of Planning & Environmental Health and Planning Manager (Development Control) in conjunction with the Chair and Vice Chair of Planning Committee:-

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

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- 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

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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

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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,

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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.

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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).

(Planning Manager (Development Control))

3. 16/00533/FUL - Application for permission to build 37 No. dwellings with associated parking and external works at Land To The North Of 76 Main Street, Shirebrook

Further details and amended recommendations were included within the Supplementary Report.

The Planning Manager (Development Control) presented the report which gave details of the application and highlighted the key issues set out in the officer reports.

The Committee considered the application having regard to the Bolsover District Local Plan, Emerging Local Plan for Bolsover District, the National Planning Policy Framework, Supplementary Planning Document Successful Places: A Guide to Sustainable Housing Layout and Design and A Building for Life – The sign of a Good Place to Live.

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Moved by Councillor S.W. Fritchley and seconded by Councillor B.R. Murray-Carr.

RESOLVED that Application No. 16/00533/FUL be APPROVED subject to the following conditions given in précis form to be formulated in full by the Assistant Director of Planning & Environmental Health and Planning Manager (Development Control) in conjunction with the Chair and Vice Chair of Planning Committee:-

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

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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

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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).

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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.

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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 L_{Amax} 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.

(Planning Manager (Development Control))

4. 16/00410/OUT - Outline application for the demolition of existing buildings and erection of 11 dwellings with access from Main Street and Back Lane at Land Between 11 And 19, Back Lane, Palterton

Further details and an additional recommendation were included within the Supplementary Report.

The Planning Manager (Development Control) presented the report which gave details of the application and highlighted the key issues set out in the officer reports.

Mr. W. Kemp 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, Historic Environment SPD and Successful Places Guidance.

Moved by Councillor T. Munro and seconded by Councillor T. Connerton

RESOLVED that Application No. 16/00410/OUT be APPROVED subject to the following conditions given in précis form to be formulated in full by the Assistant Director of Planning & Environmental Health and Planning Manager (Development Control) in conjunction with the Chair and Vice Chair of Planning Committee:-

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1. Approval of the details of the layout, scale, appearance, and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development to which this permission relates shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
3. Application for approval of reserved matters shall be accompanied by detailed drawings and plans clearly showing the extent of demolition and the manner of rebuilding of any natural stone buildings and stone boundary walls. The reason for any demolition shall be stated.
4. A) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation (FAS Heritage, WSI v.3 1216) submitted as part of the planning application. In particular, following demolition to slab level only, no further development shall take place until the archaeological fieldwork on site has been completed to the satisfaction of the local planning authority.

B) 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 archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
5. No below ground development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site, in accordance with DEFRA Nonstatutory technical standards for sustainable drainage systems (March 2015), has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the buildings commencing.
6. Submission of a survey for potential ground contamination and implementation of any remediation necessary.
7. The development shall be carried out in accordance with the submitted Preliminary Ecological Appraisal with regards to the protection of retained habitats and the ecological enhancements proposed.

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8. Notwithstanding the detail submitted with this application a revised design and access statement shall accompany application for approval of reserved matters. The proposal shall include the use of natural magnesian limestone, slate and red clay pantiles and some use of red brick. Vernacular design and detailing will also be needed to preserve the character of the conservation area and the setting of the adjacent listed building. Existing stone buildings and boundary walls should be retained where practicable and rebuilt where not in horizontal coursing using magnesian limestone. The passage of traffic between Main Street and Back Lane should be prevented.
9. Provision of the new accesses to Main Street and Back Lane in accordance with the revised drawings site layout Rev S and visibility splays in accordance with revised access detail 5058 SK001 004 Rev D, and 003 D.
10. Provision and maintenance of at least 2 off-street parking spaces per dwelling and turning space.
11. The plans and particulars submitted in accordance with the reserved matters application shall include details of existing and finished ground levels and the proposed ground floor level(s) of the buildings.
12. 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.

(Planning Manager (Development Control))

The meeting concluded at 1122 hours.