

DEVELOPMENT MANAGEMENT COMMITTEE

29 JULY 2020

Present: Councillor P Jeffree (Chair)
Councillor S Johnson (Vice-Chair)
Councillors N Bell, K Collett, M Mills, J Pattinson, R Smith,
M Watkin and T Williams

Officers: Group Head of Place Shaping
Head of Development Management
Principal Planning Officer
Principal Planning Officer
Democratic Services Officer

Conduct of the meeting

Prior to the start of the meeting agenda, the Chair explained the procedure for the virtual meeting and the method he would employ to ensure the voting was accurately completed. The Chair also ensured that all participants were introduced.

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.

15 APOLOGIES FOR ABSENCE

There was a change of membership for this meeting; Councillor Williams replaced Councillor Sharpe.

16 DISCLOSURE OF INTERESTS

Councillor Smith declared an interest in item 7 on the agenda, in that he lived fairly close to the proposed development.

17 **MINUTES**

The committee agreed the minutes of the meeting held on 2 July 2020 and these would be signed once members and officers returned to the Town Hall.

18 **20/00520/FUL - LAND ADJACENT TO 1 NESTON ROAD**

The Principal Planning Officer (AC) presented his report to the committee. The Chair then invited Ms Tracey Hardy, of Wakelin Associates, to address the committee.

Ms Hardy highlighted certain areas of the report. She explained that the development had been redesigned to reduce the impact on neighbouring properties, in consultation with the planning authorities. She added that the design was such that it would respect the neighbouring properties and had off-road parking and soft landscaping. This would be an improvement over the existing hard standing.

She also pointed out that the development was on a brownfield site and offered family housing in an appropriate location in the town. The development was in accordance with local and national planning policy.

The Chair thanked Ms Hardy for her presentation and commented that whilst the development was high density, it was difficult to argue against it and it seemed a sensible application. He added that the unorthodox design reduced the impact on 168 to 178 Sandringham Road and he saw no reason to object to the application.

Councillor Williams raised the issue that a number of residents were highlighting parking as a loss of amenity. He asked the Principle Planning Officer to explain the changes to parking and why it was no longer a valid consideration.

The Principal Planning Officer explained that policy had now moved towards more sustainable forms of transport. He added that the area was about to have a controlled parking scheme, which would probably reduce pressure on parking.

Councillor Bell commented that one of the objections mentioned the design and how it would fit into the area. He asked the officer to detail how the proposal might reflect the character of the area.

The Principal Planning Officer pointed out that the south side of the road had semi-detached houses, similar to the proposed development. Additionally, he felt that the size, scale and materials used were similar to surrounding properties and therefore would sit well within the streetscene.

Councillor Johnson commented briefly that whilst he did not particularly like infill developments, this was policy compliant and he would be supporting it.

Councillor Smith asked the officer whether the eight new trees detailed on the application were semi-mature or mature, as this would have an effect on the drainage in the area.

The Principal Planning Officer pointed out that the types of trees were noted on the application and one of the conditions was for the planning authority to agree all the trees and shrubs that would be planted.

Councillor Collett noted that immature trees get broken and asked if the council could ensure that the trees planted were sufficiently mature.

The Principal Planning Officer replied that the condition required the trees to be planted within one planting season and for a period thereafter to be replaced if they should die. This should address Councillor Collett's concerns.

Councillor Watkin commented that he would be supporting this application and that he felt it was an improvement over the current garages.

The Chair then proposed a vote to approve the application in accordance with the officer's recommendation.

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Jeffree requested that it be recorded in the minutes how members cast their votes.

Those members voting for the motion:

Councillors Bell, Collett, Jeffree, Johnson, Pattinson, Smith, Watkin and Williams.

Those members voting against the motion:

None.

Councillor Mills was unable to vote.

The motion was declared to be **CARRIED** by eight to none with one Councillor unable to vote.

RESOLVED –

That planning permission be granted subject to the conditions listed below:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - NTR-20-PL-LP01
 - NTR-20-PL-EX01
 - NTR-20-PL-L01
 - NTR-20-PL-L02
 - NTR-20-PL-L03
 - NTR-20-PL-L04
 - NTR-20-PL-L05
 - NTR-20-PL-L06
 - NTR-20-PL-L07
 - NTR-20-PL-L08
 - NTR-20-PL-L09
3. No construction works shall commence until detailed design drawings of the houses, including the porches, windows reveals and protrusions, external door reveals, brick banding detailing, eaves details, barge boards and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.
4. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including walls, roof, doors and windows, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.
5. No dwelling shall be occupied until full details of a hard landscaping scheme, including details of boundary treatments and the drainage of the parking spaces, have been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details. These details shall include 2m x 2m pedestrian visibility sight splays, free from obstruction between a height of 600mm and 2.0m and relative to the back of the footway on both sides of the parking spaces. These visibility splays shall be retained at all times.
6. No dwelling shall be occupied until full details of a soft landscaping scheme have been submitted to and approved in writing by the Local

Planning Authority. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

7. No dwelling shall be occupied until details of the cycle and refuse stores have been submitted to and approved in writing by the Local Planning Authority and have been constructed in accordance with the approved drawings. The bin stores shall be retained as approved at all times.
8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C or D of the Order shall be carried out to the new houses without the prior written permission of the Local Planning Authority.

Informatives

1. Positive and proactive statement
2. Street Name and Numbering
3. Building Regulations
4. Party Wall Act
5. Community Infrastructure Level Liability
6. Hours of Construction
7. Highway Works – HCC agreement required

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20/00401/VARM - 60 HIGH STREET

The Principal Planning Officer (AC), summarised his report to the meeting.

There being no speakers for or against the application, the Chair summarised his thoughts to the committee, stating that it seemed to be very similar to original, but with improvements. He particularly commended the changes to the windows on the top floor and the revised balconies. The Chair then passed the matter to the committee for their comments.

Councillor Collett commented that whilst she did approve of the application, she felt that the committee should express their general disapproval of the lack of affordable homes and lack of family apartments.

The Chair underlined that the committee's role was to decide on the variations to the design, not the design in principle.

Councillor Bell commented that the site had changed ownership and invited the officer to comment.

The Principal Planning Officer replied that the role of his department was really to assess the planning merits of applications and they had no sway over site ownership.

Councillor Johnson expressed his view that the revised application was a definite improvement, but added his disappointment that the new owner was still refusing to consider providing a commuted sum. He accepted that this was not relevant to this application, but felt that this should be aired.

The Chair pointed out that there was a provision for a review, which may result in a commuted sum.

The Chair then proposed a vote that planning permission be granted subject to the completion of a deed of variation to secure the planning obligations contained in the s.106 agreement dated 7th February 2019 and the conditions contained in paragraph 8 of the officer's report.

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Jeffree requested that it be recorded in the minutes how members cast their votes.

Those members voting for the motion:

Councillors Bell, Collett, Jeffree, Johnson, Pattinson, Smith, Watkin and Williams.

Those members voting against the motion:

None

Councillor Mills was unable to vote.

The motion was declared to be **CARRIED** by eight votes to none, with no abstentions.

RESOLVED –

That planning permission be granted subject to the completion of a deed of variation to secure the planning obligations contained in the s.106 agreement dated 7th February 2019 and the conditions listed below:

1. The development to which this permission relates shall be begun before 7th February 2022.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

489-CDA-ZZ-00-DR-A-00-0100_S73-1 R1
489-CDA-ZZ-00-DR-A-01-0100_S73-1 R1
489-CDA-ZZ-00-DR-A-05-0100_S73-1 R1
489-CDA-ZZ-01-DR-A-05-0101_S73-1 R1
489-CDA-ZZ-02-DR-A-05-0102_S73-1 R1
489-CDA-ZZ-03-DR-A-05-0103_S73-1 R1
489-CDA-ZZ-04-DR-A-05-0104_S73-1 R1
489-CDA-ZZ-05-DR-A-05-0105_S73-1 R1
489-CDA-ZZ-06-DR-A-05-0106_S73-1 R1
489-CDA-ZZ-07-DR-A-05-0107_S73-1 R1
489-CDA-ZZ-XX-DR-A-05-0200_S73-1 R1
489-CDA-ZZ-XX-DR-A-05-0201_S73-1 R1
489-CDA-ZZ-XX-DR-A-05-0202_S73-1 R1
489-CDA-ZZ-XX-DR-A-05-0203_S73-1 R1

3. No construction works above damp proof course level shall commence until details of the materials to be used for all the external finishes of the building, including walls, roofs, doors, windows, fascias, balconies and balustrades, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

4. No construction works above damp proof course level shall commence until detailed drawings of the window and door reveals, balconies, brick detailing, capping to the external walls and shopfronts, have been submitted to and approved in writing by the Local Planning Authority. The details of the balconies shall also include the provision of privacy screens to the northern side of the balconies adjoining 52A-56, High Street facing Wellstones and the southern side of the balconies adjoining 62-70, High Street facing into the site. The development shall be carried out only in accordance with the approved details.

5. No construction works above damp course level shall commence until a detailed surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Surface Water

Management Report, Project No 376 Rev C dated August 2018, prepared by Flo, drawing reference number DR-100 Rev. P5 – Outline Drainage Design and exceedance route layout, has been submitted to and approved in writing by the local planning authority. The scheme shall include:

1. Detailed design of the drainage scheme including detailed engineered drawings of the proposed SUDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding discharge and volume calculations/modelling. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
2. Structural calculations of the building in order to ensure that it can accommodate the proposed blue roofs.

The scheme shall subsequently be implemented in accordance with the approved details prior to occupation of the development.

6. No part of the development shall be occupied until a management and maintenance plan for the SUDS features and drainage network has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 1. Provision of complete set of as built drawings for the site drainage.
 2. Maintenance and operational activities and arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

The management and maintenance plan shall be implemented in accordance with the approved details throughout the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

7. The development hereby approved shall be carried out in accordance with the Energy & Sustainability Report dated 31st July 2018 prepared by MES Building Solutions, unless otherwise agreed in writing by the Local Planning Authority.

8. No construction works above damp course level shall commence until details of a final noise mitigation scheme which is based on the recommendations in the Noise Impact Assessment carried out by soundsolution consultants Technical Report 30454 R2 dated 31st July 2018 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of ventilation and specification details of the building envelope to achieve the internal noise levels contained in BS 8233:2014. No part of the development shall be occupied until all the works forming part of the approved scheme have been completed.
9. No part of the development shall be occupied until full details of a soft and hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to first occupation of the development and the approved soft landscaping shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.
10. No part of the development shall be occupied until refuse, recycling and cycle storage facilities have been provided in accordance with the approved plans. The storage facilities shall be retained at all times thereafter.
11. The ground floor commercial unit shall only be used for retail purposes within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority.
12. The development shall only be carried out in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation for an Archaeological Watching Brief by Compass Archaeology dated January 2020.

The building shall not be occupied until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

Informatives

IN907 Positive and Proactive Statement – Grant.

IN909 Street Naming and Numbering.

IN910 Building Regulations

IN911 Party Wall Act

IN912 Hours of Construction

IN913 Community Infrastructure Levy

IN914 Section 106 Agreement

20

17/00470/FULM - 37-39 CLARENDON ROAD

The Chair introduced the item to the committee and invited the Interim Head of Planning and Building Control to present his report.

The Chair then invited Mr Douglas Bond to address the Committee.

Mr Bond pointed out that this was a Section 106 variation on an already approved application and represented a significant redevelopment in the area. It would improve the stock of office space within the town, as well as providing good-quality housing.

He explained that since that approval had been granted, the applicant had been working towards implementation of the project. However, the mechanism for the affordable housing contribution had created a too much uncertainty around the cost of the scheme. This had hindered the investment funding required to progress the scheme.

Following viability reports, including one from the council's own viability consultants, it had been determined that a fixed one-off payment of £1.65 million, was the maximum amount, would be paid. This would be in addition to the other obligations and also represented an increase from £1.4 million to £1.65 million, upon practical completion of the development and would therefore be received much sooner than the previous 106 agreement. The viability reports stated that there was no realistic possibility of more funds, so this should be seen as acceptable and compliant with planning policy.

The Chair thanked Mr Bond and passed over to the committee for comments.

Councillor Johnson asked for clarification on the definition of "practical completion".

The Interim Head of Planning and Building Control stated that this was a frequently used and well understood definition within the world of

development. He defined the phrase as meaning that the development has been completed and signed off, with the certificates issued by building control.

Councillor Bell asked if the payment was essentially £1.65 million or nothing.

The Interim Head of Planning and Building Control replied that it was the applicant's stated position and if it was not accepted the scheme would be less likely to be delivered.

Councillor Smith commented that the review mechanism was in place and he was reluctant to move away from that, despite the short-term gains.

The Chair noted that there had been a number of viability studies, the council's viability consultants had concurred that the theoretical long-term gains from the original agreement were not there.

The Interim Head of Planning and Building Control added that the current permissions had been in place for two years and stressed that multiple viability consultants had all agreed that the maximum payable would be £1.65 million.

Councillor Watkin commented that the proposed revision offered the earliest possible payment option. He asked if, with the current Covid crisis and the potential for reduction in the need for office space, there was a future risk of the development being changed to residential space.

The Interim Head of Planning and Building Control reassured the councillor that permitted development rights for office to residential conversion, only applied to existing buildings. Planning permission would be required to effect any such changes.

The Principal Planning Officer commented that Clarendon Road was subject to an Article 4 direction which also meant that planning permission would be required for a change of use.

The Chair then proposed a vote, that the request to vary the Section 106 agreement of planning permission 17/00740/FULM be approved and the agreement be varied as contained in Section 7 of the officer's report.

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Jeffree requested that it be recorded in the minutes how members cast their votes.

Those members voting for the motion:

Councillors Collett, Johnson, Pattinson, Watkin and Smith.

Those members voting against the motion:

Councillors Bell, Mills and Smith.

Those members abstaining from the vote:

Councillor Williams.

The motion was declared to be **CARRIED** by five votes to three with one abstention.

RESOLVED –

That the request to vary the Section 106 agreement of planning permission 17/00740/FULM be approved and the agreement be varied as follows:

- i) Clauses 3.6 and 3.8-3.13, which refer to the requirement for a viability review, be deleted.
- ii) Clause 3.7, which refers to a minimum affordable housing contribution of £1,400,000 to be paid following a viability review be varied to refer to a single payment to the Council of £1,650,000 (index-linked), to be paid on practical completion of the development.
- iii) All other associated clauses and definitions be varied accordingly.

21

20/00178/FULM - 147 YORK WAY

The Chair introduced the item to the committee and invited the Principal Planning Officer (AC) to present his report.

At the conclusion of the presentation, the Chair thanked the officer and expressed his support for the scheme. In the absence of any speakers, he passed the matter to the committee for comments.

Councillor Smith noted the nearby power lines and that they had been there for a long time. It seemed strange that the minimum distances to the power lines were not taken into account from the outset. He asked the officer if the three new units were “flexicare”.

The Principal Planning Officer confirmed that they were and briefly addressed the issue of the power lines.

Councillor Pattinson asked what the difference was between “flexicare” and “extracare”. She also expressed her disappointment regarding the changes to the design, particularly relating to block D and the loss of the pitched roof lines. She also expressed regret that the café had also been removed.

The Principal Planning Officer explained “flexicare” and “extracare”; both allowed the elderly to live independently and have 24 hour support if needed. He went to comment on the various design changes. The pitched roofs were lost due to the reduction in massing at the rear.

He concluded by commenting that although the café had been lost, a café could easily occupy one of the new 9 retail units.

The Interim Head of Planning and Building Control further clarified that “extra care” was exclusively for residents who required immediate care. In other words, a very narrow criterion. Whilst “flexicare” could include those people, but also elderly people who might not immediately require that same level of care, but may need it in the future.

The Chair then proposed a vote that planning permission be granted, subject to the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990 as set out below, and subject to the conditions in Section 8 of the officer’s report and the amendments in the update sheet.

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Jeffree requested that it be recorded in the minutes how members cast their votes.

Those members voting for the motion:

Councillors Bell, Collett, Jeffree, Johnson, Mills, Sharpe, Smith and Watkin.

Those members voting against the motion:

Councillor Pattinson

The motion was declared to be **CARRIED** by eight votes to one with no abstentions.

RESOLVED –

That planning permission be granted, subject to the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990 as set out below, and subject to the following conditions:

Section 106 Heads of Terms

- i) To secure the provision of fire hydrants as required to serve the development.
- ii) To secure a minimum of 89 dwellings as affordable housing comprising 9 social rented and 80 affordable rented units. The remaining 44 dwellings to be provided as social rented, affordable rented or private rented units.

Conditions

1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this permission.
2. The development shall only be constructed in accordance with the following approved drawings, unless otherwise agreed in writing by the Local Planning Authority: SW-M437-AD-D7000C, D7001C, D7002C, D7003C, D7004C, D7005C, D7006C, D7007C, L7000E, L7002E, L7100
3. No development shall commence until an Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of contractors' parking, arrangements for the delivery and storage of materials, any temporary access/egress points to adjoining highways, measures to mitigate noise and dust, and wheel washing facilities. The Plan as approved shall be implemented throughout the demolition/construction period.
4. No development shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority for. This Plan shall include demolition and construction works. The Plan as approved shall be implemented throughout the demolition/construction period.
5. No construction works shall commence to Block D until an acoustic report, assessing any noise impacts on the proposed dwellings from the adjacent existing electricity sub-station located on the northern boundary of the site and proposing any necessary mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. No dwelling in this block shall be occupied until any respective mitigation measures have

been installed in full. These measures shall be retained at all times.

6. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified: - all previous uses - potential contaminants associated with those uses - a conceptual model of the site indicating sources, pathways and receptors - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

7. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance

and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

8. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.
9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
10. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
11. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

12. The development shall only be implemented in accordance with the external materials approved under ref. 18/00549/DISCON:
- Main facing brick - Wienerberger Westminster Yellow Multi
Detail brick - Wienerberger Staffordshire Smooth Brown
Redland Plain roof tile - Charcoal Grey
Redland Mockbond Mini Stonewold roof tile - Charcoal Grey
Thermowood D Pine timber cladding (Vincent Timber)
Eurocell Eurologik uPVC window and door system - Slate Grey
GAP Homeline uPVC fascias and soffits - Black
FloPlast uPVC rainwater goods - Black
- Drawing no. SW-M437-AD-B7000 A (Block B elevations illustrating intended use of materials)
Drawing no. SW-M437-AD-E7000 A (Block E elevations illustrating intended use of materials)
13. No dwelling shall be occupied until details of a lighting scheme for the development have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be installed as approved.
14. No impact piling shall take place within the site until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
15. No dwelling shall be occupied until a detailed soft landscaping scheme for all the land within and adjoining the respective part of the site, has been submitted to and approved in writing by the Local Planning Authority. This shall include the retention of existing trees and hedging where possible and measures to enhance the ecological biodiversity of the site. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of the respective block forming part of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size

and species, or in accordance with details approved by the Local Planning Authority.

16. The development shall only be implemented in accordance with the hard landscaping scheme approved under ref. 19/00565/DISCON:

Drawing no. SW-M437-AD-L7000 Rev.D

-Permeable surface - Forterra 200x100x80mm Aquaflo block paving - Colour: charcoal grey. Colour: autumn yellow for parking bay demarcation.

-Village green/playspace path- Geveko Angular buff resin bonded gravel.

-Market square block paving (vehicular)- Tobermore Sienna 240x160x80 - Colour: graphite. Demarcation - Colour: silver

-Market square block paving (pedestrian)- Tobermore Sienna 240x160x80 - Colour: sandstone.

-New mews & driveway block paving - Formpave Royal Forest 200x100x80mm - Colour: red brindle

-Road crossing paving- Marshalls 400x400 tactile blister standard red.

-Flao pavino - Marshalls 450x450x50 Saxon Textured - charcoal

17. No individual dwelling, as identified on the approved drawings, shall be occupied until the respective refuse and recycling facilities and cycle storage facilities to serve the dwellings, as shown on the approved drawings, have been constructed. These facilities shall be retained as approved at all times.
18. No individual dwelling, as identified on the approved drawings, shall be occupied until the respective vehicle parking accommodation, as shown on the approved drawings has been provided and made available for use. This parking accommodation shall be permanently retained and shall not be used for any other purpose than the parking of vehicles of occupants of the development or visitors to the site.
19. No development shall commence until the details of a surface water drainage scheme for the site have been submitted to and approved in writing by the Local Planning Authority.

Informatives

1. IN907 Consideration of the proposal in a positive and proactive manner.
2. IN910 Building Regulations.
3. IN911 Party Wall Act.
4. IN912 Hours of construction.
5. IN913 CIL Liability.
6. IN909 Street naming and numbering.
7. IN914 Section 106 Agreement/Undertaking.
8. IN915 - Highway Works - HCC agreement required.

Chair

The Meeting started at 7.00 pm
and finished at 8.15 pm