

Parish: Birdham	Ward: West Wittering
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BI/16/01809/FUL

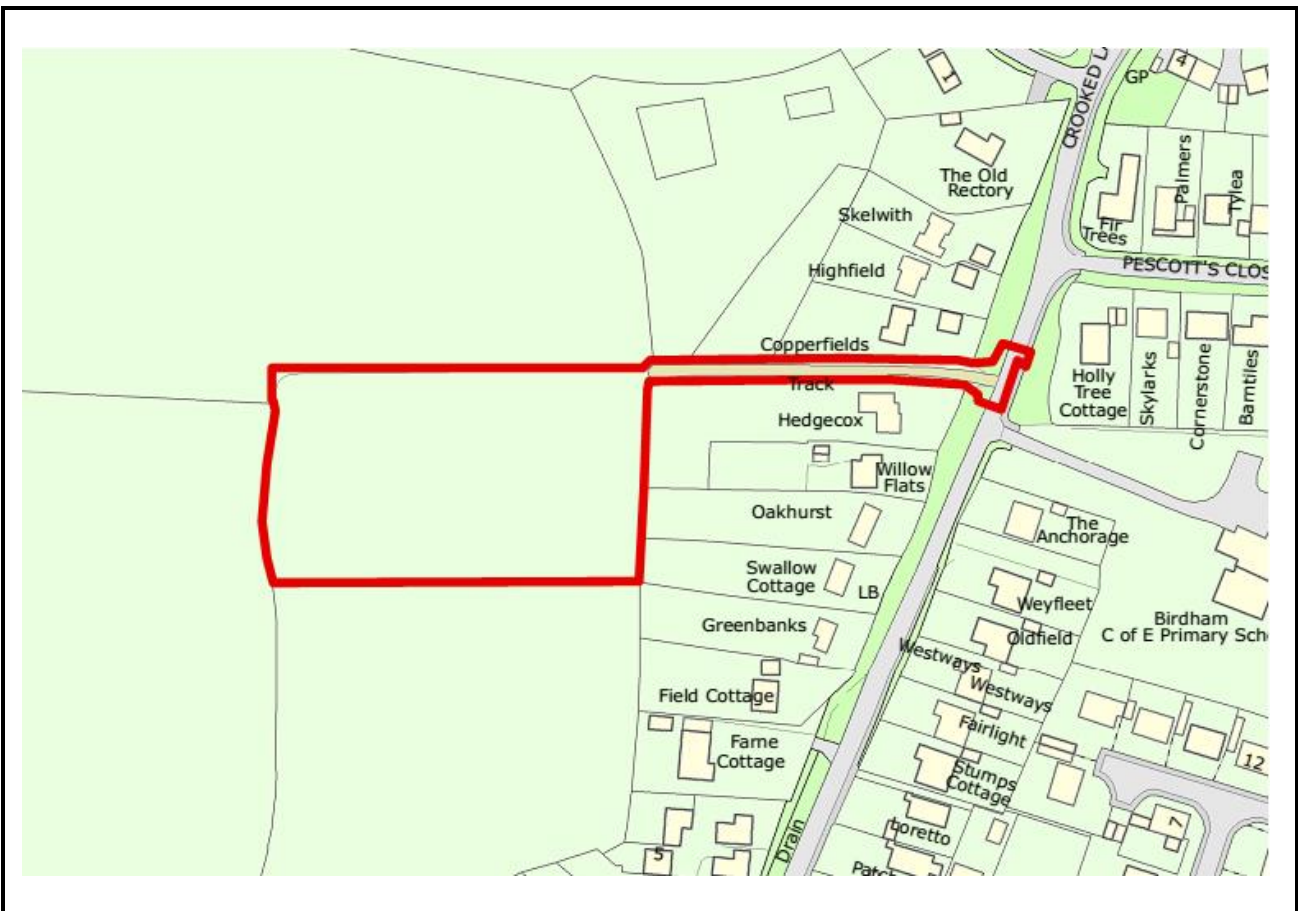
Proposal Variation of Conditions 3, 5, 6, 8, 13, 20 and 21 of planning permission BI/13/01391/FUL - to vary the wording of conditions in order to allow the development to commence.


Site Field North West Of The Saltings Crooked Lane Birdham West Sussex

Map Ref (E) 482016 (N) 100028

Applicant Mrs Sarah Poulter

RECOMMENDATION TO DEFER FOR SECTION 106 THEN PERMIT



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1.0 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The application site is located on the western side of Crooked Lane, opposite Birdham Primary School, close to the historic core of the village. The site comprises 0.7ha rectangular parcel of arable field that abuts the rear gardens of a number of dwellings fronting Crooked Lane. Access to the site is gained via a farm track, which runs between the site boundaries of two detached dwellings that joins Crooked Lane, diagonally opposite the entrance to the primary school.

2.2 The main part of the site lies outside the Settlement Boundary for Birdham, but adjoins its boundary on the eastern side. In terms of general character, the site retains a sense of containment, separate from the built up area of the village, with only glimpses of the rear of dwellings on Crooked Lane and The Saltings (to the south) being available from within it. The site forms part of a wider mosaic of flat, arable fields, which extends westwards from the village to West Itchenor and, along with the surrounding land, is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

3.0 The Proposal

3.1 The application is submitted under Section 73 of the Town and Country Planning Act and is to vary the following conditions: 3, 5, 8, 13, 20, 21 attached to planning permission 13/01391/FUL, which granted full planning permission for the development of the site for 15 affordable dwellings and associated external works.

3.2 The extant permission is for 15 affordable units for social rent, arranged as a residential cul-de-sac facing onto a central access road. The dwellings comprise semi-detached dwellings, a terrace and two detached dwellings, at a density of 22 dwellings per ha, with an area of public open space. Vehicular access to the site would be taken from Crooked Lane. The site's boundaries would be defined by a peripheral landscaping belt.

3.3 The extant permission is subject to a number of conditions to secure the following details before development commences on site, which the applicant is seeking to vary: materials, lighting scheme, surface water drainage strategy, landscaping scheme and details of boundary treatments. The applicant is also seeking to vary conditions relating to sustainability measures following recent changes to sustainability targets.

3.4 It is proposed to vary the conditions as follows:

Condition 3: Materials

Original condition

No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls, roofs, windows and doors of the proposed buildings and surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to ensure a building of visual quality.

Proposed condition

No development **comprising the access road and the construction of the superstructure of any building hereby permitted** shall take place unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed buildings and surfacing materials have been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and retained as such thereafter.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to ensure a building of visual quality.

Condition 5: Lighting

Original condition

No development shall be carried out unless and until details of a scheme setting out the method of lighting the roads serving the development have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be carried out prior to first occupation of any dwelling unit and shall thereafter be maintained in perpetuity.

Reason: In the interests of maintaining biodiversity, residential amenity and the appearance of the locality given the site's edge-of-settlement location with an AONB.

Proposed condition

No construction of the proposed access road shall be carried out, unless and until details of a scheme setting out the method of lighting the roads serving the development have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be carried out prior to first occupation of any dwelling unit and shall thereafter be maintained in perpetuity.

Reason: In the interests of maintaining biodiversity, residential amenity and the appearance of the locality given the site's edge-of-settlement location with an AONB.

Condition 6: Surface Water Drainage

Original condition

Before the development hereby permitted is begun, a scheme showing the proposed method of surface water disposal from roads, paved areas and roofs, including all necessary on-site and off-site works, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on Sustainable Urban Drainage principles and, unless otherwise agreed by the Local Planning Authority, shall be informed by winter groundwater monitoring of the site. In the event that the scheme involves discharge to the local ditch network, it shall be demonstrated to the Local Planning Authority's satisfaction that the rate of that discharge does not exceed pre-development values and that the ditches are in an acceptable condition to accept such discharge. Before the development hereby permitted is occupied the approved scheme shall be carried out and completed in full accordance with the details shown in the scheme. The responsibility for securing all necessary agreements and permits from the landowner or other party shall rest with the developer.

Reason: To ensure that the proposed development is satisfactorily drained.

Proposed condition

*Before the development hereby permitted is begun, **other than the erection of boundary fencing, or the pegging out of any road or part of a road shown on application drawing 381415-CO-01**, a scheme showing the proposed method of surface water disposal from roads, paved areas and roofs, including all necessary on-site and off-site works, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on Sustainable Urban Drainage principles and, unless otherwise agreed by the Local Planning Authority, shall be informed by winter groundwater monitoring of the site. In the event that the scheme involves discharge to the local ditch network, it shall be demonstrated to the Local Planning Authority's satisfaction that the rate of that discharge does not exceed pre-development values and that the ditches are in an acceptable condition to accept such discharge. Before the development hereby permitted is occupied the approved scheme shall be carried out and completed in full accordance with the details shown in the scheme. The responsibility for securing all necessary agreements and permits from the landowner or other party shall rest with the developer.*

Reason: To ensure that the proposed development is satisfactorily drained.

Condition 8: Landscaping Scheme

Original condition

No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. In addition, all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall include seeding with a Native British Wildflower Flora mix appropriate to the soil and climate of the site and shall make particular provision for the conservation and enhancement of biodiversity on the application site including the provision of bat and bird boxes and log piles on the site. The scheme shall be designed to achieve levels of shelter/windbreak, shade and drought resistance to accord with the expected climate changes during the design life of the development.

Reason: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006 and to accord with the Council's Interim Statement on Climate Change.

Proposed condition

***The development hereby permitted shall not be occupied** unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. In addition, all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall include seeding with a Native British Wildflower Flora mix appropriate to the soil and climate of the site and shall make particular provision for the conservation and enhancement of biodiversity on the application site including the provision of bat and bird boxes and log piles on the site. The*

scheme shall be designed to achieve levels of shelter/windbreak, shade and drought resistance to accord with the expected climate changes during the design life of the development.

Reason: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006.

Condition 13: Walls/Fencing

Original condition

No development shall take place unless and until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected. Once erected they should be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity.

Proposed condition

The development hereby permitted shall not be occupied unless and until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the walls/fences erected accordingly. Once erected, they should be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity.

Conditions 20 and 21: Sustainability

Original conditions

The development hereby permitted shall, in accordance with the Interim Statement on Planning and Climate Change, be designed and constructed in accordance with the water efficiency and sustainable construction criteria (Code for Sustainable Homes level 4) and standards set out in the application Design and Access Statement, for which the necessary Certificate shall be submitted to the Local Planning Authority prior to first occupation.

Reason: To accord with the Council's Interim Statement on Climate Change.

The development hereby permitted shall be constructed so as to achieve 10% of the DER/BER from on-site renewable energy. No development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how this will be achieved. The carbon savings which will result from this will be above and beyond what is required to comply with Part L of the Building Regulations.

Reason: To accord with the Council's Interim Statement on Climate Change.

Proposed condition

The development hereby permitted shall be designed and constructed in accordance with the water efficiency, sustainable construction and on-site renewable energy criteria set out in policy 40 of the Adopted Chichester District Local Plan: 2014-2029.

Details to demonstrate how each dwelling has complied with the criteria in policy 40 shall be submitted to and approved by the Local Planning Authority prior to occupation of that dwelling. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the environment and to accord with policy 40 of the Chichester Local Plan.

4.0 History

13/01391/FUL	PER106	The development of 15 new affordable dwellings and associated external works.
14/00578/DOC	DOCDEC	Discharge of Condition Nos. 3, 10, 11, 14 and 15 from permission BI/13/01391/FUL.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	YES
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Birdham Parish Council

Object.

Parish objected to the initial application, but previous conditions protected character of AONB and the village. Developer seems to consider that requesting various changes to conditions numbered in the application will remove the pressure imposed by condition 1 of the approval.

Further comments following additional information:

At its meeting on the 18th July, Birdham Parish Council resolved to withdraw its objections to the variation of conditions 3, 5, 8, 13, 20 & 21.

However, it retained its position to strongly Object to the variation of condition 6.

It is the opinion of the Parish Council that Winter Groundwater Monitoring of the site has NOT been carried out and must be done so in winter.

The Parish Council further requests that condition 6 is enforced by the Planning Authority prior to the commencement of any development taking place.

Further comments following Parish Council meeting in September 2016:

At last night's Parish Council meeting Birdham Parish Council expressed its concerns at the request by the applicant to change the wording of condition 6 to this permitted development.

Condition 6 quite clearly says that prior to any development being carried out on site the proposed method of surface water etc. shall be based on SUD principles and "...shall be informed by winter groundwater monitoring of the site."

The monitoring during any of the proceeding winter months has not yet been carried out within the three year time period granted under the original permission.

The Parish and its residents, during the recent past few years has experienced severe flooding, especially in the area of the 'access road' to this site with, on at least one occasion the school access being flooded. Consequently any attempt to circumnavigate conditions of this nature are viewed with extreme caution, suspicion and mistrust.

The Parish Council has also raised concerns about the access to this site which has yet to be resolved.

Birdham Parish Council Strongly Objects to the weakening of condition 6.

6.2 Chichester Harbour Conservancy

No objection, subject to access being legally secured and any necessary deed of variation of the s106 in respect of 13/01391/FUL.

Accepted that permission was granted on the basis of a rural exception site to provide affordable housing under LP policy 35 (H9 under old Local Plan). Noted that the settlement boundary has not altered in Birdham Neighbourhood Plan to include the site within the boundary. Impact on AONB previously deemed acceptable by the Council, balancing such impact against the benefits of affordable housing for an exceptional need. It is important that the Council re-imposes conditions not yet discharged.

A number of pre-commencement conditions would like to be imposed. Noted that applicant intends to make a further application to seek to discharge conditions and commence (by 28 November 2016). Deed of variation to be drawn up to vary any s106 Agreement, so permission is referenced. SRMP payment of £176 per dwelling required. Council will no doubt seek to impose a Grampian style condition requiring no development to commence until developer can demonstrate legal title to that piece of land (access) and thus provide proper access to site.

6.3 WSCC Highways - Local Development Division

No objection to the variation of condition 5.

6.4 CDC - Drainage Engineer

Object. The surface water drainage should not be altered so that detailed design can come later [in the development].

Further comments following additional information:

Our comments are in direct response to the proposed alteration to condition 6 in the letter received from Lewis & Co Planning on 28th August 2016.

We do not object to the proposed alteration to the condition. The reason for this is that we are satisfied that provision remains to ensure the site is adequately drained. The proposed marking out and or fencing can, and would need to be moved if the approved drainage scheme requires.

6.5 29 Third Party Objections

- Should veto the access route to development.
- Access is a dangerous nonsense.
- Developer has no access to the site and cannot start work.
- Martlet Homes does not have a legal right of access over the access track. No variation until applicant has legal control over the access.
- No development until legal access to site is secured.
- Poor commercial decision to apply for permission on a site with no access.
- Is developer seeking to use alternative access to start development?
- Flooding is problematic in Birdham. Crooked Lane is vital to drainage. Council should reject this variation.
- Site and access road is waterlogged.
- In winter months the ditch can contain up to 2 feet of water and last winter some of the fields flooded.
- Crucial that winter ground water monitoring is undertaken, given serious winter drainage problems in Birdham.
- Developer has had 2.5 years to comply with conditions and failed to undertake groundwater monitoring.
- Winter drainage tests not carried out. Site could put other properties at risk of flooding.
- Winter groundwater monitoring should be undertaken. It would be inappropriate and inaccurate to undertake the monitoring in the Summer/Autumn.
- Developer trying to circumvent complying with condition 6 to carry out winter groundwater monitoring.
- Children put at risk during and after build - site is opposite a primary school.
- Controversial, much opposed site. Delay tactic by developer.
- Other non-AONB sites are available.
- Correct procedure must prevail to provide satisfactory groundwater monitoring and ensure legal access to the site before any work commences.
- Application allows developers to negotiate conditions to their own benefit.
- Amendment and deletion of conditions is setting a precedent and undermines Authority of the Planning Department.
- Application effectively removes condition 6 from the permission.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester District Local Plan: 2014-2029 and all made Neighbourhood Plans. Birdham Neighbourhood Plan was made at Full Council on 19th July 2016.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies: 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 4: Housing Provision
Policy 5: Parish Housing Sites 2012-2029
Policy 6: Neighbourhood Development Plans
Policy 8: Transport and Accessibility
Policy 9: Development and Infrastructure Provision
Policy 22: Integrated Coastal Zone Management for the Manhood Peninsula
Policy 33: New Residential Development
Policy 34: Affordable Housing
Policy 35: Affordable Housing Exception Sites
Policy 40: Sustainable Design and Construction
Policy 42: Flood Risk and Water Management
Policy 43: Chichester Harbour Area of Outstanding Natural Beauty
Policy 45: Development in the Countryside
Policy 48: Natural Environment
Policy 49: Biodiversity

Birdham Neighbourhood Plan

Policy 12: Housing Development
Policy 13: Settlement Boundary
Policy 16: Housing Density and Design
Policy 17: Housing Need
Policy 19: SUDS Design and Management
Policy 20: Surface Water Run-off
Policy 21: Wastewater Disposal
Policy 24: Broadband and Telecommunications

National Policy and Guidance

7.3 Government planning policy comprises the National Planning Policy (NPPF) of which paragraph 14 states:

At the heart of the NPPF is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking: For decision-taking, this means unless material considerations indicate otherwise:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or specific policies in (the) Framework indicate development should be restricted.

7.4 Consideration should be given to the Core Planning Principles (paragraph 17) and the following relevant paragraphs, including 11, 14, 17, 64, 115-116, 186-191, 196-197, 203-206.

7.5 Consideration should also be given to the National Planning Policy Guidance and the following relevant paragraphs: 1, 3, 5, 13, 14, 15, 27, 30.

Other Local Policy and Guidance

7.6 The following Supplementary Planning Document is material to the determination of this planning application: Planning Obligations and Affordable Housing Supplementary Planning Document.

7.7 The aims and objectives of the Council's Sustainable Community Strategy are material to the determination of this planning application. These are:

- Maintain the low levels of crime in the district in the light of reducing resources
- Support communities to meet their own housing needs
- Encourage partner organisation to work together to deliver rural projects and ensure that our communities are not isolated
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal is the need for the variation to the conditions, the impact on the special landscape character of the AONB, biodiversity, residential amenity, surface water flooding and compliance with sustainability measures of the Adopted Local Plan.

Assessment

8.2 National Planning Policy Guidance states that following the decision of a local planning authority to grant permission, an applicant may consider removing or changing planning conditions under Section 73 of the Town and Country Planning Act 1990. The Local Planning Authority must only consider the disputed conditions - it is not a complete re-consideration of the application and the original permission will continue to exist whatever the outcome under Section 73 application (paragraph 31).

8.3 In granting permission, the Local Planning Authority may impose new conditions and repeat the relevant conditions from the original planning permission, unless already discharged. Permission cannot be granted to vary the time limit for implementation; this condition remains unchanged from the original permission and the permission must be implemented by 29th November 2016 (paragraph 31).

8.4 For clarification, the principle of development for 15 affordable residential units (100%) as a rural exception site for affordable rent, is established by the extant permission 13/01391/FUL. Matters in relation to the site layout, detailed design, highway impact, access, foul water drainage strategy, recreational disturbance and infrastructure provision, are identical to the extant permission and are not being amended by this application.

8.5 The Birdham Neighbourhood Plan is now a 'made' Neighbourhood Plan and the site is identified under policy 12 (Housing Development) with planning permission for 15 new affordable homes for letting to local people in perpetuity. This would contribute towards the parish allocation of 50 units for Birdham, identified at policy 5 of the Adopted Local Plan.

8.6 The result of varying the permission would be to enable the applicant to submit some details reserved by condition before occupation of the development, and to allow some parts of the site to come forward for development, whilst access to the site, which is currently in dispute, is resolved, and to ensure that the scheme, which proposes 100% affordable housing, is delivered to reflect the housing need identified in the Neighbourhood Plan.

8.7 The proposed variation to condition 3 (materials) would enable the ground works and foundations to commence on site, but not the access road or the superstructure of any building to be built before the material details are discharged. This would still enable the local planning authority to secure samples and a schedule of materials before the construction of the superstructure of any building, or the road access, and thereby retain control over the quality and the finish of materials, but to allow for a more phased approach to development to allow the foundations to the dwellings to be built.

8.8 In respect of the lighting scheme (condition 5) for the new internal access road serving the development, the proposed variation would enable the groundworks and foundations of dwellings to commence, but not the access road. The suggested variation would therefore ensure that any lighting scheme is still agreed by the local planning authority before the access and internal road layout is built out, and implemented before the occupation of any dwelling.

8.9 In relation to condition 6 (surface water flooding) the site is located in Flood Zone 1, which is defined as being at low risk of flooding. Condition 6 is necessary, in order to ensure that the correct means of surface water drainage, involving percolation testing and winter groundwater monitoring, is secured and agreed by the local planning authority before any development takes place on the site. Details of the surface water drainage strategy for the development in its entirety are necessary to ensure that the development is properly and adequately drained.

8.10 The applicant has sought a legal opinion on the suggested variation to condition 6. The legal opinion concludes that the erection of boundary fencing and the pegging out of any road or part of a road (referred to as 'minor works') could be carried out under Section 56(2) of the Town and County Planning Act 1990, in order to implement the planning permission, but without affecting the approval of surface water drainage details.

8.11 The applicant has submitted a deed of variation to the S106 Agreement signed with the original planning permission, as a legal obligation to the Local Planning Authority, to ensure that no development, save for 'minor works', may commence until the surface water drainage strategy is submitted to and approved in writing by the Local Planning Authority. This is in addition to the proposed variation of the planning condition. The purpose of undertaking a technical start is to enable the applicant to access the site (via third party land) and carry out winter groundwater monitoring, which they are unable to do at this stage, owing to the

disputed access. For the avoidance of doubt, the applicant has provided a co-ordinate setting out plan, which refers to the pegging out of the access road.

8.12 Officers have considered the suggested variation to the condition 6 and re-consulted the Council's Drainage Engineer and sought the view of the Council's legal officer. The proposed variation would enable a technical start on site, but without fettering the ability of the Local Planning Authority to approve a full surface water drainage strategy. The submitted Deed of Variation to the S106 Agreement signed with the original permission, would provide a legal obligation to the Local Planning Authority that the full surface water drainage strategy is submitted to and approved by the Local Planning Authority before development commences, save for minor works. This would address the concerns of the Parish Council who request that the condition is enforced by the Local Planning Authority prior to the commencement of any development taking place. The CDC Drainage Engineer has been consulted on the amendment to condition 6 and raises no objection. The Drainage Engineer is satisfied that provision remains to ensure the site is adequately drained. The proposed marking out and fencing would need to be moved if required to facilitate the drainage scheme. The proposal would not exacerbate flood risk therefore and is compliant with policy 42 of the Local Plan.

8.13 The proposed variation to conditions 8 and 13 in respect of landscaping and boundary fencing and walls, would enable development to commence on site, comprising the groundworks, access road and dwellings, but would ensure that the development is not occupied unless and until a landscaping scheme and details of boundary walls and fencing is approved and implemented. The condition would ensure that these details are approved by the local planning authority and implemented before the occupation of the development, thereby protecting the amenities of occupiers and the biodiversity value of the site.

8.14 In relation to sustainability (conditions 20 and 21) in light of recent changes to sustainability targets and their application to new development, the Code for Sustainable Homes is abolished. This follows the Housing Standards Review in March 2015 and current Building Regulations (Part L) which requires more stringent standards in respect of carbon emissions. Policy 40 is a material consideration and requires that for all new dwellings and non-domestic buildings, evidence will be required to demonstrate that the criteria listed within the policy is met. The suggested amendment to conditions 20 and 21 will ensure that development complies with the criteria contained within the policy, and that details, demonstrating compliance, are submitted to the local planning authority for approval before any new dwelling is occupied.

Significant Conditions

8.15 None of the planning conditions attached to permission 13/ 01507/FUL have been discharged. It is therefore necessary to re-impose all relevant conditions from the original application, amended as outlined above at paragraph 3.4.

Section 106 Agreement

8.16 As this is a Section 73 application, it results in a fresh decision being issued. The applicant has submitted a Deed of Variation to ensure that the S106 Agreement relating to the previous permission (13/01391/FUL) applies to this new permission. The S106 Agreement must remain applicable to the 2013 permission as that will still be capable of implementation. In addition a new drainage clause has also been added, as a legal obligation to the Local Planning Authority, to ensure that no development, save for erection of the boundary fencing and the pegging out of the access road or part of the access road,

may commence until the surface water drainage strategy is submitted to and approved in writing by the Local Planning Authority. This is in addition to the proposed variation of the planning condition (number 6 - surface water drainage).

Conclusion

8.17 For the reasons outlined above, the amendment to conditions 3, 5, 6, 8, 13, 20 and 21 based on the submitted findings is acceptable and it is recommended that permission is granted to vary these conditions of planning permission 13/01391/FUL.

Human Rights

8.18 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION DEFER FOR SECTION 106 THEN PERMIT

- 1 U04815 - Time Limit
- 2 U04814 - Plans
- 3 U04816 - Materials
- 4 U04817 - Flintwork - sample panel
- 5 U04818 - Lighting
- 6 U04819 - Surface water drainage
- 7 U04820 - Sewage disposal
- 8 U04821 - Landscaping scheme/ biodiversity
- 9 U04822 - Landscaping implementation
- 10 U04823 - Tree protection
- 11 U04824 - Reptile mitigation
- 12 U04825 - Site sections and levels
- 13 U04826 - Walls/fences
- 14 U04829 - Archaeological safeguards
- 15 U04830 - Construction management plan
- 16 U04832 - Construction hours
- 17 U04834 - Access details / provision
- 18 U04835 - Visibility splays
- 19 U04837 - Parking/turning
- 20 U04839 - Sustainability measures

INFORMATIVES

- 1 U04840 - INF: Tree Protection
- 2 U04841 - INF: Highway informatives
- 3 U04842 - INF: Foul sewer
- 4 U04843 - INF: Ditch network
- 5 W35G Wildlife and Countryside Act 1981
- 6 W02F S.106 Agreement
- 7 W44F Application Approved Without Amendment

For further information on this application please contact Katherine Rawlins.