

Parish: Chidham & Hambrook	Ward: Bosham
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CH/15/02332/FUL

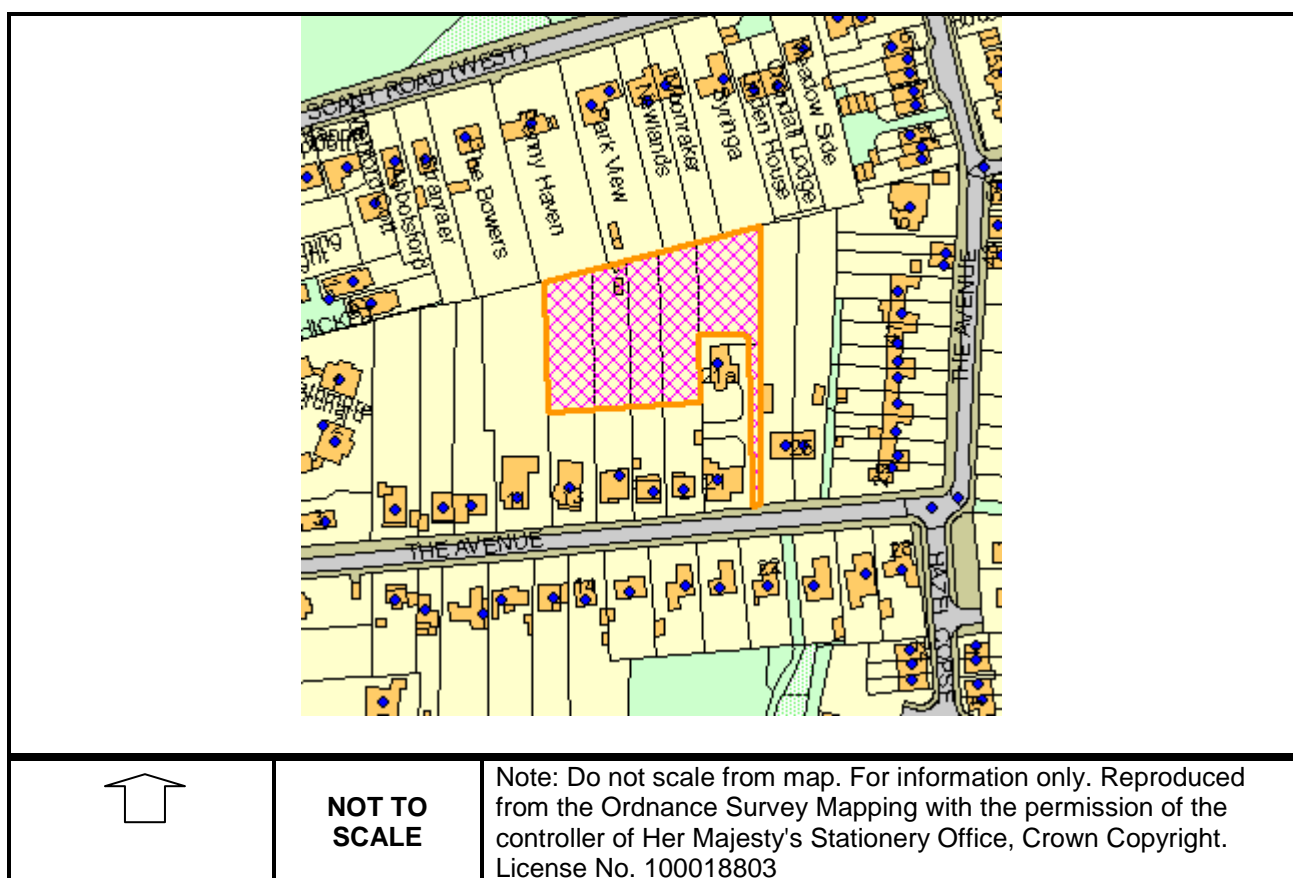
Proposal Erection of 6 no. dwellings and associated works.

Site Land North of The Avenue Hambrook Chidham PO18 8TZ

Map Ref (E) 478949 (N) 106496

Applicant Mr Stuart Wilson Wilson Designer Homes

RECOMMENDATION TO DEFER FOR SECTION 106 THEN PERMIT



1.0 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The application site lies on the northern side of The Avenue, a residential street within the village of Hambrook/Nutbourne. The site lies in a backland position to the north of The Avenue, and is surrounded by residential development which comprises a mix of 1 and 2 storey dwellings. The site forms an area of approximately 0.32 ha and currently comprises the gardens of 5 properties.

3.0 The Proposal

3.1 Planning permission is sought for the construction of 6 dwellings; comprising of 1 x 2-bedroom dwelling, 2 x 3 bed-room dwellings and 3 x 4-bedroom dwellings. There would be 1 pair of semi-detached dwellings and 4 detached dwellings.

3.2 Each of the dwellings has been individually designed and therefore the sizes of the dwellings would vary. The proposed detached dwellings would measure between 8.2m and 8.4m in height, between 9.6m and 12.4m in width, and between 11.5m and 12.5m in depth. The pair of semi-detached dwellings would be similar in scale to the detached properties; the maximum dimensions of the dwellings combined would be 8.3m (h) 11m (w) x10m (d).

4.0 History

05/02412/FUL	PER	Erect detached house and car port.
06/02373/FUL	REF	Erect 2 no. three bedroom houses.
06/04801/FUL	REF	Demolish existing garage and two storey side extension, erect 2 no. three bedroom houses.
06/05551/OUT	REF	Erection of 4 no. dwellings with access between 13 and 15 The Avenue.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Tree Preservation Ord	NO
South Downs National Park	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 - Parish Council
Objection

1. The proposal is contrary to both the recently published Chidham & Hambrook Neighbourhood Plan and the recently adopted Chichester Local Plan.
2. From the start of 2014 to date, planning permission for 86 houses has been granted and a further 145 houses are currently subject to appeals against refusal of planning permission. In addition, there are planning applications for 51 houses still to be determined. The above figures are well above the indicative housing number of 25 for Chidham & Hambrook for the period 2014 2029 specified in the adopted Local Plan.
3. The proposal contravenes point 3 in Policy 2 of the Local Plan in that the Parish infrastructure is completely unable to support the proposed development.
4. There is a deficiency in primary school places, public transport, primary care, dental & medical care facilities and food & farm shops. In addition, there is very little local employment. The proposed development would be unsustainable and therefore in direct contravention of the National Planning Policy Framework and Point 2 of Policy 3 in the Local Plan.
5. Hambrook PO/Store, the only shop within a reasonable walking distance, offers only a small selection of very basic goods. Most facilities are at least some two miles distant and access to them would require travel by car or bicycle or on foot to the railway station (0.5 mile approx.) or the bus service on the A259 (0.75 mile approx.). There is no public bus service through Hambrook.
6. The existing facilities for wastewater disposal are inadequate. Southern Waters Thornham Treatment Works cannot cope with existing demand and is, therefore, unable to meet increased demand. Local Parish Councils have combined to submit a formal complaint to Ofwat.
7. Residents of The Avenue are currently experiencing difficulties with wastewater disposal, with sewage backing up in toilets. New sewage pipes were installed in Scant Road and Broad Road a few years ago but not in The Avenue.
8. Local residents are also experiencing difficulties with surface water. Significant rainfall regularly results in flooded gardens and it is clear that the proposal for the surface water drainage to mimic the natural drainage is misguided, to say the least.
9. The proposal is for backland development in the rear gardens of the properties numbered 13 to 21 The Avenue. This undesirable garden grabbing is intrusive and unneighbourly for the neighbours of the site. Councils were given some years ago the power to reject planning applications for new dwellings on garden land that ruin the character of the area and to which local residents object. Certainly, many residents have objected to this application.
10. The proposed access to the envisaged 6 new homes is along a long driveway between existing properties 21 and 23 The Avenue. This plan is both impracticable and hazardous. The visibility splay at the junction of the driveway and The Avenue is inadequate. Drivers entering/leaving the development would have a very restricted view of traffic and pedestrians due to vehicles, including large vans, being parked on a regular basis either side of the proposed access. In addition, cars would have great difficulty passing each other safely in the access driveway.

11. The Substitute Plan entitled Proposed Refuse Vehicle Access and dated 21 August 2015 is unreasonably optimistic. It assumes that a significant length of both sides of The Avenue, either side of the narrow access to the site, will be clear of parked vehicles when refuse vehicles, removal vans, etc attempt to gain access.

12. Any attempt to impose a Transport Regulation Order in respect of the parking of cars and vans on the highway near or opposite the access would only serve to transfer the parking problem to another part of The Avenue. It must be emphasised here that The Avenue has a very narrow carriageway, only 5 metres in width and a relatively high density of private driveways. The current parking situation often forces drivers traveling along The Avenue to slalom between parked vehicles. In summary, the proposed development is un-neighbourly, unsustainable and inadequate in several other respects.

The Parish Council recommends REFUSAL of the Application

6.2 - WSCC - Local Development Division

No highway safety or capacity concerns would be raised to this proposal. Recommend conditions to control access road, cycle parking, garages, vehicle turning and parking and visibility splays of 2.4m x 59m.

6.3 - CDC – Environment Officer

No objection - recommends condition regarding timing of vegetation clearance and lighting scheme to minimise the impact upon bats.

6.4 - CDC - Drainage Engineer

23/10/2015

I have been passed further information from a colleague detailing an earlier survey of the ditch. There are various locations where flow would be interrupted, including a high level culvert. I would suggest that there is an opportunity to improve flow towards Broad Road, which would hopefully reduce garden flooding in the area, crucial as it is gardens that are proposed to be built on. The flow from the attenuation tanks is towards an existing headwall proposed to be in a private garden, it would be preferable to have this in a shared location for access purposes. With regards to an easement, three metres is suggested on one side as this would allow an excavator or similar to access alongside the ditch. It is assumed that gardens on the opposite bank have some access also. Storage and maintenance details appear fine other than this.

26/08/2015

Infiltration is not possible according to the Opus document stating that groundwater rises once the impermeable clay down is perforated through to the sandy layer beneath. This means that infiltration will not work into the clay soil, and any attempt to discharge to the sandy layer will lead to storage being compromised by groundwater.

The applicant must demonstrate that the receiving watercourse can flow with a fall downstream, and this may include works outside of the application area to ensure the good condition of this watercourse prior to development. The ditch should be desilted to the hard ditch bed.

The development itself must not interfere with any existing surface water drainage or other services within the existing gardens, and appropriate easements must be given.

Calculations should be provided demonstrating that the tanked permeable paving system can store the 1 in 100 year storm event plus 30%, discharging to the watercourse at greenfield runoff rate. Condition required, percolation testing and groundwater monitoring not required due to the need for a tanked system. Watercourse levels to be monitored so that any outlets to the ditch are not surcharged in winter.

A three metre easement is required for access and maintenance to the watercourse. Condition required.

A maintenance manual is required for the surface water drainage system, detailing costs, frequency and type of maintenance and responsible parties.

6.5 CDC – Contracts Services

No objection. Individual properties would require one waste and one recycling bin. Attention should be paid to size, weight and turning circle of freighters and access constructed to meet these requirements. Recommend that parking restrictions are put in place to ensure that the visitors do not block the access road. The collection points should be outside the front of the property.

6.6 21 Third Party Objection letters have been received concerning the following matters;

- a) Lack of infrastructure and amenities
- b) Foul drainage
- c) Noise and disturbance
- d) Regard should be had to neighbourhood plan to allow 25 dwellings
- e) Overdevelopment
- f) Traffic and parking
- g) Flooding
- h) Impact upon wildlife
- i) No over-riding need due to 5 year housing land supply
- j) Loss of privacy
- k) Access for emergency vehicles
- l) Extent of piped ditch incorrect

Applicant/Agent's Supporting Information

6.7 During the course of the application the applicant has sought to submit additional information to address the concerns of consultees, including the submission of an amended swept path analysis and further information about the proposed surface water drainage system.

7.0 Planning Policy

7.1 The Development Plan for Chichester District comprises the Chichester Local Plan: Key Policies 2014-2029 and all adopted neighbourhood plans. The Chidham and Hambrook Neighbourhood Plan (NP) is at examination and therefore has significant weight.

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

Chichester Local Plan: Key Policies 2014-2029 (CLP)

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy
Policy 33: New Residential Development
Policy 39: Transport, Accessibility and Parking
Policy 42: Flood Risk and Water Management
Policy 48: Natural Environment
Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours
Special Protection Areas

National Policy and Guidance

7.3 Government planning policy comprises the National Planning Policy Framework (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. This means unless material considerations indicate otherwise development proposals that accord with the development plan should be approved without delay.

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), together with Sections 6, 7, 10 and 11 generally.

7.5 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

Other Local Policy and Guidance

7.6 The emerging Chidham and Hambrook Neighbourhood Plan has been formally submitted to the District Council and is currently being consulted upon prior to examination and therefore carries some weight.

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

- B1 - Managing a changing environment
- D1 - Increasing housing supply
- D3 - Housing fit for purpose

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of development and sustainability
- ii) Design and impact upon character of the surrounding area
- iii) Impact upon amenities of neighbouring properties
- iv) Drainage
- v) Highway safety
- vi) Arboricultural implications
- vii) Ecological considerations

Assessment

i) Principle of development and sustainability

8.2 The site is within the Settlement Boundary of Hambrook/Nutbourne which is identified as a Service Village; a sustainable location for small scale development outside of Chichester City and the Settlement Hubs where, in accordance with Policy 1 and Policy 2 of the Local Plan there is a presumption in favour of sustainable development. This is consistent with Paragraph 14 of the NPPF which establishes a presumption in favour of sustainable development in such a location, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

8.3 The Chidham and Hambrook Neighbourhood Plan (NP) is an emerging plan which carries weight having been consulted upon and being at examination. The NP seeks to allocate sites for 25 dwellings, in line with the identified need in the CLP. However the identified need within the CLP does not constitute a maximum number of dwellings, and further development within settlement boundaries should be considered in light of the presumption in favour of sustainable development and other relevant policies within the Development Plan. Identifying and delivering windfall sites is also an important element of ensuring that the Council meets its identified housing needs. This is consistent with Policy LP1 of the Neighbourhood Plan which states that “development of 10 units or fewer in windfall sites will be supported”.

8.4 It is acknowledged that previous applications for development on parts of the site have been refused by the Local Planning Authority in the past. These include those listed in section 4 above. However, it is considered that the schemes considered previously by the Local Planning Authority are not comparable to the current proposal. Planning application CH/06/0551/OUT for the erection of 4 no. dwellings with access between 13 and 15 The Avenue was refused for a number of reasons, including that it would “*constitute unsatisfactory piecemeal development, poorly related to the existing housing in the area and also to other residential proposals before the Local Planning Authority, of an unacceptably low density, poorly served by backland access arrangements, and would prejudice the development of the area to the rear of the dwellings on the north side of The Avenue in a comprehensive manner to provide a mixed development of high quality*”. Permission was also refused for a pair of semi-detached dwellings on land in the north east corner of the site (CH/06/04801/FUL) for similar reasons; prejudicing future development and poor design as a result of excessive hardstanding.

8.5 In conclusion, the application site lies within in a settlement which is identified as being an appropriate and sustainable location for small scale development. The proposal

represents a small scale yet relatively comprehensive scheme which would overcome the previous concerns of preventing a larger scale, more comprehensive scheme coming forward within this built up area. It is therefore considered that the principle of the development would be acceptable, subject to all other material planning considerations.

ii) Design and impact upon character of the surrounding area

8.6 Section 7 of the NPPF requires good design that improves the overall quality of the area and policy, with Paragraph 56 of the NPPF stating that "good design is indivisible from good planning". Policy 33 of the Local Plan requires new development to meet the highest standards of design and to be appropriate in terms of the proportion, form, massing, siting, scale and detailed design to ensure that proposals respect and where possible enhance the character of the surrounding area and the site.

8.7 The proposed development would be served by an existing access serving 21a The Avenue, a 2 storey detached dwelling situated in a backland position to the north of The Avenue. The application would continue this development to the rear of properties fronting this road, resulting in development within a backland position. Other forms of similar development within the vicinity afford the area a similar character. Whilst backland development may not always be suitable within linear patterns of development, no such overriding character exists in this location that would suggest that the proposal would be out of keeping or unacceptable in relation to impact on the surrounding character.

8.8 The rear gardens of the existing properties forming the application site are substantial; being approximately 60m to 75m in depth and 11m to 14m in width, albeit the plot belonging to 21 The Avenue (at the eastern end of the site) has already been subdivided. Whilst there are a number of properties with similar sized plots, there are also a significant number of properties within the residential block formed by The Avenue, Scant Road (West) and Broad Road that are afforded with rear gardens approximately 8m to 15m in depth, and a smaller number of properties with even smaller rear gardens, approximately 5m in depth. As such, there is a presence of smaller plots within close proximity of the application site, which would not be dissimilar to the size of gardens provided within the proposed development and which directly informs the local character.

8.9 There is also an eclectic mix of housing sizes, styles and forms ranging from large detached dwellings to semi-detached and terraced properties including 2 storey, single storey and chalet bungalows in close proximity of the site. There are several examples of other backland developments close to the site, including 2 developments providing 4 dwellings to the west off Broad Road and 4 further developments off The Avenue ranging in size from group of 2 properties to 23 properties to the east of the site. As such, the presence of back-land developments and small cul-de-sacs to the rear of the properties fronting The Avenue exists in the area and forms part of the context of the site.

8.10 The proposed development would wrap around the existing dwelling (21a) to the north east and to the west, providing a pair of semi-detached dwellings in the north east corner of the site and 4 detached dwellings to the west of the existing property. As a result the view along the access drive would remain largely unchanged, with the provision of a boundary treatment with landscaping to the front and a garden beyond. Apparent only as glimpses through gaps in the existing dwellings fronting on to The Avenue, the remaining dwellings would be largely screened by the existing residential development. As such, it is considered that whilst the proposal would result in a backland form of development, this would not be contrary to the varied form of development within the surrounding area and would not be harmful to the character and appearance of the locality.

8.11 The dwellings have been individually designed to ensure that the development would have a varied and more organic appearance that would incorporate appropriate architectural detailing and materials including bay windows, headers above the windows, chimneys, timber windows, clay roof tiles and natural slate roofs, plus a mix of brick, hung tiles and flint work to the elevations. The development would provide a high quality development that would reflect the local vernacular and would make use of local materials to ensure that it would integrate into this varied character of the locality.

8.12 It is considered for the reasons set out above that the proposed development would not be harmful to the character and appearance of the surrounding area given the eclectic mix of development in the locality, including back land development, and the quality of the proposed design and appearance of the buildings.

iii) Impact upon amenities of neighbouring properties

8.13 The NPPF states in paragraph 17 that planning should ensure a good quality of amenity for all existing and future occupiers of land and buildings, and policy 33 of the Local Plan seeks to provide high quality living environment in keeping with the character of the area and protect neighbouring and public amenity.

8.14 The application site has been laid out to ensure sufficient distance between the proposed and existing properties is maintained to ensure that the proposal would not result in an unacceptable degree of overlooking. The rear gardens of the proposed dwellings would range in depth from 11m to 13.5m and the fenestration of the buildings would be sensitively located to ensure that only landing/bathroom windows are located on the side elevations of the properties.

8.15 Due to the distance between the proposed dwellings and neighbouring properties the proposal would also not give rise to a loss of light and would not have an overbearing impact upon the neighbouring properties. Concerns have been raised regarding noise and disturbance from the increased activity; however it is considered that the plots would be of a sufficient size to ensure that the occupation of the dwellings would not be unneighbourly, within the residential context of the area. In addition, the existing long gravel driveway would be replaced with a non-migratory material, thereby reducing the noise implications of vehicles entering and exiting the site along the access drive. Also there is a strong planted boundary with the dwelling to the east which would provide a buffer between the access and the neighbouring property. The proposal would therefore accord with policy in respect of its impact upon the amenities of neighbouring properties.

iv) Drainage

8.16 A number of third party objections have been received expressing concern with regard to drainage and flooding in the local area. The application site lies in Flood Zone 1, the area least at risk of flooding, and therefore flood risk would not normally be a constraint to development. However, the technical information submitted with the application demonstrates that infiltration of surface water would not be a suitable means of drainage and instead a tanked system would be required.

8.17 During the course of the application the Council's drainage engineer has requested additional information regarding the condition of the watercourse along the northern edge of the site to which the system would drain. This is to ensure that the site is capable of being drained suitably, subject to receipt of appropriate technical details that would normally be

secured by condition. The ditch drains to the west, and the ditch section adjacent to the site is in a good condition. The information submitted indicates that whilst some parts of the ditch have been piped, and it was not possible to inspect the entire length of the ditch, the areas inspected were in a good condition and the piping is fully operational and of adequate capacity. The applicant has also confirmed that the necessary easement of the existing ditch would be maintained.

8.18 The Council's drainage engineer has considered the additional information submitted and advised that there is an opportunity to improve flow towards Broad Road to prevent the flooding of gardens, and which is necessary since the proposal would result in dwellings being built on the gardens. At present the flow from the storage tanks would be to an existing headwall that would lie within a private garden and it is recommended that this be re-located to a shared location for access purposes. However, the drainage engineer has confirmed that the proposed storage, maintenance and easement details are acceptable.

8.19 The submitted plans indicate that it would be possible to locate the head-wall adjacent to the public open space or turning head and therefore this would enable access to the headwall for maintenance if necessary. It is therefore considered that subject to conditions requiring full details of the proposed drainage system, including off-site works, ground water monitoring and percolation tests to be carried out it is considered that the proposal would adequately manage surface water drainage without flooding occurring on the site, or the surrounding sites. The proposal therefore accords with policy 42 in respect of flood risk and water management.

8.20 Concerns have been raised regarding foul drainage in the area, however there is capacity at the Thornham Wastewater Treatment Works to meet the demands of the development. Furthermore, a condition is recommended requiring details of the proposed foul drainage to be submitted in order to ensure that the foul drainage system would be appropriate for the development.

v) Highway Safety

8.21 The Highway Authority has advised that the information submitted demonstrates adequate access and visibility would be provided, the access would be widened to 4.8m for the first 15m, reducing to 4.1m with 2 speed reduction built-outs further reducing the access width to no less than 3.1m. The swept path analysis demonstrates that large service vehicles would be able to negotiate the access and the site, ensuring that it would be compliant with Manual for Street Section 6.7 in respect of emergency access guidance and servicing by large vehicles.

8.22 The Highway Authority has commented that the proposed development would provide parking for 15 spaces, however the parking calculator generates a need for 16 spaces. In addition, the garages as originally proposed did not provide a 3m x 6m internal measurement required to meet West Sussex County Council's standards. Amended plans demonstrate that there would be sufficient space to provide the 16 spaces required and the garages would meet the County Council's standards. The proposal would therefore meet the parking requirements for the development and would not result in pressure to park within the development or on The Avenue.

8.23 The applicant has provided a plan showing the tracking of the Council's refuse vehicle demonstrating that the vehicle can enter and exit the site in a forward gear with suitable turning being provided within the development. The Council's Waste Service Officer has commented that it would be necessary to ensure the access road is not blocked by vehicles

parked on the access. It is therefore recommended that a condition be imposed requiring the turning area to be kept free for that purpose in perpetuity.

8.24 Having regard to the considerations outlined above and subject to conditions, the proposed development would provide suitable access, parking and turning arrangements and appropriate visibility to ensure that the proposal would not have an adverse impact upon the safety or function of the highway network, and appropriate access would be provided for emergency vehicles and refuse management vehicles. The proposal is therefore acceptable in respect of these matters.

vii) Arboricultural implications

8.25 There are several trees and hedgerows within the site and the application is accompanied by an Arboricultural Assessment and a Landscape Strategy Plan. The proposed development would not result in the loss of any mature trees around the edge of the site, instead the removal of vegetation would relate primarily to the removal of smaller or poor quality trees and hedgerows within the gardens. There is also a need to prune small branches of a Holm Oak to provide maintenance and reduce the potential for overhanging, these works would not affect the health of the tree. In addition, the assessment includes a Tree Protection Plan, which includes the use of protective fencing, no change to land levels within root protection areas, no storage of materials within 20m of any tree to be retained and no fires within 5m of any trees or hedgerow.

8.26 The Landscape Strategy Plan demonstrates that the existing mature trees would be supplemented with the planting of native trees and hedgerows along the front of each plot with an area of greenspace being seeded with a wildflower species rich grass and a feature native tree. The proposed landscape would be appropriate for the location, although a condition is recommended to ensure that the proposed trees would be suitable and of an appropriate size when planted.

8.27 The trees around the edge of the site are of high importance and their retention would need to be controlled though conditions outlined above. However the loss of the trees within the site would not be harmful to the amenity of the area, and in time the proposed planting within the site would develop to provide growth of a similar size that would benefit the area.

8.28 It is considered that subject to the development being carried out in accordance with the assessment submitted that the proposal would not have an adverse impact upon trees and the indicative planting strategy would be appropriate for the proposed development and the amenity of the surrounding area.

vii) Ecological considerations

8.29 The application site lies within the 5.6km zone of influence for the Chichester and Langstone Harbours Special Protection Area (SPA) and therefore the proposal is likely to have a significant impact upon the SPA as a result of recreational disturbance. The applicant has agreed to mitigate this impact by paying a financial contribution towards the joint mitigation strategy in accordance with policy 50 of the Local Plan.

8.30 In respect of the impact of the development upon ecology within the site consideration has been given to a Preliminary Ecological Assessment and a Day Time Bat Survey of Trees submitted with the application. The survey found no evidence of protected species on the site, and although the trees and hedgerows within the site provide suitable foraging and commuting habitat for bats there is higher quality habitat located within the surrounding area,

and therefore the partial loss of this habitat would not have a significant impact upon bats. It was also found that the site provided a suitable habitat for hedgehogs and therefore suitable protection measures should be carried out during the construction phase of the development.

8.31 The Council's Environment Officer has advised that there is no objection to the proposed development in respect of the impact upon protected species and biodiversity. It is recommended that a condition be imposed ensuring that the proposed development is carried out in accordance with the recommendations of the surveys submitted and also that any lighting scheme minimises the impact upon bats using the trees and hedgerows and also that trees or vegetation clearance should be undertaken outside of the bird breeding season only.

Significant Conditions

8.32 It is recommended that conditions are imposed to control the proposed materials and window details given the sensitive nature of the site. Conditions are also proposed to ensure the proposed refuse and cycle storage is provided in accordance with the details submitted, a construction management plan is submitted to minimise disturbance to the neighbouring properties and the highway network during construction, the proposed surface water drainage scheme would meet the technical requirements of the site, the necessary tree protection and ecological protection measures are implemented in accordance with the details submitted and further details of the proposed landscaping to include the tree species are submitted. In addition it is recommended that permitted development rights are withdrawn, full details of the proposed surfacing materials across the site are submitted and agreed to ensure that the construction would be appropriate and all parking and turning areas are retained in perpetuity

Conclusion

8.33 Based on the above assessment of the material planning considerations it is considered the proposal complies with development plan policies 1, 2, 5, 33, 39, 42, 49 and 50, and therefore the application is recommended for approval.

Human Rights

8.34 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 | A01F Time Limit - Full |
| 2 | U97684 Approved Plans |
| 3 | U97686 Materials |
| 4 | U97699 Surface water drainage |
| 5 | U97700 Drainage ditch easement |
| 6 | U97701 Construction of access |
| 7 | U97702 Parking spaces |
| 8 | U97703 Turning |
| 9 | N34F Bin Storage/Secure Cycle Parking |
| 10 | U97704 Tree protection measures |

11	U97705	Landscaping
12	K02G	Landscaping
13	U97706	Ecological Protection Measures
14	U97707	No extensions or alterations
15	U97709	Surfacing materials
16	U97710	Screen walls/fences
17	U97711	Construction Method Statement

INFORMATIVES

1	W02F S.106 Agreement
2	W44F Application Approved Without Amendment

For further information on this application please contact Fjola Stevens on 01243 534734