

Development Committee – 22 March 2016

Minutes of the meeting of the Development Committee held on **22 March 2016** when there were present:-

Chairman: Cllr C G Seagers
Vice-Chairman: Cllr M R Carter

Cllr C I Black
Cllr T G Cutmore
Cllr J Hayter
Cllr G J Ioannou

Cllr D Merrick
Cllr S P Smith
Cllr M J Steptoe
Cllr I H Ward

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs H L A Glynn, Mrs C M Mason and J R F Mason.

SUBSTITUTE MEMBERS

Cllr J L Lawmon - for Cllr Mrs H L A Glynn

NON-MEMBERS ATTENDING

Cllrs Mrs A V Hale, Mrs D Hoy, M Hoy, D J Sperring and Mrs B J Wilkins.

OFFICERS PRESENT

S Scrutton - Director
C Lyons - Assistant Director, Planning Services
A Law - Assistant Director, Legal Services
K Rodgers - Team Leader (Area Team South)
L Spicer - Senior Communications Officer
S Worthington - Committee Administrator

PUBLIC SPEAKERS

Cllr C Stanley, Rawreth Parish Council - for item 5
Cllr A Marriott, Hullbridge Parish Council - for item 6
T Dodkins - for items 5 and 6
B Marsden-Carleton - for item 5
Rt Hon M Francois MP - for item 6

67 DECLARATIONS OF INTEREST

Cllrs Mrs D Hoy and M Hoy each declared a disclosable pecuniary interest in item 5 – 16/00162/FUL land at the junction of Rawreth Lane and Hullbridge Road, Rayleigh and item 6 – 14/00813/OUT land between Windermere Avenue and Lower Road, Malyons Lane, Hullbridge by virtue of their property being in close proximity to the application site of 14/00813/OUT and the two applications being closely linked and left the Chamber during debate of those items.

68 16/00162/FUL – LAND AT THE JUNCTION OF RAWRETH LANE AND HULLBRIDGE ROAD, RAYLEIGH

The Committee considered the report of the Assistant Director, Planning Services for the construction of a new roundabout junction.

It was noted that concerns detailed in the addendum to the report relating to equestrian safety in respect of Bridleway 75 and riders crossing Rawreth Lane in this location would be referred to the Local Highways Panel.

Resolved

That the application be approved, subject to the applicants and owners entering into an agreement under section 106 of the Act to the following heads of terms to include any further terms that may be recommended by the County Drainage Authority on consideration by the Assistant Director, Planning Services:-

- a) Details for the provision of an area clear of the highway for the parking of operatives' vehicles and the storage of materials of plant and construction vehicles to be used for the duration of the construction period.

and to the following conditions to include any further conditions that may be recommended by the County Drainage Authority on consideration by the Assistant Director, Planning Services:-

- (1) SC4B – Time limit standard 3 years.
- (2) Landscaping – Prior to the first use of the development hereby approved plans and particulars showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority in consultation with Ward Members. Such details shall include:-
 - Schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted;
 - Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
 - Existing and finished levels shown as contours with cross sections, if appropriate;
 - Means of enclosure, screening and other boundary treatments (in consultation with the Ward Councillors).

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following

commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal.

- (3) List of Plans – The development hereby approved shall be implemented in accordance with the following approved plans:-

Site location plan drawing no. F221-202, general arrangement 3 arm roundabout drawing no. F221-202 Rev.F.
- (4) Prior to commencement of development details of the proposed roundabout (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority. The roundabout junction, as shown in principle on Cannon Consulting Engineers drawing no. F221-202 Rev. F with clear to ground visibility splays, provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times, shall be provided entirely at the developer's expense and to the satisfaction of the Highway Authority.
- (5) This planning application should be considered in conjunction with the proposed residential planning application at Hullbridge – 14/00813/OUT. The proposed roundabout shall be conditioned to be provided prior to the occupation of the 50th dwelling of this application.
- (6) All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.
- (7) The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO2, Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, CM2 5PU.
- (8) The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes technical check, safety audits, site inspection, commuted sums for maintenance and any potential claims under the Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required as security in case of default.

- (9) Prior to any works taking place in the public highway the developer shall enter into the appropriate legal agreement with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works.
- (10) Prior to occupation, the development shall be served by a system of operational street lighting which shall thereafter be maintained in good repair.
- (11) In all cases where spoil is unavoidably brought out onto the highway, the applicant/developer must be reminded of their responsibility to promptly remove such spoil at their own expense and to the satisfaction of the Highway Authority.
- (12) Full details of SUDS should be provided and agreed. (ADPS)

69 14/00813/OUT – LAND BETWEEN WINDERMERE AVENUE AND LOWER ROAD, MALYONS LANE, HULLBRIDGE

The Committee considered an outline application for a development of 500 dwellings, together with associated access, car parking, landscaping, open space and related works.

Resolved

That the application be approved, subject to the completion of a legal agreement under Section 106 of the Act for the heads of terms set out below and subject to the heads of conditions as set out below, subject to any reasonable changes the Assistant Director, Planning Services shall deem fit:-

- a) Provision of Hullbridge Road/Rawreth Lane roundabout the subject of application 16/00162/FUL or the revisions to that junction proposed in this application should the application for the new roundabout junction not be approved - Prior to 50th occupation or such other trigger as to be advised by the County Highway Authority.
- b) Provision of Watery Lane junction right turn improvements, as recommended by the County Highway Authority.
- c) Provision of Watery Lane improvements – signage.
- d) Education contribution - £2,201,540.
- e) Payment of a £3000 Travel Plan Monitoring fee to ECC relating to the residential Travel Plan.
- f) Provision and implementation of a Residential Travel Information Pack for every household.

- g) Provision of 12 month season tickets for bus travel to all eligible occupiers of the development (maximum of 2 per household).
- h) A minimum of 35 per cent affordable housing shall be provided in each phase, subject to subsequent assessment and review (Reserved Matters application site area) to a mix to be agreed for each reserved matters (80 per cent affordable rent and 20 per cent intermediate housing), subject to delivery triggers, appropriate location of units within the site, appropriate dwelling type/size, nomination rights and other relevant matters.
- i) Youth facilities in a form to be agreed in consultation with Hullbridge Parish Council and local youth groups up to the value of £150,000 on site or within the vicinity of the site or as a fallback the provision by way of skate board park in the development estimated to equate to £150,000 or such other figure as may be agreed. In the event RDC declines the transfer, facilities to be maintained in perpetuity by a management company.
- j) Contribution towards scheme for the drainage of Pooles Lane sports pitches (£70k).
- k) Provision of a sustainable urban drainage system in accordance with details agreed by the relevant planning condition. Maintenance of the system by a management company, statutory water undertaker or the County Council (should the County Council become an approved body) in perpetuity to be undertaken in accordance with a maintenance schedule to be submitted to and agreed by the Local Planning Authority.
- l) Payment of a financial contribution of £164,560 for capital projects associated with delivery of primary health care services in the vicinity of the site.
- m) Provision of public open green space in accordance with the requirements of the relevant planning conditions and maintenance of these areas and any play equipment within these areas by a management company.
- n) Contribution of £100,000 to cycle route 135 across the district.
- o) Maintenance of bridle way to open space within the site.

HEADS OF CONDITIONS

Reserved Matters

- (1) No development shall commence within any phase (Reserved Matters application site area) until plans and particulars showing precise details of the layout, scale, design and external appearance, access (save for access points approved to the site as shown on the approved plans) and landscaping of the site, (herein after called the "Reserved Matters"), within the phase have been submitted to and approved in writing by the Local Planning Authority. All development at the site shall be carried out in accordance with the Reserved Matters' details approved.

Submission of Reserved Matters

- (2) In the case of the Reserved Matters, application for the first residential Reserved Matters application for approval shall be made no later than the expiration of two years beginning with the date of this permission. Application for the approval of the remaining "Reserved Matters" referred to in Condition 1 above shall be made to the Local Planning Authority before the expiration of five years from the date of this planning permission. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Commencement

- (3) The development to which this permission relates shall be commenced not later than the expiration of two years from the approval of the first Reserved Matter and the remainder of the development shall be begun not later than:-
 - (i) the expiration of five years from the date of the grant of Outline Planning permission, or
 - (ii) within five years of the approval of the Reserved Matters for the phase or, in the case of approval on different dates, the final approval of the last Reserved Matters to be approved.

Approved plans

- (4) The development hereby approved shall be constructed in strict accordance with the approved plans Drawing Number 101 date stamped 12.11.2014, F221-101A and F221-102.

Quantum of Development

- (5) The site outlined red on Drawing No. 101 date stamped 12.11.2014 save for that part in the south western corner that falls within Flood Zone 3 as shown on (Drawing Number to be inserted) shall accommodate no more than 500 dwellings in total.

(6) **Submission of Public Realm Design Strategy for the Whole Site**

Prior to the submission of any Reserved Matters application, a public realm design strategy for the whole site, including details within different areas of proposed palettes of materials for surfaces, lighting, street furniture, street trees, including species and grille details if proposed, signage and boundary treatments should be submitted to and agreed in writing by the Local Planning Authority. The Reserved Matters submissions should then accord with the approved public realm design strategy.

(7) **Submission of Design Brief Prior to Submission of Reserved Matters**

Prior to the submission of each application under the Reserved Matters, a Design Brief for that phase of the site to which the Reserved Matters application relates, shall be submitted to and approved in writing by the Local Planning Authority. The Design Brief shall include scaled plans and details of:-

- a) Identification of distinctive character areas with details submitted in relation to each to incorporate details of items b) to o) below with regard to design principles contained within the Essex Design Guide 2005 and context of the site.
- b) The street hierarchy, including the principles of adopting highway infrastructure, and typical street cross sections, including relationships of new buildings to the street.
- c) How the design of the streets and spaces takes into account mobility and visually impaired users.
- d) Block principles to establish density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and perimeter of building definition.
- e) Information about height, scale, form and building style, level and type of enclosure/boundary treatments, building materials and design features.
- f) Landmarks and legibility, vistas and views and types of spaces and their proposed use.

- g) Approach to parking and accommodating the car.
- h) Approach to provision of Sustainable Urban Drainage.
- i) The conceptual design and approach to the treatment of the public realm within the residentially developable area of the site to include materials, utilities and street furniture.
- j) Approach to incorporation of ancillary infrastructure such as pipes, vents, meter boxes etc, required by statutory undertakers.
- k) Details of the approach to cycle parking including distribution, type and design of storage facilities.
- l) Approach to the character and treatment of structural planting within the residentially developable area.
- m) Approach to the treatment of footpaths/footways within the residentially developable area.
- n) The conceptual design and approach to the lighting strategy.
- o) Details of measures to minimise opportunities for crime.

Provision of Site Access Roundabout

- (8) Prior to commencement of the development, the proposed site roundabout access on Lower Road shall be provided, as shown in principle on CCE drawing F221-101 rev A with clear to ground visibility splay. Such vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times.

Provision of Malyons Lane Alterations/Works

- (9) No more than 200 units shall be occupied from the Lower Road junction until such time as the proposed secondary site vehicle access on Malyons Lane is provided, as shown in principle on CCE drawing F221-102.

Submission of Timescale for Pedestrian and Cycle Access Points

- (10) Prior to commencement of development details of and timescale for the provision of the proposed access for pedestrian/cyclists at The Pories, Harrison Gardens and Windermere Avenue shall be submitted to and agreed by the Local Planning Authority.

Pedestrian Visibility Splay

- (11) Prior to commencement of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular accesses. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Gradient to Parking Access Areas

- (12) The gradient of the any proposed vehicular access / garage drive / hard standing shall be not steeper than 4% (1in 25) for the first 6 metres from the highway boundary and not steeper than 8% (1in 12.5) thereafter.

Surface Water Drainage Details for Parking Areas

- (13) Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

Additional Note:

With reference to the above condition the applicants attention should be drawn to the recent alterations to householder “permitted development” in so far as there is now the need to provide a permeable solution (SUDS) for the hard standing to reduce the cumulative impact of surface water run off and overloading of sewers.

Surface Treatment of Parking and Access Areas

- (14) No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Construction Method Statement

- (15) No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:-
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials

- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities

Highway Boundary Planting Set Back

- (16) The any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Parking Space Size

- (17) Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

Garage Space Size

- (18) All single garages should have a minimum internal measurement of 7m x 3m, All double garages should have a minimum internal measurement of 7m x 5.5m, All tandem garages should have minimum internal measurements of 12m x 3m

Non Obstruction to Public Footpath

- (19) The public's rights and ease of passage over public footpath No. 7 shall be maintained free and unobstructed at all times.

Submission of Detailed Drainage Strategy

- (20) Prior to commencement of the above development a detailed drainage strategy must be submitted for approval to the local authority. It should be based on principles of Sustainable drainage, in line with the approved FRA CCE/F221/FRA-03 permitted by this planning permission. The detailed drainage scheme should follow mitigation measures detailed within the FRA including:-
 - Limiting the discharge from the site to 3.5l/s/ha for all events up to the 1 in 100 year storm plus a 30%.
 - Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change and urban creep.
 - Ensuring the appropriate level of treatment for all runoff leaving the site, in line with table 3.3 of the CIRIA SuDS guide.
 - Provide information about exceedance routes should be provided to indicate what route flows would take should a feature become blocked and cause surface water flooding.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period

as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent the increased risk of flooding, both onsite and offsite, and minimize the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development.

Submission of Scheme to Minimise Surface Water Flooding from Construction Works

- (21) The development hereby permitted shall not be commenced until such time as a scheme to minimise the risk of offsite flooding caused by surface water run off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Submission of Surface Water Drainage Maintenance Plan

- (22) Prior to commencement of the development the applicant must submit a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies.

Suds Maintenance Logs

- (23) The applicant must keep yearly Maintenance Logs of maintenance which should be carried out in accordance with any approved Maintenance Plan.

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk undertaken by Cannon Consulting Engineers Referenced: CCE/F221/FRA-03 and dated October 2014 and the following mitigation measures detailed within the Flood Risk Assessment (FRA)

Finished ground floor levels are to be set no lower than 7.17 metres above Ordnance Datum (AOD); 300mm above the design 1% Annual Event Probability (AEP) flood level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Archaeological

- (24) Archaeological evaluation by trial trenching shall be undertaken prior to the submission of any detailed layout proposals, with a report submitted with the reserved matters application. This work shall be undertaken to the standards required by the local planning authority and specified in an archaeological brief issued by the local planning authority acting through its historic environment advisors.
- (25) An archaeological mitigation strategy detailing the excavation strategy shall be agreed with the local planning authority through its historic environment advisors and submitted with the reserved matters applications.
- (26) No development or preliminary ground works can commence until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and signed off by the local planning authority through its historic environment advisors.
- (27) The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at a registered museum, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority, through its historic environment advisors).”

Control over Imported Fill Material

- (28) Prior to the importation of any material brought onto the site for use as subsoil, topsoil or backfill, a compliance certificate for that material proposed to be imported to the site shall be submitted to and agreed in writing by the Local Planning Authority..

Contamination

- (29) In the event that contaminated material or asbestos is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the following requirements and a report submitted to and approved in writing by the Local Planning Authority to include:-
 - (i) a survey of the extent, scale and nature of contamination

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

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers'.

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

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works and must complete the remediation works in accordance with the scheme approved. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority.

Prior to occupation of any property hereby permitted the developer shall submit to the Local Planning Authority a signed certificate to confirm that the remediation works have been completed in accordance with the documents and plans detailed in the approved remediation scheme.

Submission and Implementation of Landscaping Details

(30) The development shall provide a minimum of 6.2 hectares of strategic open space or localised open space and landscaping within the site. Details of the proposed hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include (where applicable) details and plans (at an appropriate scale) of:-

- Schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted
- Grassland areas and the use of grassland seed mixes in these;
- A full plan (to scale) that clearly shows the locations of new trees to be planted including planting method statement and after care plan;
- Existing trees to be retained;
- Provision of bird and bat boxes;
- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- A long-term maintenance schedule and specifications including timetable for monitoring and maintenance;
- Location and material details of paved or otherwise hard surfaced areas/paths within the public open space;
- Long-term design objectives in respect of the public open space area;
- Location of lighting including details of lighting to be installed which shall be low pressure sodium lighting at levels kept as low as possible (between 1 and 3 lux where possible), directed to where it is needed, away from hedgerows with lighting columns kept as short as possible (ideally 3 metres or less).
- Means of enclosure and other boundary treatment including materials to be used and location of these shown on a plan;
- Minor artefacts and structures (e.g. benches, bins, signs etc)
- Surfacing to provide cycling, walking and bridleway routes.

The soft landscaping agreed within any phase shall be planted/provided in its entirety during the first planting season (October to March inclusive) following commencement of the development within the phase (Reserved Matters application site area) to which the

landscaping relates or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed, in the first available planting season following removal. The hard landscaping within the phase as agreed shall be completed in accordance with a phased arrangement to be submitted and agreed in writing by the Local Planning Authority or prior to final occupation within the phase whichever is earlier and retained in the approved form.

Protection of Existing Trees

- (31) Prior to commencement of development within each phase (Reserved Matters application) a scheme for the protection of trees/hedgerows to be retained within or immediately adjacent to the site associated with that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-
- a. A plan that shows the accurate position, crown spread and root protection area in accordance with paragraph 5.2.2 of BS5837 of every retained tree on the site and on neighbouring or nearby ground to the site. The accurate positions of all trees to be removed shall also be indicated on the plan.
 - b. Details of each retained tree in a separate schedule in accordance with paragraph 4.2.6 of BS5837.
 - c. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work. All tree works shall be carried out in accordance with BS3998, 1989, 'Recommendations for Tree Work'.
 - d. Details and positions of the Ground Protection Zones in accordance with section 9.3 of BS5837.
 - e. Details and positions of Tree Protection Barriers.
 - f. Details and positions of the Construction Exclusion Zones in accordance with section 9 of BS5837.
 - g. Details and positions of the underground service runs in accordance with section 1 1.7 of BS5837.
 - h. Details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring or nearby ground in accordance with paragraph. 5.2.2 of BS5837.

- i. Details of any special engineering required to accommodate the protection of retained trees (e.g. in connection with foundations, bridging, water features, surfacing) in accordance with section 10 of BS5837.
- j. Details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction. Details of the working methods to be employed for the access and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- k. Details of the working methods to be employed for site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- l. Details of the method to be employed for the stationing, use and removal of site cabins within any root protection areas in accordance with paragraph 9.2.3 of BS5837.
- m. Details of tree protection measures for the hard landscaping phase in accordance with sections 13 and 14 of BS5837.
- n. The timing of the various phases of the works or development in the context of the tree protection measures.

Development shall proceed in accordance with the approved tree protection scheme with the agreed Tree Protection Barriers erected prior to commencement of development within the phase to which they relate and will remain in place, and undamaged for the duration of construction within that phase.

Retention of Hedgerows

- (32) Existing hedgerows and trees indicated to remain on Drawing Number 3878-D-1 submitted as part of the Arboriculture Report shall remain and not be felled or removed. Those sections of existing hedgerow and trees indicated to be felled/removed on this same plan shall only be felled/removed/managed outside of the bird nesting season (March to August inclusive) unless otherwise agreed in writing with the Local Planning Authority in which case details justifying works outside these times shall be submitted to and approved in writing by the Local Planning Authority.

Wheelchair Accessible Designs

- (33) At least 3 per cent of new dwellings within each phase (Reserved Matters application area) shall be built to wheelchair accessibility

standards as required by Policy H6 until such as time as the proposed access changes to the Approved Document M on access to and use of buildings volume 1 dwellings standards forming part of the Building Regulations come into force after which time at least 3 per cent of new dwellings within each phase (Reserved Matters application area) must be built to meet the optional standard M 4(3) set out in Approved Document M Building Regulations Category 3b (as consulted on by national government in the Housing Standards Review Technical Consultation Approved Document M dated September 2014 (DCLG) or as amended when formally adopted). Prior to or concurrent with each Reserved Matters application, details of compliance with the above requirement for the area to which the Reserved Matters application relates, shall be submitted to and approved in writing by the Local Planning Authority.

Code for Sustainable Homes – Water Efficiency

- (34) All new dwellings shall achieve Code for Sustainable Homes Code Level 4 as a minimum in respect of water efficiency until such a time as Approved Document G on water efficient standards forming part of the Building Regulations (as consulted on by national government in Autumn 2014 or any subsequent further amendment or variation to the Autumn 2014 consultation draft technical standard) comes into force after which all new dwellings shall achieve water efficiency equivalent to the proposed optional standard set out in the Approved Document G Building Regulation Building Regulations standard as a minimum i.e. that new dwellings are designed so that their estimated average water consumption would be no more than 110 litres per person per day. Concurrent with each Reserved Matters application, details of compliance with the above requirement for all dwellings within the area to which the Reserved Matters application relates shall be submitted to and approved in writing by the Local Planning Authority. Dwellings shall be constructed to the agreed details.

Code for Sustainable Homes – Energy Efficiency

- (35) All new dwellings shall achieve Code for Sustainable Homes Code Level 4 as a minimum in respect of energy efficiency. Prior to or concurrent with each Reserved Matters application, details of compliance with the above requirement for all dwellings within the area to which the Reserved Matters application relates, shall be submitted to and approved in writing by the Local Planning Authority. Dwellings shall be constructed to the agreed details.

10% Renewable Energy

- (36) Prior to the occupation of any dwelling within each phase (Reserved Matters application site) details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how at least 10 per cent of the energy from the development within the phase would be provided from a decentralised and renewable or low-carbon sources unless this is not feasible or viable or unless provision of such would be at the expense of provision of a higher specification energy efficient building fabric (in relation to condition 29 above) in which case a report demonstrating the case and the amount (decentralised/low-carbon/renewable energy) that would be provided shall be submitted to and agreed in writing by the Local Planning Authority. The measures as agreed shall be implemented prior to the occupation of the dwellings to which the measures relate.

Provision of Play Space

- (37) A minimum area of 0.06 hectares for play space shall be provided to the development. Details of equipment proposed shall be submitted to and agreed in writing by the Local Planning Authority prior to provision on site. At least one of the two play spaces shall be provided as a local equipped area for play (LEAP).

Submission of Details of Bridle Path in Reserved Matters

- (38) Submission of details for the provision of a bridle path around the overall site in Reserved Matters. (ADPS)

Habitat Regulations Assessment

- (39) No development shall commence until an Appropriate Assessment under the Habitat Regulations has been carried out and until any mitigation resulting from this assessment has been carried out (unless an alternative timetable for completion/implementation of mitigation has been agreed in writing by the Local Planning Authority) in accordance with details that shall have previously been submitted to and agreed in writing by the Local Planning Authority.

Reptiles

- (40) Prior to commencement of development (and including ground works) in each phase, a mitigation strategy will be submitted to and approved in writing by the Local Planning Authority for the protection of reptiles during construction. The approved scheme will be implemented as agreed. (ADPS)

(Note: Cllrs C I Black and J Hayter wished it to be recorded that they had voted against the above decision).

Development Committee – 22 March 2016

The meeting closed at 9.25 pm.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.