

Development Committee – 21 April 2016

Minutes of the meeting of the Development Committee held on **21 April 2016** when there were present:-

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

Cllr C I Black	Cllr J R F Mason
Cllr T G Cutmore	Cllr D Merrick
Cllr J Hayter	Cllr S P Smith
Cllr G J Ioannou	Cllr I H Ward
Cllr Mrs C M Mason	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs H L A Glynn and M J Steptoe.

SUBSTITUTE MEMBERS

Cllr Mrs L A Butcher	- for Cllr Mrs H L A Glynn
Cllr Mrs B J Wilkins	- for Cllr M J Steptoe

OFFICERS PRESENT

S Scrutton	- Director
C Lyons	- Assistant Director, Planning Services
A Law	- Assistant Director, Legal Services
M Stranks	- Team Leader (Area Team North)
E Thorogood	- Senior Planner
S Worthington	- Committee Administrator

PUBLIC SPEAKERS

C Simpson	- for items 7 and 8
H Daniels	- for items 7 and 8

93 MINUTES

The Minutes of the meetings held on 17 and 22 March 2016 were approved as a correct record and signed by the Chairman.

94 DECLARATIONS OF INTEREST

Cllr I H Ward declared a non-pecuniary interest in items 7 and 8 of the agenda relating to Ashingdon Hall, Church Road, Ashingdon by virtue of the applicant being a friend and Cllr T G Cutmore declared a non-pecuniary interest in the same items by virtue of being acquainted with the occupant of the property next to Ashingdon Hall.

95 15/00887/FUL – LAND WEST OF OAK ROAD AND NORTH OF HALL ROAD, ROCHFORD

The Committee considered an application to vary condition 41 to outline permission for a residential development of 600 dwellings, associated access, public open space and new primary school granted on 1 July 2013 under application reference 10/00234/OUT from:-

41. That part of the site identified as area '17', density band E, Hall Road frontage on the parameters plan drawing number PL-03 revision H between the eastern corner of the site and up to that point at the site opposite the western most property on the south side of Hall Road, as shown on this same plan, shall be built out and completed prior to the completion of the construction of any other dwellings on the site.

Reason: In order to secure completion of that part of the site fronting Hall Road at an early stage to minimise impact on residential amenity of surrounding residents and in the interests of visual amenity.

to:-

41. Prior to the commencement of the development hereby approved a scheme shall be submitted to and approved in writing by the Local Planning Authority that sets out measures to minimise the impact of construction activities on the residential amenity of properties to the south side of Hall Road. Based on a 'phasing of construction plan' the measures shall only relate to the part of the development between the south eastern corner of the site and the point opposite the western most existing property on the south side of Hall Road, restricting direct views of construction activities further north.

Reason: In order to secure the visual completion of the new street frontage at an early stage of the development, minimising the impact of construction works on the residents of houses on the south side of Hall Road and in the interests of visual amenity.

Resolved

That planning permission be approved, subject to the inclusion of the application into the existing legal agreement to the outline approval reference 10/00234/OUT and dated 1 July 2013 and to the following conditions:-

- (1) Plans and particulars showing precise details of the layout, scale, design and external appearance, access (save for access points to the site) and landscaping of the site, (herein after called the "Reserved Matters") shall be submitted to and approved in writing by the Local Planning Authority for each phase of the development before any development is commenced in that phase. All development at the site shall be carried out in accordance with the 'Reserved Matters' details approved.

- (2) Application for approval of all "Reserved Matters" referred to in Condition 1 above shall be made to the Local Planning Authority on or before 30 June 2016. 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.
- (3) The development shall be implemented strictly in accordance with the Parameters Plan Drawing Number PL-03 Revision H with regard to the areas of the site identified for residential development, school, landscape buffers and open spaces, including the wetland park, but save for the incidental public open spaces whose position within the residential developable area may change but shall be provided to a minimum total area of 4759 square metres and save for changes to the Parameters Plan agreed by condition 4 below.
- (4) Notwithstanding the depth of the landscape buffer to Hall Road identified as 'area 2' on the Parameters Plan Drawing Number PL-03 Revision H, that part of this area between the property directly bordering the site on the north side of Hall Road up to that point at the site opposite the western most property on the south side of Hall Road, as shown on this same plan, shall be provided at a maximum depth of 8 metres measured from the southern site boundary in a north wards direction (unless otherwise agreed by the Local Planning Authority) with the remaining area within 'area 2' to the north of the 8 metre buffer being incorporated (as longer front gardens) into the adjoining area identified as 'area 17' density band E Hall Road Frontage, as shown on the same plan. Notwithstanding this, no buildings shall be constructed within any part of the original site identified as the landscape buffer to Hall Road as 'area 2' on the Parameters Plan Drawing Number PL-03 Revision H.'
- (5) Notwithstanding the density bands stated for each character area, as detailed on the Parameters Plan Drawing Number PL-03 Revision H, the density in the area covered by Density Band E shall be limited to a maximum density of 12 dwellings per hectare.
- (6) Prior to occupation of any dwellings at the site, the T- junction access from the site onto Hall Road and the right hand turn into the site from Hall Road shall have been provided in accordance with design and details set out in the following drawings:-

Proposed priority junction general arrangement drawing No. G552-710
Rev. B

Proposed priority junction kerbing and paving drawing No. G552-712
Rev. B

Proposed priority junction lighting design drawing No. G552-718 Rev. B

or such other alternative designs that shall have been submitted to and approved by the Local Planning Authority. The junction shall include a 10.5m kerb radii and clear to ground visibility splay with dimensions of 4.5 metres by 90 metres to both the east and west, as measured from and along the nearside edge of the carriageway. 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.

- (7) The development shall be implemented in accordance with the details shown for the location of site operatives parking, on site storage of materials and secure compound, together with wheel wash area, as set out on drawing "Phase 1 Construction Management Plan drawing No. BW118-PL-14 or such alternative details as shall be submitted to and may be agreed in writing by the Local Planning Authority, prior to commencement of the development in each phase (with a phase equating to a Reserved Matters application), details including a plan showing areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles (including construction traffic), identified clear of the highway, shall be submitted to and approved in writing by the Local Planning Authority for that particular phase. Development of each phase shall commence and be undertaken in accordance with the approved details for the storage of materials and manoeuvring of vehicles agreed for that phase.
- (8) No unbound material shall be used in the surface treatment of any vehicular accesses within 15 metres of the highway boundary.
- (9) Prior to commencement of the development in each phase (with a phase relating to a Reserved Matters application) details showing the means to prevent the discharge of surface water from the development within the phase 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 highway to which the works relate being operational and shall be retained at all times.
- (10) Driveway surfaces to all residential dwellings at the site shall be made either of a porous material or provision made to direct surface water run off from the driveway to a permeable or porous area or surface within the curtilage of the dwelling house to which the surface relates, unless otherwise agreed with the Local Planning Authority. Details of surface materials and drainage of driveways shall be submitted to and agreed in writing by the Local Planning Authority prior to the laying of any driveway surfaces within the phase to which the driveways relate.
- (11) Prior to commencement of development in each phase (with a phase equating to a Reserved Matters application) details of a wheel cleaning facility (within the site and adjacent to the egress onto the highway)

and scheme for its use throughout construction works relating to the phase, together with a scheme for street cleansing to remove construction related debris from the highway in the vicinity of the site, shall be submitted to and approved in writing by the Local Planning Authority. The wheel cleaning facility as approved shall be provided at the commencement of development within the phase to which it relates and maintained throughout the construction period of that phase and used in accordance with the scheme approved. The scheme for street cleansing shall be implemented in accordance with the details approved on commencement of and throughout construction within the phase to which the scheme relates.

- (12) Prior to commencement of development in each phase (with a phase equating to a Reserved Matters application), details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) within that phase shall be submitted to and approved in writing by the Local Planning Authority, Estate roads and footways in each phase shall be provided in accordance with the details approved for that phase. The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any up stands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.
- (13) All independent paths to be a minimum of 2 metres wide, with details of lighting and drainage to be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the agreed details.
- (14) All parking shall conform to the Council's adopted parking standards; Parking Standard Design and Good Practice Supplementary Planning Document adopted December 2010.
- (15) Prior to occupation of any dwelling within a phase (with a phase relating to a Reserved Matters application), the applicant shall provide for the collection of rain water on each plot by way of the provision of a 210 litre Sankey standard water butt or such other system as shall be submitted to and as may be agreed in writing by the Local Planning Authority.

- (16) Prior to the submission of or in conjunction with the submission of Reserved Matters application for each phase, (with a phase relating to a Reserved Matters application) a renewable energy statement including plans and specific details of the measures including size, specification, location and design that will be used in order to secure at least 10 per cent of the energy from the development within that phase by on site decentralised and renewable or low carbon sources, shall be submitted to and agreed in writing by the Local Planning Authority. The measures, as agreed, shall be fully installed and operational prior to occupation of the dwelling to which they relate unless an alternative timetable for implementation is approved in writing by the Local Planning Authority in which case implementation will accord with the alternative timetable agreed.
- (17) Prior to the submission of or in conjunction with the submission of Reserved Matters application for each phase, specific details including plans to demonstrate the extent of compliance of all dwellings within the phase with the Lifetime Homes Standard as set out in “Meeting Part M and Designing Lifetime Homes” published by the Joseph Rowntree Foundation 1999 and how at least 3 per cent of dwellings within that phase would achieve compliance with full wheel chair accessibility standards identifying specific plot numbers of dwellings which would achieve this, shall be submitted to and agreed in writing with the Local Planning Authority. Each phase shall then be developed in compliance with the details agreed.
- (18) Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risk associated with the contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:-
- (I) A preliminary risk assessment which has identified:-
 - a. All previous uses
 - b. Potential contaminants associated with those uses
 - c. A conceptual model of the site including sources, pathways and receptors
 - d. Potentially unacceptable risks arising from contamination of the site.
 - (II) A site investigation scheme, based on (I) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (III) The site investigation results and detailed risk assessment (II) and, based on these, an options appraisal and remediation

strategy giving full details of the remediation measures required and how they are to be undertaken.

- (IV) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (III) are complete and identifying any requirements for longer term monitoring of pollutant lineages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

- (19) Prior to commencement of development on each phase (with a phase corresponding to a Reserved Matters application), a verification report demonstrating completion of the works set out in the approved remediation strategy for that phase and the effectiveness of the remediation for that phase shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant lineages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. Longer term monitoring, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority shall be implemented/complied with as approved.
- (20) The development shall be implemented in accordance with the advice and recommendations for dust suppression as set out in “Air Quality Assessment Method Statement for Dust Suppression” previously approved or such alternative scheme that shall be submitted to and as may be agreed in writing by the Local Planning Authority. Such agreed works shall be implemented in the approved form throughout the construction phase of the development.
- (21) Prior to the commencement of development at the site a scheme for the control of noise from construction shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, the development shall commence in accordance with the agreed scheme, which shall remain in place throughout the entire construction phase of the development.
- (22) Glazing and ventilation to all dwellings on the site shall be fitted in to meet the Sound Reduction Index and Element Normalised Level Difference values stated in Table 9 of the Environmental Noise Assessment dated 16 April 2010 by H and H Acoustic Consultancy Division. Written confirmation that the required specification glazing and ventilation has been fitted shall be submitted to the Local Planning Authority prior to occupation of dwellings within any phase.

- (23) As a result of the findings of archaeological evaluation by trial trenching undertaken on the site the applicant shall submit to the Local Planning Authority a mitigation strategy for the areas of archaeological interest identified for further work and investigation and as set out in “brief for archaeological strip, map and assess excavation on land north of Hall Road, Rochford” by Essex County Council Place Services dated 11 December 2015. The development shall be implemented in accordance with the advice and recommendations, agreed excavation methodology and recording tailored to any future finds.
- (24) A post-excavation assessment shall be submitted to the Local Planning Authority within six months of the completion of archaeological field work, unless otherwise agreed in advance with the Planning Authority. This will include 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 field work, unless otherwise agreed in advance with the Planning Authority).
- (25) Prior to the submission of or in conjunction with the submission of Reserved Matters application(s), a scheme detailing how surface water drainage shall be provided on site through the use of sustainable drainage techniques (SUDS), which will include a balancing pond(s) and swale(s), as discussed within the submitted flood risk assessment, an assessment of the hydrological and hydro geological context of the development, details of filters to be installed, details of planting and wildlife enhancement measures and section plans of SUDs features detailing the water level expected in different flooding events, shall be submitted to and approved in writing by the Local Planning Authority. Implementation of the development shall be in accordance with such agreed measures and in accordance with a time frame submitted to and agreed in writing with the Local Planning Authority, with the system retained and maintained in the approved form thereafter.
- (26) Surface water shall be discharged from the site at a rate no greater than the calculated green field rate, as stated within the Flood Risk Assessment submitted with the outline planning application (10/00234/OUT); a report shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development, which shall demonstrate how the proposed surface water drainage system, as required by condition 25, will achieve compliance with this requirement.
- (27) The landscape buffer to Hall Road, identified as area ‘2’ on the Parameters Plan Drawing Number PL-03 Revision H (subject to amendment by condition 4) from the eastern site boundary up to the eastern side of the proposed roundabout and the landscape buffer to Oak Road, identified as area ‘7’ on the same plan, shall be planted and footpaths and other works provided in accordance with the landscaping scheme approved at Reserved Matters for these areas or as part of a

landscaping scheme, which shall have been submitted to and agreed by the Local Planning Authority, within the first planting season (October to March inclusive) following commencement of any development of the site. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed or 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 planting season following removal.

- (28) The landscape buffers and open space identified on the approved Parameters Plan drawing number PL-03 Revision H as areas 3, 4, 5 and the remaining part of area 2 not covered by condition 30 (to the west of the roundabout) shall be landscaped in accordance with the landscaping scheme approved for these areas at Reserved Matters or as part of a landscaping scheme which shall have been submitted to and agreed by the Local Planning Authority, within the first planting season (October to March inclusive) following the 50th occupation on the site unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority. Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed or 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 planting season following removal.
- (29) A minimum of 1 Local Equipped Area for Play (LEAP) and a minimum of 12 Local Areas for Play (LAP's) shall be provided within the site in accordance with the principles set out in the Design and Access Statement and approved Parameters Plan. Prior to the occupation of any dwelling within a phase (with a phase relating to a Reserved Matters application unless otherwise agreed) a play provision strategy shall be submitted to and approved in writing by the Local Planning Authority for that phase and the equipment as agreed shall have been provided in accordance with the approved strategy. The play provision strategy for each phase shall be implemented in accordance with the timeframe for delivery as agreed. Play provision strategies shall include the following details:-
- a) The size, type and location within the phase of each of the play equipped areas and details of the play equipment to be installed.
 - b) Surfacing material, enclosure and landscaping
 - c) A maintenance programme to ensure the safe upkeep of the installed equipment.
 - d) Timetable for delivery of equipment.

- (30) Play equipment to be provided within the landscaped areas of the site shown as areas 2 and 7 on the approved Parameters Plan, as required by condition 29, shall be provided prior to the occupation of 50 per cent of dwellings within phase 1, unless an alternative time frame is agreed with the Local Planning Authority, in accordance with a play provision strategy for the areas which shall have been previously submitted to and agreed by the Local Planning Authority.

The play provision strategy shall include the following details:-

- a) The size, type and location within the landscaped areas of each of the play equipped areas and details of the play equipment to be installed.
- b) Surfacing material, enclosure and landscaping
- c) A maintenance program to ensure the safe up-keep of the installed equipment.

- (31) Play equipment to be provided within the landscaped areas of the site shown as areas 3, 4 and 5 on the approved Parameters Plan, as required by condition 29, shall be provided prior to the 250th occupation on the site unless an alternative time frame is agreed with the Local Planning Authority, in accordance with a play provision strategy for these areas which shall have been previously submitted to and agreed by the Local Planning Authority.

The play provision strategy shall include the following details:-

- a) The size, type and location within the landscaped areas of each of the play equipped areas and details of the play equipment to be installed.
- b) Surfacing material, enclosure and landscaping
- c) A maintenance program to ensure the safe up-keep of the installed equipment.

- (32) The landscaping scheme submitted as part of the Reserved Matters application(s) or as submitted separately from any Reserved Matters application (as per conditions 27/28/38) shall show the retention of existing trees, shrubs and hedgerows on the site and include details and plans (at an appropriate scale) of:-

- Schedules of species, size, density and spacing of all trees, shrubs and hedgerows to be planted, including measures to improve and enhance existing hedgerows and their connectivity to adjacent hedgerows;
- A full plan that clearly shows the locations of new trees to be planted, including tree species, size, planting method statement and

after care plan including tree pit details where applicable. All to be in accordance with BS 3936-1, BS 4428 and NHBC chapter 4.2;

- Existing trees to be retained;
- The landscaping treatment of roads;
- Long term design objectives in respect of the landscaped buffers, as shown on the approved Parameters Plan (where the Reserved Matters application relates to areas of landscaped buffer);
- A long term maintenance schedule and specifications, including timetable for monitoring and maintenance, in respect of the landscaped buffers and for landscaping within the residential area, a plan to include grass cutting and planting schedule, weeding and pruning schedules, inspection, repair and maintenance relating to hard surfaces and landscape features;
- Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment;
- Paved or otherwise hard surfaced areas including details of the surface materials to be used;
- Existing and finished levels shown as contours with cross sections, if appropriate;
- Location of footpaths including details of surface treatment to be used;
- Location of lighting including details of lighting to be installed;
- Drainage of footpaths;
- Means of enclosure and other boundary treatments including details of materials to be used;
- Minor artefacts and structures (e.g., furniture, refuse or other storage units, signs).

Hard and soft landscaping, as agreed/approved, within the residentially developable area of the site, shall be provided within the first planting season following commencement of development within that phase, unless an alternative timetable is agreed by the Local Planning Authority.

- (33) The development shall be implemented in accordance with the detailed measures for the protection of bats (paragraphs 6.9 – 6.11 pages 5 – 6) and great crested newts (paragraphs 6.1 – 6.6 pages 4 – 5) and more general requirements, as set out in the Ecological Mitigation and Enhancement Strategy by messrs. SES and dated 23 October 2013.

The measures for protection during construction shall be implemented prior to any ground works commencing at the site in relation to the phase of development to which the measures relate and shall remain for the duration of the construction period within that phase, unless otherwise agreed in writing by the Local Planning Authority.

- (34) The preparation of Reserved Matters and the development shall be implemented in accordance with the Public Realm Design Strategy dated May 2013.
- (35) 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.
- (36) Any application for the approval of Reserved Matters shall be in accordance with the design brief approved for that phase to which the Reserved Matters application relates under condition 35 and as part of each application for Reserved Matters approval a statement shall be submitted demonstrating compliance with the design brief. The development hereby permitted shall be completed in accordance with the approved design brief.
- (37) Notwithstanding the scale and density parameters stated in the submitted Design and Access Statement, the acceptability of the scale and density of buildings at the site will be determined at the Reserved Matters stage and in accordance with the design briefs agreed under condition 35.
- (38) A pedestrian footpath link shall be provided to connect the application site through to Ironwell Lane in the north east corner of the site and area 6 (shown on the approved Parameters Plan) in accordance with the works and details shown on drawing No. G552-750-C and low level lighting as shown on drawing No. G552-755 Rev. A. The soft landscaping to this area, as agreed, shall be provided within the first planting season following commencement of development and retained in perpetuity in the approved form.
- (39) Trees and hedgerows shown to be retained on the Tree Constraints Plan Drawing Number DFCA 027 TCP dated 01.04.2010 shall be retained as part of the development and not lopped, topped, cut down, uprooted, destroyed or caused to die or become seriously damaged or defective unless works to any tree or hedge are agreed in writing with the Local Planning Authority prior to works being undertaken.
- (40) The development shall be implemented in accordance with the measures for tree protection as set out on drawing Nos. DFCA 027 TPP sheets 1,2,3 and 4 by messrs. Bionominique DF Clark Ltd together with the measures for tree protection set out in the Arboricultural Impact Assessment Ref: DFCA A 027 and dated 1 April 2010 by messrs. Bionominique DF Clark Ltd.

- (41) Prior to the commencement of construction on plots for housing hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Ward Members, that sets out measures to minimise the impact of construction activities on the residential amenity of properties to the south side of Hall Road. Based on a "Phasing of Construction Plan" the measures shall only relate to the part of the development between the south eastern corner of the site and the point opposite the western most existing property on the south side of Hall Road, restricting direct views of construction activities further north.
- (42) The milestone previously sited to the northern verge to Hall Road removed and in the care of the "Milestone Society" shall be reinstated to the finished verge to Hall Road in the vicinity of the "T" junction area prior to completion of the first phase of the development, as approved on 10 January 2014 under application reference 13/00552/REM or such other alternative arrangements as shall be submitted to and as may be agreed in writing by the Local Planning Authority.
- (43) Each Reserved Matters application shall include an assessment to demonstrate what principles of Secured by Design have been incorporated into the design and layout.
- (44) If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall then be implemented as agreed.
- (45) Notwithstanding the provisions of Article 3, Schedule 2 , Part 14 Class A, Part 15 Class A , Part 16 Class A and Part 17 Class G to the Town and Country Planning)General Permitted Development) Order 1995 (as amended) no sub stations or other buildings shall be provided within the site without the prior approval in writing of the Local Planning Authority of the detailed siting and external appearance of the substations. Such details as may be agreed shall include a design of the sub station or building to suit the character zone of the approved layout within which the sub station would be located. (ADPS)

96 15/00595/FUL – ASHINGDON HALL, CHURCH ROAD, ASHINGDON

The Committee considered an application to demolish existing out buildings and construct a single storey extension to create a 15-bedroom dementia unit.

Resolved

That the application be refused for the following reasons:-

- (1) The Core Strategy (2011) shows that part of the site to which the extension is proposed to be within the Metropolitan Green Belt. The proposal is considered to be an extension disproportionate in size to the original building, Ashingdon Hall, and disproportionate in size to the two out buildings to be replaced. The proposal would therefore constitute inappropriate development within the Green Belt that would, if allowed, result in a substantial encroachment of the envelope of buildings on the site into the Green Belt detrimental to the open character of the locality and proving detrimental to the visual amenity afforded to that part of the Green Belt in which the site is partly situated.
- (2) The proposal has the potential to generate a significant number of visits to the site. The streets surrounding the site provide little option for on street parking and although there is a reasonably good level of public transport within the area, the additional vehicles and additional demand for on street parking would be likely to lead to congestion and increased dominance of parked vehicles on nearby streets to the detriment of visual amenity afforded to the street scene and resulting in noise and increased disturbance detrimental to the amenity occupiers fronting those streets ought reasonably expect to enjoy. This would conflict with the Local Development Framework Development Management Plan (2014) Policy DM31, which requires development to facilitate safe and efficient movement of people and goods whilst protecting and enhancing the quality of life within communities. (ADPS)

97 15/00596/LBC – ASHINGDON HALL, CHURCH ROAD, ASHINGDON

The Committee considered an application to demolish existing out buildings and construct a single storey extension to create a 15-bedroom dementia unit.

Resolved

That the application be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- (2) No development shall commence before details of all external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed in writing by the Local Planning Authority shall be those used in the development hereby permitted.
- (3) No development shall commence before details showing the proposed windows and doors be submitted at a scale of 1:20 at A3 and approved in writing by the Local Planning Authority. (ADPS)

98 15/00591/FUL – LAND REAR OF 14 MAIN ROAD, HAWKWELL

The Committee considered an application to demolish an existing dwelling to rear boundary and existing green house and construct 1 No. detached bungalow and detached garage with an additional detached garage to serve the existing dwelling house (No. 14) to remain and to construct a new garden wall and to provide a new vehicular crossover and driveway to the proposed new bungalow.

Resolved

That the application be refused for the following reasons:-

The Core Strategy (2011) shows the site to be within the Metropolitan Green Belt. The proposal would involve the construction of a new building considered to be inappropriate development contrary to Paragraph 89 to the National Planning Policy Framework (2012). Within the Green Belt planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions as defined in Policy DM17 of the Local Development Framework Development Management Plan (2014). Any development that is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired.

No very special circumstances put forward by the applicant outweigh the harm to openness of the Green Belt that would be caused by the construction of new residential dwellings. If allowed, the development would be inappropriate, leading to the gradual and incremental loss of openness from increased built form to that part of the Green Belt in which the site is situated. (ADPS)

The meeting closed at 8.47 pm.

Chairman

Date

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