

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House,
Bodicote, Banbury, OX15 4AA, on 8 November 2012 at 4.00 pm

Present:	Councillor Rose Stratford (Chairman) Councillor Alastair Milne Home (Vice-Chairman)
	Councillor Ken Attack Councillor Fred Blackwell Councillor Colin Clarke Councillor Tim Emptage Councillor Chris Heath Councillor David Hughes Councillor Russell Hurle Councillor Mike Kerford-Byrnes Councillor James Macnamara Councillor D M Pickford Councillor G A Reynolds Councillor Leslie F Sibley
Substitute Members:	Councillor Nigel Randall (In place of Councillor Lawrie Stratford) Councillor Barry Wood (In place of Councillor Michael Gibbard)
Apologies for absence:	Councillor Michael Gibbard Councillor Trevor Stevens Councillor Lawrie Stratford
Officers:	Bob Duxbury, Development Control Team Leader Tracey Morrissey, Senior Planning Officer Ross Chambers, Solicitor Natasha Clark, Team Leader, Democratic and Elections Aaron Hetherington, Democratic and Elections Officer

Declarations of Interest

Members declared interests in the following agenda items:

6. 25 Ironstone Hollow, Hook Norton.

Councillor Barry Wood, Conflict of Interest, as a member of Executive.

Councillor D M Pickford, Conflict of Interest, as a member of Executive.

Councillor G A Reynolds, Conflict of Interest, as a member of Executive.

Councillor Ken Atack, Conflict of Interest, as a member of Executive.

7. Land at Launton Road, Bicester Oxfordshire.

Councillor Rose Stratford, non statutory disclosable interest, as a member of Bicester Town Council which has been consulted on the application.

10. 4 The Rookery, Kidlington.

Councillor Tim Emptage, non statutory disclosable interest, as a member of Kidlington Parish Council which has been consulted on the application.

14. Land to the Rear of The Old Coach House, Queens Avenue, Bicester.

Councillor D M Pickford, non statutory disclosable interest, as a member of Bicester Town Council which has been consulted on the application.

Councillor Rose Stratford, non statutory disclosable interest, as a member of Bicester Town Council which has been consulted on the application.

93 **Requests to Address the Meeting**

The Chairman advised that petitions and requests to address the meeting would be dealt with at each item.

94 **Urgent Business**

There was no urgent business.

95 **Minutes**

The Minutes of the meeting held on 11 October 2012 were agreed as a correct record and signed by the Chairman.

96 **25 Ironstone Hollow, Hook Norton**

The Committee considered application 12/01049/F for works to trees (required in accordance with Condition 8 of CHN 379.94N)

The committee was satisfied with the evidence presented.

In reaching their decision, the committee considered the officers' report, written update and presentation.

Resolved

That application 12/01049/F be approved, subject to:

- (1) Time limit
- (2) In accordance with tree BS

(Councillors Atack, Pickford and Wood left the meeting for the duration of the item. Councillor Reynolds requested his abstention from the vote be recorded.)

97

Land at Launton Road, Bicester Oxfordshire

The Committee considered application 12/01216/F for the erection of 23 dwellings with associated access.

Rob Linnell, the applicants agent, spoken in support of the application.

In considering the application, some members commented on suitability of the site, car parking and noise and pollution levels.

In reaching their decision, the Committee considered the officers' report, written update and presentation and the presentation of the public speaker.

Resolved

That application 12/01216/F be approved, subject to:

- (a) The applicant entering into an appropriate legal agreement to the satisfaction of the District Council relating to the provision of affordable housing and to secure financial contributions to infrastructure improvements as set out in paragraphs 5.14-5.16 of the report.
- (b) Conditions to the satisfaction of officers following liaison with the applicants but covering the main issues set out below;
 - (1) That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
 - (2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Drawing No. 69-1821-001 Rev G, 69-1821-002 Rev B, 69-1821-003 Rev B, 69-1821-004 Rev B, 69-1821-005 Rev B, 69-1821-006 Rev B, 69-1821-007 Rev B, 69-1821-008 Rev B, 69-1821-A-001 Rev C, 69-1821-A-002 Rev C, 69-1821-B-001 Rev B, 69-1821-B-002 Rev B, 69-1821-C-001 Rev C, 69-1821-C-002 Rev B, 69-1821-C-003, 69-1821-C-004, 69-1821-D-001 Rev B, 69-1821-D-002 Rev B, 69-1821-E-001 Rev A, 69-1821—E-002 Rev B, 69-1821-F-001 Rev A, 69-1821-F-002 Rev A, 69-1821-GAR-001 and 69-1821-GAR-002
 - (3) That the external walls and roof(s) of the dwellings and garages shall be constructed in accordance with the submitted details on drawing 69-1821-005 Rev B (External Finish Layout) and samples of the proposed materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work.

- (4) That prior to the occupation of the dwellings, the proposed means of access between the land and the highway shall be formed, laid out and constructed strictly in accordance with the specification of the means of access attached hereto, and that all ancillary works therein specified shall be undertaken in accordance with the said specification.
- (5) That the proposed vision splays shall be formed, laid out and constructed in accordance with detailed plans which shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwelling and that the land and vegetation within the splays shall not be raised or allowed to grow above a maximum height of 0.6 metres above carriageway level.
- (6) That before the development is first occupied a turning area and 43 car parking spaces shall be provided within the curtilage of the site so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, and as such the turning area and parking spaces shall be constructed, laid out, surfaced, drained and completed in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The turning area and car parking spaces shall be retained for the parking and manoeuvring of vehicles at all times thereafter.
- (7) That, before any of the dwellings are first occupied, the proposed vehicular accesses, driveways and turning areas that serve those dwellings shall be constructed, laid out, surfaced and drained in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
- (8) That no surface water from the development shall be discharged onto the adjoining highway, and a scheme to prevent this occurrence shall be submitted to and approved in writing by the Local Planning Authority and constructed prior to the commencement of building operations.
- (9) That, notwithstanding the provisions of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 and its subsequent amendments, the garage(s) shown on the approved plans shall not be converted to provide additional living accommodation without the prior express planning consent of the Local Planning Authority.
- (10) That, notwithstanding the provisions of Classes A to E (inc.) of Part 1, of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 and its subsequent amendments, the approved dwelling(s) shall not be extended (nor shall any structures be erected within the curtilage of the said dwelling(s) without the prior express planning consent of the Local Planning Authority.
- (11) That, notwithstanding the provisions of Classes A, B and C of Part 1, of the Town and Country Planning (General Permitted Development)

(Amendment) (No 2) (England) Order 2008 and its subsequent amendments, no new window(s) or other openings, other than those shown on the approved plans, shall be inserted in the walls or roof of the building without the prior express planning consent of the Local Planning Authority.

- (12) That the enclosures along all boundaries and within the site shall be erected as per drawing 69-1821-004 Rev B and 69-1821-008 Rev B and such means of enclosure, in respect of those dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.
- (13) That all planting, seeding or turfing comprised in the details of landscaping as indicated on drawing 1438 01 Rev A dated August 2012 shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner; and that any trees and shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.
- (14) A Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The CEMP shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site and shall include details of the consultation and communication to be carried out with local residents. Construction work shall thereafter be carried out in accordance with the approved CEMP.
- (15) Prior to commencement of development, details of the proposed new footway (and associated ancillary work) along Launton Road must be submitted to and approved by the Local Planning Authority. The approved footway must be constructed to the approved specification prior to first occupation of the development and maintained thereafter.
- (16) That prior the first occupation of any part of the development hereby permitted fire hydrants shall be provided or enhanced on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
- (17) The developer shall draw to the attention of the Local Planning Authority (LPA) the presence of any previously unsuspected contamination encountered during the development.
- (18) In the event of contamination to land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial work to include methods of monitoring and certification of such work having been undertaken has been submitted to and approved in writing by the Local Planning Authority.

- (19) None of the development shall be occupied until the approved remedial works, monitoring and certification of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.
- (20) All dwellings which are to be constructed shall be insulated against the source(s) of environmental noise from the train line to the south west such that noise levels do not exceed those specified in current World Health Organisation Guidance on noise levels for habitable rooms. Details of the insulation to be provided must be submitted to and approved in writing by the Local Planning Authority and installed in accordance with the approved scheme prior to the first occupation of the specified dwellings.

98 **Land at Glebe Court, Stoke Lyne Road Fringford, Oxfordshire OX27 8RJ**

The Committee considered application 12/01285/F for the installation of vehicle wash facility – partial resubmission of 12/00382/F.

Pat Murdoch and Kevin Martin, neighbours of the applicant, spoke against the application.

Robert Herring, the applicant, spoke in support of the application.

In considering the application, Members raised concerns about the noise levels and visual impact of the proposed development. Members commented that as an agricultural site it was not suitable for industrial use.

In reaching their decision, the Committee considered the officers' report, written update and presentation and the presentations of the public speakers.

Resolved

That application 12/01285/F be refused, for the following reasons:

- (1) The proposed use would have a detrimental impact on the amenities of adjoining residential occupiers through unacceptable levels of disturbance contrary to the advice within the National Planning Policy Framework March 2012, policy ENV1 and TR10 of the Adopted Cherwell Local Plan 1996 and policy NRM10 of the South East Plan 2009.
- (2) The proposal will result in a substantial change in the character and appearance of the open countryside which contributes to the rural setting of Fringford and will lead to an unacceptable erosion of the rural character of this part of the countryside contrary to the advice within the National Planning Policy Framework March 2012, saved policy C7, C8 and C13 of the adopted Cherwell Local Plan and policy CC6 of the South East Plan 2009

99 **OS Parcel 3431 Adjoining and North East of Blackthorn Road, Launton**

The Committee considered application 12/01293/F for change of use of land to a private gypsy and traveller caravan site comprising 2 No. pitches, each pitch accommodating 1 No. mobile home, 1 No. touring caravan, 1 No. dayroom and associated hardstanding, retention of existing stable and septic tank – re-submission of 12/00287/F.

Councillor Hughes proposed that consideration of the application be deferred for a formal site visit. Councillor Pickford seconded the proposal.

Resolved

That consideration of application 12/01293/F be deferred for a formal site visit

100 **4 The Rookery, Kidlington**

The Committee considered application 12/01321/OUT for the site redevelopment of 11 no. residential dwellings with associated road infrastructure, parking and garaging (resubmission of 12/00460/OUT).

Derek Smith, a local resident, spoke against the application.

David Coates, the applicant's agent, spoke in support of the application.

In considering the application, members questioned the need for two access points on the development. Some members also commented on the size of the road and whether this would have an impact on the access to the development.

Councillor Emptage proposed that application 12/01321/OUT be refused on grounds of access. Councillor Pickford seconded the proposal. The proposal was voted on and subsequently lost.

Councillor Rose Stratford proposed that the application be approved. Councillor Stevens seconded the proposal.

In reaching their decision, the committee considered the officers report, presentation, written update and presentations of the public speakers.

Resolved

That application 12/01321/OUT be approved, subject to:

- (a) The applicant entering into an appropriate legal agreement to the satisfaction of the District Council to secure financial contributions as outlined in paragraph 5.37 of the report.
- (b) The following conditions:
 - (1) Approval of reserved matter details - scale, appearance and landscaping

- (2) Time limit for the submission of reserved matters
- (3) Time limit for commencement
- (4) That prior to commencement of any development on the site, notwithstanding the details submitted, an Arboricultural Method Statement (AMS), undertaken in accordance with BS5837 shall be submitted and approved in writing by the Local Planning Authority. All works then to be undertaken in accordance with the agreed document.
- (5) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and, where relevant, must include details of:
 - a) the project arboriculturalist employed to undertake supervisory role of relevant arboricultural issues. Applicant / Agent to provide written confirmation and contact details of chosen individual or company.
 - b) the relevant persons / contractors to be briefed by project arboriculturalist on all on-site tree related matters.
 - c) the timing and methodology of scheduled site monitoring visits to be undertaken by the project arboriculturalist.
 - d) the procedures for notifying and communicating with the Local Planning Authority when dealing with unforeseen variations to agreed tree works and arboricultural incidents.
- (6) Prior to the commencement of any works on site or the carrying out of any operation relating to the provision of services, full details of all service trenches, pipe runs or drains and any other excavation, earth movement or mounding required in connection with the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Submitted in a drawing format, the details must include the identification and location of all existing and proposed trees, load bearing planting pits for hard-surface areas, as well as shrubs and hedgerows within influencing distance of such services. The development shall be carried out in accordance with the details so approved.
- (7) All agreed service trenches, pipe runs, drains or any other excavation to be constructed within the agreed Root Protection Area (RPA) of the tree/trees on the site shall be undertaken in accordance with National Joint Utility Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees – Volume 4 and all subsequent revisions and amendments of.
- (8) That prior to commencement of any development on the site, notwithstanding the details submitted, full details, specifications and

construction methods for all tree pits located within soft landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. Details must also include specifications for the dimensions of the pit, suitable irrigation and support systems and an appropriate method of mulching. The development shall be carried out in accordance with the details so approved.

- (9) Prior to the commencement of the development hereby permitted details of the provision, landscaping and treatment of open space within the site shall be submitted to and approved in writing by the Local Planning Authority. The open space, once approved shall be landscaped, laid out and completed in accordance with the details approved and within a time period to be first approved in writing by the Local Planning Authority and thereafter retained as open space/play space.
- (10) Development shall not commence until a surface water and foul sewage drainage scheme and strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The approved surface water drainage scheme shall be carried out prior to commencement of any building works on the site and the approved foul sewage drainage scheme shall be implemented prior to the first occupation of any building to which the scheme relates. All drainage works shall be laid out and constructed in accordance with the Water Authorities Association's current edition "Sewers for Adoption".
- (11) The development hereby permitted shall be carried out in accordance with the recommendations set out in Phase 1 Habitat Survey Report by Windrush Ecology Ltd dated 7th March 2012 unless otherwise agreed in writing by the Local Planning Authority.
- (12) Notwithstanding the recommendations and mitigation measures detailed in the Habitat Survey detailed in condition no. 10, development shall not commence until a biodiversity enhancement scheme has been submitted and approved by the Local Planning Authority. The biodiversity enhancement scheme shall detail:
 - a) the measures to be taken to ensure the development proceeds in a sensitive manor with regards to bats, birds and hedgehogs (as stated in the Phase 1 Habitat Survey report).
 - b) the biodiversity enhancement features to be incorporated within the new dwellings and/or around the site (e.g. bat boxes/tubes, bird boxes). The scheme is to specify the number proposed, type and exact locations.
 - c) the existing areas of trees and planting to be retained and how these will be protected during the construction phase.

- d) the proposed planting scheme for public and private areas (recommendations as to suitable species are made in the Phase 1 report).
- (13) A Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The CEMP shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site and shall include details of the consultation and communication to be carried out with local residents. Construction work shall thereafter be carried out in accordance with the approved CEMP.
- (14) That full details of the enclosures along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, and such means of enclosure, in respect of those dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.
- (15) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the documents submitted with the application and the following drawings: 05, 06 and 10.
- (16) That, notwithstanding the provisions of Classes A to E (inc.) of Part 1, of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 and its subsequent amendments, the approved dwelling(s) shall not be extended (nor shall any structures be erected within the curtilage of the said dwelling(s) without the prior express planning consent of the Local Planning Authority.
- (17) That, notwithstanding the provisions of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 and its subsequent amendments, the garage(s) shown on the approved plans shall not be converted to provide additional living accommodation without the prior express planning consent of the Local Planning Authority.
- (18) That, before any of the dwellings are first occupied, the proposed vehicular accesses, driveways and turning areas that serve those dwellings shall be constructed, laid out, surfaced and drained in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
- (19) That no surface water from the development shall be discharged onto the adjoining highway and a scheme to prevent this occurrence shall be submitted to and approved in writing by the Local Planning Authority and constructed prior to the commencement of building operations.

- (20) That the footway on The Phelps (immediately south of proposed site access) must be improved to OCC specification prior to first occupation.
- (21) Prior to first occupation, a copy of the residents' Sustainable Travel Information Packs must be submitted for consideration and approval. The approved packs must be provided to each residence upon first occupation.
- (22) Prior to the commencement of the development hereby permitted a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.
- (23) If a potential risk from contamination is identified as a result of the work carried out under condition 22, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.
- (24) If contamination is found by undertaking the work carried out under condition 23, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.
- (25) If remedial works have been identified in condition 24, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition y. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The Dell, 4 Ingelby Paddocks, Enslow

The Committee considered application 12/01328/F for the removal of conditions 11 of 08/01239/F and 12 and 14 of 07/01242/F and 13 06/00762/F.

The Senior Planning Officer advised the committee that Location should be 1 -7 Ingleby Paddock not The Dell, 4 Ingleby Paddocks.

In light of the large amount of information that had been included in the written update Councillor Kerford-Byrnes proposed that consideration of application 12/01328/F be deferred to allow time for consideration of the supplementary information. Councillor Pickford seconded the proposal. The proposal was voted on and subsequently lost and the application was duly considered.

Kerri Lucas, the applicant, spoke in support of the application.

In considering the application, Members noted that the live/work concept had been new to the authority when outline consent was granted in 2006 and commented that planning permission was tied to land rather than individuals and therefore whilst live/work may not suit the applicant, it may be appropriate for future residents.

In reaching their decision, the committee considered the officers' report, written update, presentation and presentation of the public speaker.

Resolved

That application 12/01328/F be refused for the following reason:

- (1) The Council's determination of the whole live/work complex was considered on the basis of that it provided a concept of a sustainable form of development that restricted the need to commute to the workplace and provided a varied size of unit available at the site, which in turn would be re-cycled back into the market to continue to make such rare units available in the district. In the Council's opinion, by removing the conditions in question, the principle of the live/work development would be eroded and the Council would be unable to control its occupancy and furthermore, would result in a form of development that is tantamount to large houses in the open countryside rather than an employment site with related residential use and contrary to Policies EMP4 and H18 of the adopted Cherwell Local Plan and Policy EMP5 and H19 of the Non-Statutory Cherwell Local Plan 2011 and SLE 1 of the Proposed Submission Local Plan (August 2012) and Government guidance contained in the National Planning Policy Framework.

Alkerton Quarry, Alkerton with Shenington

The Chairman advised the Committee that the officers had been made aware that Oxfordshire County Council had now determined this application and it had therefore been withdrawn from the agenda.

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Land North West of Alkerton Oaks Business Park, Stratford Road, Shenington

The committee considered application 12/00960/F for a multi-span range polytunnel.

Members were satisfied with the evidence presented.

In reaching their decision, the committee considered the officers' report, and presentation.

Resolved

That application 12/00960/F be approved, subject to:

- (1) Time
- (2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents and the materials and finishing details included therein;
 - i. drawing PL-RB3-127462-0001 Rev A (submitted with the application)
 - ii. the site layout plan (submitted with the application)
 - iii. the site location plan (submitted with the application)
 - iv. the details set out in the Application Forms and Design & Access Statement, including details on access (submitted with the application)
- (3) Permission specific to SGS – remove when no longer used
- (4) Retain hedgerows

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Land to the Rear of The Old Coach House, Queens Avenue, Bicester

The Committee considered application 12/01301/F for a new dwelling with integral garage, a new garden shed for solar panels and cycle parking.

Richard Walker, the applicant's agent, spoke in support of the application.

In considering the application, some members commented on the number of trees that had been and would be cut down as a result of the application.

In reaching their decision, the committee considered the officers' report, presentation, written update and presentation of the public speaker.

Resolved

That application 12/01301/F be approved, subject to:

- (1) SC1.4 (RC2) – Duration Limit.

- (2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following information: dwg numbers WG13-001, 024(A), 030(A), 031(C), 032(B) 033(A) and 034(A) and the Design & Access Statement received with the application.
- (3) That the development shall be built in accordance with the limestone sample panel as constructed and seen on site unless otherwise approved in writing by the Local Planning Authority (RC5AA)
- (4) That the roof shall be covered with the natural slate as seen on site, unless otherwise approved in writing by the Local Planning Authority (RC5B)
- (5) SC3.7BB (RC12AA)
- (6) SC4.13CD (RC13BB)
- (7) SC5.5Atimber windows.....(RC4A)
- (8) SC5.14Adoors.....(RC4A)
- (9) SC5.19A (RC4A)
- (10) SC6.2AA
- (11) SC6.3 (RC4A)
- (12) SC6.6AB
- (13) SC9.13A4.....(RC93AA)
- (14) Except where otherwise stipulated by conditions attached to this permission the development shall be carried out strictly in accordance with the Arboricultural Impact Assessment & Method Statement by Trevor Clarkson of Crown Consultants Ltd dated 30 August 2012 submitted with the application, unless otherwise agreed in writing by the Local Planning Authority. (RC72A)
- (15) Notwithstanding the details submitted in the Tree Planting Scheme, a revised Tree Planting Scheme shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the development shall be carried out in accordance with the approved Tree Planting Scheme.
- (16) Prior to the commencement of any works on site or the carrying out of any operation relating to the provision of services, full details of all service trenches, pipe runs or drains and any other excavation, earth movement or mounding required in connection with the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Submitted in a drawing format, the details must include the identification and location of all existing and proposed

trees, load bearing planting pits for hard-surface areas, as well as shrubs and hedgerows within influencing distance of such services. The development shall be carried out in accordance with the details so approved.

- (17) All agreed service trenches, pipe runs, drains or any other excavation to be constructed within the agreed Root Protection Area (RPA) of the tree/trees on the site shall be undertaken in accordance with National Joint Utility Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees – Volume 4 and all subsequent revisions and amendments of.
- (18) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and shall include details of:
 - a) the project arboriculturalist employed to undertake supervisory role of relevant arboricultural issues. Applicant/agent to provide written confirmation and contact details of chose individual or company.
 - b) the relevant persons / contractors to be briefed by project arboriculturalist on all on-site tree related matters.
 - c) the timing and methodology of scheduled site monitoring visits to be undertaken by the project arboriculturalist.
 - d) the procedures for notifying and communicating with the Local Planning Authority when dealing with unforeseen variations to agreed tree works and arboricultural incidents.
 - e) appropriate supervision for the installation of load-bearing 'structural cell' planting pits and / or associated features such as irrigation systems, root barriers and surface requirements (e.g. arboresin, tree grills, areas of reduced dig or cellular confinement systems).

The Local Planning Authority will require the scheme of supervision to be administered by a qualified arboriculturist approved by the Local Planning Authority but instructed by the applicant.

- (19) That no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which shall include:
 - a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas
 - b) details of the existing trees and hedgerows to be retained, including existing and proposed soil levels at the base of each tree/hedgerow ad the minimum distance between the base of the tree and the nearest edge of any excavation,
 - c) details of the hard surface areas including pavements, pedestrian areas, 'reduced-dig' areas, crossing points and steps. (RC10A)

- (20) That 13 No. 14-18cm tree(s) shall be planted in the first planting season (mid November to end of March) following removal of the tree(s) for which permission has been granted.
- (21) Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation relating to the application site area which shall be submitted to and approved in writing by the Local Planning Authority.
- (22) Prior to any demolition on the site and the commencement of the development and following approval of the Written Scheme of Investigation referred to in condition 21, a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.
- (23) Prior to the commencement of the development hereby permitted a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.
- (24) If a potential risk from contamination is identified as a result of the work carried out under condition 23, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.
- (25) If contamination is found by undertaking the work carried out under condition 24, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning

Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

- (26) If remedial works have been identified in condition 25, the remedial works shall be carried out in accordance with the scheme approved under condition 25. The development shall not be occupied until a verification/validation report that demonstrates the effectiveness of the remediation carried out, has been submitted to and approved in writing by the Local Planning Authority.

105 **Quarterly Enforcement Report**

The Committee considered a report which informed and updated Members of the progress of outstanding formal enforcement cases and of the overall level of activity in the Development Management service.

Resolved

- (1) That the position be accepted

106 **Decisions Subject to Various Requirements**

The Committee considered a report which updated Members on decisions which were Decisions Subject to Various Requirements.

Resolved

- (1) That the position statement be accepted.

107 **Appeals Progress Report**

The Committee considered a report which aims to keep members informed upon applications which have been determined by the Council, where new appeals have been lodged. Public Inquiries/hearings scheduled or appeal results achieved.

Resolved

- (1) That then position statement be accepted

The meeting ended at 7.15 pm

Chairman:

Date: