

**Development Control (Hetton, Houghton & Washington)
Sub-Committee**

28 February 2012

SUPPLEMENTARY REPORT ON APPLICATIONS

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated a few days before the meeting and includes additional information on the following applications. This information may allow a revised recommendation to be made.

LIST OF SUPPLEMENTARY ITEMS

Applications for the following sites are included in this report.

Houghton, Hetton &
Washington

- | | |
|----|--|
| S3 | Land North Of Pattinson Road Pattinson Industrial Estate Washington |
| S4 | Land North of Sycamore House, Louvain Terrace West, Hetton le Hole, Houghton le Spring |

Development Control
(Hetton, Houghton and Washington) Sub-Committee

SUPPLEMENT

Number:	S3
Application Number:	11/03442/FUL
Proposal:	Erection of 83 dwellings with associated landscaping, parking and highway works
Location:	Land North of Pattinson Road, Pattinson Industrial Estate, Washington

Principle of Development

The site is allocated to B1, B2 and B8 uses in the UDP under policy WA1.8 and is also subject to the provisions of policy EC4. Policy EC4 of the UDP states that only the above mentioned uses are considered to be acceptable primary uses on this site with other ancillary uses to be considered on their merits. Therefore, in this regard, the application is a departure from the adopted development plan and, as such, has been advertised accordingly. Under Circular 02/09 The Town and Country Planning (Consultation) (England) Direction 2009 there is no requirement to consult the Secretary of State before granting planning permission on a development proposal of this nature.

Employment Land Review / Planning Policy Statement 4: Planning For Sustainable Economic Growth – As identified above, the site is allocated for employment use and, as such, could play an important role in the City's economic regeneration. The role that the Washington estates will play in the regeneration of the City's economy is highlighted in the emerging Core Strategy, where Washington has a key role to play in ensuring long-term economic success. The value of Washington's employment estates to the City's economy is emphasised in the Employment Land Review (ELR) which notes that the site is in a good position with easy access to trunk roads.

Notwithstanding the above, it is recognised that the employment allocation for the site has not been taken up since the site was reclaimed back in the 1980's and that the abnormal costs associated with the mitigation of the site would be a real and demonstrable factor in bringing this site back into employment use.

The applicant has demonstrated, in accordance with PPS4, that there is no real prospect of the site being brought forward for employment uses (B1, B2 and B8) given the exceptionally high costs

associated with remediating the site, which can only be justified by the higher land values associated with a housing development, and, as such, the release of this parcel of employment land for housing development is accepted on this occasion.

Housing

The site was not submitted as part of the Strategic Housing Land Assessment 2010 (SHLAA) process, should it have been submitted for housing, at that time, it would have been considered inappropriate due to its UDP allocation. However, through the planning statement, the applicant has provided information to support the site being brought forward housing, in accordance with PPS 3 and the SHLAA criteria.

Proposals should be in accordance with the aims of policy B2 and PPS3 in terms of delivering high quality design and in respect of providing housing choice in terms of a mix of housing type and tenure. The Strategic Housing Market Assessment 2008 (SHMA) identifies a need for a mix of all housing types in the Washington East area, with a particular need for 1-2 bedroom dwellings and semi-detached properties and bungalows. The current application proposes a mix of 2, 3 and 4 bedroom detached and semi-detached properties, which broadly meets the aims of the SHMA.

Affordable Housing

UDP policy H16 states that the Council will negotiate with developers, on the basis of an assessment of local needs and site suitability, for elements of affordable housing to be provided on major new housing sites and restructuring schemes. Suitable arrangements to ensure that the housing remains affordable will be required.

In this regard, it is considered that the applicant, through the proposed provision of 9 affordable dwellings, has broadly satisfied the requirements of policy H16 of the UDP. Whilst the tenure proposed, 5no two bedroom properties and 4no.three bedroom properties, does not fully address the affordable housing needs of the SHMA, which are essentially 3-4 bedroom affordable properties for older individuals, the mix is considered to be acceptable subject to a revision of the originally proposed 80:20 affordable rented: discounted open market value split to a split of 75:25. To ensure compliance with the above housing mix ratio the applicant has agreed to enter into a Section 106 Agreement, details of which are currently being progressed.

Sustainability

As part of the SHLAA process, the accessibility of each housing site is assessed to understand levels of accessibility to key services either on foot, bicycle or by using public transport. The Facilities Plan for this site highlights how unsustainable the site is in terms of access to key facilities such as schools, chemists, doctors surgeries and local shops – all of which are at least 1 kilometre away from the site. Although there is a bus stop adjacent to the site on Pattinson Road, only 1 service currently serves this location, No.73, and there is no evening or Sunday service (a concern also raised by Nexus in their consultation response).

In this regard, the applicant has responded by advising that as part of planning approval

10/03726/HYB granted on the adjacent site, a condition was imposed, Condition No7, which required the developer of the adjacent site to introduce a series of highway measures on Pattinson Road, which includes the provision of 2no. new bus stops, prior to the development being brought into use. The current application has sought to provide both pedestrian and cycle routes to the two new proposed bus stops in an attempt to improve the sustainability of the site and the agent has advised that a similarly worded condition be imposed on the grant of consent for this development to ensure that the site is adequately served by public transport.

Also, as part of the 2011 approval, a small number of retail units were proposed which would further aid to improve the sustainability of the site.

As such, whilst the sustainability issues are noted, it is considered that the measures proposed are adequate given the improvements proposed as part of this development and the adjacent development.

In conclusion, it is considered that the proposed housing development, on employment land, is acceptable, in principle, and is in broad accordance with the above named policies.

Design, layout, scale and massing

UDP policy B2 states that the scale, massing, layout and/or setting of new developments should respect and enhance the best qualities of nearby properties and the locality, relating harmoniously to adjoining areas.

The design and access statement, which accompanies the application, sets out the key design principles of the proposal. The statement illustrates why they are considered to be appropriate in terms of use and scale, as well as indicating how they respond to the local context. The layout of the proposed scheme has evolved through numerous pre-application discussions between the Council and the developer/agent. In this regard, it is considered that the proposal creates a robust, logical and meaningful design solution in response to the sites constraints. That said, there were a number of minor issues, such as landscape and boundary treatment, materials and Building for Life accreditation that required further clarification and modification. Consequently, it can be confirmed that the agent has revisited the proposal and the above matters have been resolved to the satisfaction of all parties.

In terms of scale, the application proposes a range of unit types with varying designs, footprints and height, all of which add interest and quality to the overall scheme. It is considered that the house types proposed respond positively to, and are compatible with, the surrounding context, and more importantly the previously approved schemes on adjacent sites. In this regard, the scale and massing of the proposed development is considered to be appropriate and acceptable.

The elevational treatment of building facades is considered as being a fundamental component of any new housing scheme and has a significant impact upon the success of an area and how it is used. For a scheme of this scale it is especially relevant. In terms of the current proposal it is considered that the development offers a good mix of house types, which respond to key constraints such as Pattinson Road.

As with scale and elevational detailing, landscaping also plays a significant part to the success of an area. Details with regard to the treatment of open spaces, planting, and boundary treatments all need to be specified and justified to demonstrate how they relate to their corresponding character areas and context and contribute to creating the required high quality and well connected public realm spaces. In this regard the application is accompanied by a landscape strategy which documents those features on the site that are to be retained and protected during the construction of the development, namely the mature planting which borders the site, as well as complementary tree planting in the form of tree avenues, residential planting and also habitat creation. In this regard, final details of landscape planting, species mix and layout are still to be agreed and it is therefore suggested that, should Members be minded to approve the application then, suitably worded conditions should be imposed on the permission.

In conclusion it is considered that issues relating to design and layout, the proposal is considered on the whole to be well-conceived and in accordance with policy B2 of the UDP.

Residential Amenity

Expanding upon UDP Policy B2, the Council also has additional guidance, in the form of Supplementary Planning Guidance (SPG) and a Supplementary Planning Document (SPD). These documents contain further recommended standards and examples of good design practice in which to inform proposals.

Typically, the Council would seek to ensure that minimum distances of 21m and 14m are created / maintained between main facing habitable windows and where habitable windows face gable elevations, or elevations with only secondary windows present. A reduction in the above standard may be acceptable where it is demonstrated through imaginative design solutions that the proposal will (a) not adversely impact on existing levels of residential amenity, notably outlook, light and privacy, whilst (b) ensuring that satisfactory levels of the above matters are achieved.

On balance, it is considered that the proposal largely adheres to the above minimum requirements however it is acknowledged that there are instances where a lesser distance is proposed. Having reviewed these aspects of the scheme where a lesser distance is proposed to be created, it is not considered that any property would end up with an unsatisfactory level of amenity and, as such, the proposal is in general compliance with Policy B2 of the UDP and Section 10C of the SPD.

Sustainability

UDP Policies R1 and R4 help guide the agenda on encouraging sustainable forms of development, both in terms of methods of construction and with respect to how a development functions, once it is complete.

The submitted design and access statement states that it is the developers intention to deliver a development that meets the requirements of the Code for Sustainable Homes with Code level 3 suggested as the achievable code. The proposals suggested for achieving code level 3 relate to cost effective methods of improving energy efficiency, reducing energy demand and reducing the

long term carbon emissions of a new development through optimisation of dwelling orientation aided by good passive solar and thermal design. In addition, a minimum 25% improvement in carbon emissions will be gained by adopting the above principles whilst also improving the thermal performance of the buildings fabric with higher levels of insulation for the roof and timber framed external walls and floor.

To conclude on sustainability matters, for the reasons set out above, the proposal is considered to achieve the requirements of the UDP Policies R1 and R4.

Highway Related Matters

Policies T14 and T22 of the UDP cover matters relating to ensuring that developments are easily accessible and have adequate levels of parking.

The proposal demonstrates a range of parking solutions throughout the development, achieving the requisite number of spaces required for both occupants and visitors. The overall concept and layout of the roads and footpaths throughout the development is generally considered to be acceptable in principle with the detailed design of certain aspects such as traffic calming, emergency access, demarcations and street trees etc to be agreed as part of the Section 278 Agreement.

A Travel Plan (TP) has also been submitted in support of the application in order to encourage new residents to establish sustainable travel habits. Effective management is essential if the car travel reduction measures implemented as part of the Travel Plan are going to be successful. Day to day operation and management of the plan is proposed to be carried out by the Travel Plan Co-ordinator, whose job it will be to promote, maintain, monitor and review it. A management company will be appointed to take control of the day to day running of the site once the development is complete, which will be funded by a management charge levied on the occupiers on an annual basis. A Travel Pack will be issued to each new home owner at the site on first occupation and to subsequent occupiers thereafter. The pack will provide information on travelling to nearby employment, education, retail and leisure destinations on foot, bike and by public transport. The Co-ordinator will also look to encourage walking and cycling as well as the use of public transport and car sharing.

Therefore, having regard to the above and considering the proposal against the abovementioned policies it is considered that the development, subject to the imposition of highway related conditions, represents an acceptable form of development in accordance with policies T14 and T22 of the UDP.

Archaeology

Policies B11, B13, B14, B15 and B16 of the UDP are concerned with safeguarding sites of known or potential archaeological significance. Where such sites are to be developed, applications should be accompanied by a desk based archaeological assessment. In addition, policy HE12.2 of Planning Policy Statement 5 states that the process of investigating the significance of the historic environment, as part of plan-making or development management, should add to the evidence

base for future planning and further understanding of our past. Local Planning Authorities should make this information publicly available, including through the relevant historic environment record.

The application site lies in-between the medieval villages of Washington and Barmston and it is possible that the site was used for agricultural purpose at that time.

The Washington Staith Waggonway was built across the southern part of the site in the 18th Century. It is shown on Gibson's map of 1787, Casson's map of 1801, Greenwoods map of 1820 and the OS first edition map of 1857.

A large pit was excavated for the extraction of clay in the 19th Century. Clay extraction continued into the 20th Century.

Most of the site has been disturbed by clay extraction but the area around the post medieval waggonway may survive.

In light of the above it was advised that archaeological trial trenching be undertaken on the site to ascertain if any evidence from the waggonway survives.

In this regard, the applicant has commissioned the above survey works and the report has submitted for consideration as part of this application, the findings of which are detailed below.

A trial trench with a depth of 5m was dug on the site but no natural subsoil was found, nor was any evidence of the waggonway, which may be due to the fact that such remains may have previously been destroyed by the industrial works, although this is not known. Therefore, in the absence of such findings, no further archaeological works are required on this site.

Therefore, based upon the above, it is not considered that the proposal would have an adverse impact on any areas of archaeological significance and, as such, the proposal accords with the above named policies.

Ecology

UDP policy CN17 requires the retention of trees in all new developments where possible, whilst policy CN22 highlights that development which would adversely affect any animal or plant species afforded special protection will not be permitted. In addition to the above is Planning Policy Statement 9 'Biodiversity and Geological Conservation' and the Durham Biodiversity Action Plan (BAP). PPS9 is concerned with ensuring that protected species are protected from the adverse effects of development, where appropriate, by using planning conditions and / or obligations, whilst the Durham BAP provides a strategy that is important in considering the redevelopment of the site and the effect upon the existing trees.

Much of the ecological comment has been provided by the Durham Wildlife Group (DWG) and their comments mainly focus on the adequacy of the survey work undertaken and the lack of mitigation works proposed. Whilst not objecting to the proposal, DWG are keen to ensure that the proposed development adheres to the key principles as set down in PPS9, matters of which have been

reviewed by the Council's own ecologist, details of which are as follows.

The submitted ecological assessment and Biodiversity Design and Management Proposals has been reviewed and is considered to be satisfactory subject to the imposition of conditions requiring that all of the management and design proposals, as indicated in the Biodiversity Design and Management Proposals, are adhered to. Should this be the case then it is considered that the negative impacts of the development will be suitably mitigated against through the proposed identified measures, which will be controlled by way of condition.

Therefore, in light of the above, it is considered that the proposed development will, where possible, seek to mitigate against any loss that may result as a direct consequence of development.

Odour

Northumbrian Water has objected to the proposed development on the basis that the site is located too close to the existing NWL sewerage works. NWL are of the opinion that development works shall not commence until an environmental impact assessment has been carried out to assess the odour effects of the nearby Sewerage Treatment Works and if required a scheme to safeguard the amenity of the users of the proposed development from odour arising from the treatment works.

The Executive Director for City Services (Environmental Health) has been consulted on this issue and concludes that historically the Council's Environmental Health section has received complaints from existing residents within the area surrounding the application site with regards to odours from the treatment works. A breakdown of the number of complaints received year on year is detailed as follows:-

Year	No. of complaints
2005	1
2006	6
2007	3
2008	0
2009	1
2010	1

The majority of complaints were received as a result of equipment failure or breakdown as opposed to an odour associated with the day to day operation of the site and, in this regard, a notice under Section 80 of the Environmental Protection Act 1990 has never been served.

With reference to the objection made to this planning application from NWL it is not considered that a statutory nuisance has (to existing residents) or is likely to be created by the NWL treatment works and it is unlikely to cause a statutory odour nuisance to residents of the proposed development.

An odour scoping assessment was undertaken for the application on the adjacent site, ref: 10/03726/HYB. This assessment considered the potential odour sources and location of receptors

and concluded that a significant odour impact was unlikely to occur at that development, which borders the sewerage works. In addition, as part of the NWL objection to the previous planning application, they submitted contour maps which predicted the potential areas that may be affected by odour. Whilst these maps do not accompany NWL's objection to the current planning application, based upon the previous submission, they do show that the current application site does not fall within the contours and therefore the site is unlikely to suffer significant odours.

Therefore, based upon the above, it is not considered that the future residents of the development currently being proposed would be adversely impacted upon by odours to any such degree whereby a refusal of planning permission would be warranted. Clearly, anyone purchasing a property which is within close proximity of a sewerage works may expect to experience, at certain times, a degree of odour in the atmosphere, depending upon the direction of the wind.

Land contamination / ground conditions

The site has historically been occupied by the former Cape Insulation Chemical / Asbestos works and accordingly the application is accompanied by a ground stability report and ground investigation report. The information is being examined by the Executive Director for City Services (Environmental Health) and their retained consultants (Aecom), the findings of which will be detailed on a report to be circulated at the meeting.

Noise

UDP policy EN6 states that where noise sensitive development is proposed, which is likely to be exposed to unacceptable levels of vibration and noise from roads, the Council will require the applicant to undertake a noise assessment to identify the problem areas and propose means of mitigation to render the development acceptable.

A noise impact assessment was undertaken for the development given its proximity to Pattinson Road. The submitted report has been considered by the Executive Director for City Services (Environmental Health) the findings of which are detailed as follows.

The assessment, undertaken using Planning Policy Guidance Note 24 'Planning and Noise' (PPG24), seeks to assess the potential impact of the existing noise climate upon the proposed development. The assessment concludes that the majority of the site falls within NEC A and as such noise need not be considered as being a determining factor in the grant of planning permission. However, the area of development that borders Pattinson Road has been identified as being within NEC C within 15m of the road.

The information provided by the developer suggests that the proposed dwellings will be situated 21m from Pattinson Road and, as such, the resultant noise levels will place the dwellings within NEC B. PPG24 recommends that where a development falls within NEC B noise should be taken into account in the decision making process and where appropriate planning conditions imposed to ensure an adequate level of protection against noise is created / maintained.

A noise attenuation scheme has been submitted in the interests of future residents and taking into

account guidance issued under British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' and the World Health Organisation (WHO) Guidelines for Community Noise.

The assessment recommends that habitable rooms overlooking the road shall have enhanced double glazing comprising of a generic 6mm glass / (6-20mm air cavity) / 4mm glass construction.

For habitable rooms located on the side of the rear facades a standard double glazed unit shall be fitted comprising of 4mm glass / 6-20mm air cavity / 4mm glass construction.

Acoustically treated window vents are recommended, in the assessment, to provide background ventilation to all habitable rooms overlooking the road which should have a vent open of 4000mm² Dn, e, w of at least 37dB. For all other habitable rooms standard trickle ventilation is considered to be appropriate.

Garden areas – In order to achieve the WHO recommended criterion for garden areas, it is recommended that timber clad boundary fencing of at least 1.8m in height be erected along the garden boundaries of the south eastern perimeter of the site to screen road traffic noise. The fence must have a superficial mass of at least 10kg/m² and the panels should be rigidly mounted with no gaps between adjacent panels or the barrier and the ground. The fence should be designed so that the gaps do not develop between abutting panels through warping or shrinking.

With reference to the above, it is considered that the proposed acoustic treatment measures are adequate and, as such, should Members be minded to approve the application then suitably worded condition should be imposed on the consent, in the interests of residential amenity and to comply with policy EN6 of the UDP.

Play Space Provision

Policy H21 of the UDP sets out the requirements for open space provision within new developments. As the scheme proposes over 10 dwellings with 2 bedrooms, the applicant is required to provide children's play equipment. As the submitted scheme does not provide any on-site facilities, the applicant has agreed to make a financial contribution to the sum of £58,183 towards off-site play provision. This will be dealt with by way of an agreement under section 106 of the Town and Country Planning Act 1990, which will be required to be completed by the last date of determination for the planning application, which is 6 March 2012. Cultural and Community Services has confirmed that the monies would contribute towards the facilities sited at Princes Anne Park.

Education Provision

UDP policy R3 states that where the effects of a development would require additional off-site infrastructure or community facilities or where certain important features of the site are affected which cannot be controlled by planning conditions, the developer will normally be expected to enter into a planning obligation with the Council to enable suitable provision to be made.

In this regard, it is considered that there is already real pressure on school places in the Washington area and any development will therefore have a further negative impact on the availability of school places in the area. Therefore, based upon this fact it is considered that a contribution is required, under Section 106 of the Town and Country Planning Act 1990, to the sum of £130,779. The money is proposed to be spent in either Holley Park or Lambton Primary and the agreement must be completed by the last date of determination for the planning application, which is the 6 March 2012.

Representation

Environment Agency – The EA have been consulted on the application and have no objection to the proposal subject to the imposition of a condition relating to surface water drainage and also confirmation that NWL's accept that surface water will be directed straight into NWL sewers and that the drainage discharge rates proposed are acceptable.

In this regard the applicant's agents have provided written confirmation from NWL that the development can discharge straight into NWL sewers and that the discharge rates are acceptable.

Conclusion

In the light of the above it was considered that the proposal represents, in principle, an acceptable form of development, broadly in accordance with national and local planning policies. However, in light of the outstanding ground contamination issues it is envisaged that a further report detailing this matter along with a recommendation will be made on a report to be circulated at the meeting.

RECOMMENDATION: Deputy Chief Executive to Report

Development Control
(Hetton, Houghton and Washington) Sub-Committee

SUPPLEMENT

Number:	S4
Application Number:	11/03553/FUL
Proposal:	Erection of new dwelling
Location:	Land North of Sycamore House, Louvain Terrace West, Hetton le Hole, Houghton-Le-Spring

Further to the report on the main agenda, additional comments have been received from Northumbrian Water Ltd with respect to drainage and flooding issues.

Northumbrian Water confirms that they have no apparatus on the application site. They are aware that the applicant has stated that Foul Drainage would be to the public sewer. This is acceptable. However, it is not possible to assess whether gravity drainage is possible or a pump may be needed. Surface Water would be a "Sustainable Drainage" system. This is acceptable so long as no connection to the public sewer is intended. They have no comment on how flow reaches Hetton Burn.

Northumbrian Water has no objection to the proposed dwelling.

In light of the above, the proposal is considered to be acceptable, in principle, from a drainage perspective. Clearly, it is for the applicant to ensure that all relevant legislation is complied with to ensure that the surface water is dealt with adequately so as not to flow into the public sewer, or offsite. This aspect may be dealt with by way of a condition, should planning permission be forthcoming.

Overall the proposal is considered to be acceptable, subject to the imposition of relevant conditions, and as such accords with the requirements of policies B2, EN10, T14, B24, HA26, CN20, CN21, CN15, and CN23 of the Unitary Development Plan. As such Members are recommended to approve the application. However, the neighbour reconsultation period does not expire until 23/02/2012 and therefore any comments that are received after the drafting of this report will be reported verbally at the meeting.

RECOMMENDATION: Approve subject to conditions

1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
2. Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

The location plan received 15.12.2011

Drawing No. L10/10A, received 08.02.2012. Proposed elevations, roof plan and floor plans and existing and proposed block plan.

Existing site plan received 15.12.2011.

Fence detail received 15.12.2011.

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

3. The development shall not commence until details of the foul and surface water drainage have been submitted to and approved by the Local Planning Authority and the development shall not be occupied until these facilities have been provided and installed in accordance with the approved details to ensure satisfactory drainage to the site and to comply with policy B24 of the UDP.
4. The development shall be carried out in complete accordance with the amended/annotated plan no. L10/10A received on 08.02.2012 as agreed with the Local Planning Authority, in order to achieve a satisfactory form of development and to comply with policy B2 of the UDP.
5. The construction works required for the development hereby approved shall only be carried out between the hours of 07.00 and 19.00 Monday to Friday and between the hours of 07.30 and 14.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP
6. Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
7. Notwithstanding the provisions of the current Town and Country Planning General Permitted Development Order, no windows or openings shall be inserted in the north or south elevations

of the dwelling hereby permitted, in order to achieve a satisfactory form of development and to comply with policy B2 of the UDP.

- 8 Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheel wash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved UDP.
- 9 No trees or hedging within the site shall be felled or removed without the prior consent of the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 10 No part of the development shall be occupied until the off street parking provision has been constructed, surfaced, sealed and made available in accordance with the approved plans. This parking area shall then be retained and permanently reserved for the parking of vehicles to ensure that adequate and satisfactory provision is made for the off street parking of vehicles and to comply with policy T14 of the UDP.
- 11 Notwithstanding the provisions of the current Town and Country Planning General Permitted Development Order, no extensions or other development shall be undertaken to the dwelling or within the grounds of the dwelling hereby approved without the prior written consent of the Local Planning Authority, in order that the Local Planning Authority may retain control over the development and to comply with policy B2 of the UDP.
- 12 Prior to the implementation of the development hereby approved details of two bat roost tubes to be incorporated within the structure of the building, two bat boxes installed in the trees to accord with the Habitat Regulations 2007 and the NERC Act 2006, and two bird boxes installed in the mature trees present within the hedgerows along the retained western boundary shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to occupation of the approved development and retained at all times to accord with policy CN23 of the UDP.