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PLANNING COMMITTEE

5 APRIL 2017

Present: Councillors Scott & Wincott (Chairs), Beaver, Clarke, B Dowling, Rogers, Sinden (as the duly appointed substitute for Councillor Street) and Webb (as the duly appointed substitute for Councillor Beaney)

167. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Beaney, Edwards, Roberts and Street.

168. DECLARATIONS OF INTEREST

Councillor	Minute	Interest
B Dowling & Scott	171.1 – 56 Alma Terrace, St. Leonards on Sea	Prejudicial – Knows several residents in the area. Knows Bruce Henderson, Chair of Labour Branch
Webb	171.1 – 56 Alma Terrace, St. Leonards on Sea	Personal – Knows Bruce Henderson, Chair of Labour Branch Member of East Sussex County Council
Rogers & Sinden	171.1 – 56 Alma Terrace, St. Leonards on Sea	Personal – Knows Bruce Henderson, Chair of Labour Branch

The Chair invited nominations for the appointment of Chair for the duration of item 144, 56 Alma Terrace, St. Leonards on Sea. Councillor Rogers proposed that Councillor Wincott should take the Chair. This was seconded by Councillor B Dowling and was agreed unanimously.

169. MINUTES OF THE MEETING HELD ON 8 MARCH 2017

RESOLVED – that the minutes of the meeting held on 8 March 2017 be approved and signed by the Chair as a true record.

170. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None.

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171. PLANNING APPLICATIONS ATTRACTING A PETITION:

171.1 56 Alma Terrace

Proposal:	Approval of reserved matters relating to the access, appearance, landscaping, layout and scale of outline planning permission HS/OA/15/00211 (Conditions 1 & 2) – Proposed demolition of chalet bungalow and garage and construction of 10 No. new dwellings.
Application No:	HS/DS/16/00485
Existing Use:	Single dwellinghouse
Conservation Area	No
Listed Building	No
Public Consultation	11 letters of objection and 1 petition received.

Having declared their prejudicial interests, Councillors Scott and Dowling were absent from the Chamber during discussion and voting on this item.

The Planning Services Manager, Mrs Evans, presented this report for approval of reserved matters relating to the access, appearance, landscaping, layout and scale of outline planning permission HS/OA/15/00211 (Conditions 1 & 2) – Proposed demolition of chalet bungalow and garage and construction of 10 No. new dwellings.

Members were informed of an update to the report:-

- Since the agenda was published the applicant has submitted a schedule of materials alongside samples to be used in the development. Recommended condition 2 has therefore been changed to read as:-

The external materials of the development shall be carried out in accordance with the approved 'Material Schedule' submitted on 03 April 2017.

Reason 2: Remains unchanged from that noted in the officer's report.

Members were shown plans and photographs of the application site.

The site is currently occupied by a detached bungalow, the majority of development surrounding the site is two-storey terrace or semi-detached properties. Outline consent has been granted for 10 dwellings. It is proposed that the 10 dwellings will be separated into 8 x semi-detached (plots 1-8) and 2 x detached (plots 9 and 10) houses. Each property will have two off-street parking spaces and storage for

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wheeled bins. The old householder vehicular access onto Burry Road is to be widened.

The Planning Services Manager reminded members that this is a reserved matters application which follows an outline application for 10 dwellings which was granted in October 2015 at Planning Committee. All other plans submitted with the outline consent are indicative and showed members at the time what potentially the site could be, but not definitively what it would be. She said that Officers had considered this application to be acceptable, however there were some elements of the proposal which were borderline.

The Planning Manager explained that although the application was recommended for approval there were elements of the application which were more borderline that should consider. She advised that no objections had been received from any of the statutory consultees.

- Bulk and massing of plot 1 – perceived overlooking is a material consideration.
- The buildings will appear as three storey building although they only have two levels.
- The gardens' terraces and balconies and side elevation windows of plot 1 and overlooking arising from same. The decking area was not shown in the outline consent.
- Side elevation of building of plot 8 – The design, detail and soft landscaping.
- Concerns regarding the degree of soft landscaping. She stated that there could be substantial improvements to the landscaping scheme.

Sarah Crunden, Petitioner, spoke against the application, she raised concerns regarding access, traffic, parking problems, health and safety issues, access for emergency service / refuse vehicles and wildlife. She said the development will be detrimental to the character and fabric of the area. Furthermore, neighbouring properties will be overlooked and light will be blocked. She spoke regarding the effect of the application on residents and asked the committee members not to destroy the area.

Cos Polito, the agent for the application, spoke in support of the application. He said the committee had already accepted the principle of 10 dwellings by granting the outline permission, with reserved matters for access, appearance, landscaping, plans and scale. He listed the benefits of the development:- it would be compatible with the local character of the area; would not harm neighbouring residential amenities, would not result in poor highway safety, could provide decent accommodation, would not harm biodiversity or trees and could provide adequately for service water drainage. He said that no objection had been raised by consultees on highways, ecology, arboricultural, foul and surface water drainage, waste or environmental grounds. The layout of the houses will not harm the amenities of neighbouring residents through overlooking, over dominance or disturbance from parking areas. Therefore, no adverse impacts have been identified to withhold permission.

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Councillor Wincott asked if there was a badger sett within the development. Mr Polito confirmed that it had not been identified in the ecology report, he was not aware of any badger setts.

Councillor Fitzgerald, Ward Councillor for Silverhill Ward, was present and spoke against the application. He said the character of the area will be devastated, there is potential for further development and the dissemination of a well-connected local community. The Statement of Community Involvement, para 5.5, refers to the definition of a major planning application which is a development of 10 or more dwellings. Para 5.6, states that a controversial application is one where there is likely to be concern regarding potential for social, economic and environmental impact on the community effected by the proposals, so this application is both major and controversial but has been ignored. He said the developer should have been encourage to engage and consult with the local community through publicity etc, this never happened. Policy H3, provision of affordable housing, where you have development of 10 or more units on a brownfield site, 20% should be affordable housing, and on a greenfield site, 40% should be affordable housing. Ignored community involvement and affordable housing policy. Southern Water said conditions regarding no development or new tree planting should be located within 3m of the centre, and no new soakaways within 5m of public Sewer. The Borough Arborculturalist said tree depletion of Borough Road boundary will greatly change the feel. To mitigate the loss he expects to see significant tree planting on either side of proposed road. Can lose some of the trees under TPO but you have to plant more, to accommodate 10 dwellings you have to move the sewer. It runs exactly where the Borough Arbiculturalist said that new tree planting should be, but Southern Water say you can't do that. Applicant has to employ private sewer company to look after drainage. Drainage system is flooded because it doesn't fit the site.

The Planning Services Manager addressed the issues raised by the petitioner and ward councillor. She said although there had been dialogue between the planning officer and all the consultee's there is no objection from southern water, highways or the arboricultural officer. Regarding affordable housing, this application is for 9 net new dwellings. Because of government changes, there is no requirement from the authority for affordable housing. Regarding Category B and C trees, the trees are classified from A,B,C and R, U. Category A trees are protected by TPO's, they have high amenity value of which the council would wish to see retained. Category C trees shouldn't prohibit or get in the way of the development if a site. Category U and R trees need to be felled. Regarding the width of the road, she said highways have looked at this, and have advised there no objection to this proposal, and say there is enough parking and the turning on the site is sufficient. As outline consent has already been approved, she said it would be inappropriate to refuse the application on highway grounds, because of the same amount of vehicle movements, same access is used as proposed in the outline consent.

Councillor Clarke raised concern regarding lack of parking capacity, he asked if the layout could be adjusted to give additional parking within the development. The Planning Services Manager said visitor parking had been provided and that highways believe parking is sufficient for additional visitors. If you provide more hardstanding within the site it would take away the soft landscaping.

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Councillor Webb asked the Planning Services Manager to confirm whether a badger sett existed at the site, given the difference of opinion between the petitioner and applicant. The Planning Services Manager said the ecologist had said there are no arboricultural matters to consider. If there was a badger sett on site he would have required it be dealt with.

Councillor Sinden raised concern regarding the proposed drainage system which he said will cause problems during the build.

Councillor Rogers proposed a motion against the officer's recommendation to refuse the application as set out in the resolution below. This was seconded by Councillor Sinden.

RESOLVED – (unanimously) that planning permission be refused for the following reasons.

1. The proposed development, by reason of the height, mass and bulk of dwelling proposed at plot 1 and associated balcony screening, combined with the proximity to the north eastern side boundary of the site, would result in an overbearing and dominating form of development that would harmfully affect the outlook of the residential amenities of occupants at no. 100 Burry Road. The proposed development would therefore be contrary to policies DM1 criterion e) and DM3 of the Hastings Local Plan Development Management Plan (2015) and paragraph 17 of the National Planning Policy Framework.
2. The proposed side elevation of plot 8, where it faces onto the access road, would have insufficient design detail relative to its prominent position in the site. The proposed development would therefore be contrary to policy DM1 of the Hastings Local Plan Development Management Plan (2015), paragraphs 58 and 64 of the National Planning Policy Framework, paragraph 002 Reference ID: 26-002-20140306 of the National Planning Policy Guidance and guidance within Housing and Community Agency's 'Urban Design Lesson - Housing Layout and Neighbourhood Quality' (January 2014).
3. The proposed development would fail to provide sufficient levels of soft landscaping to support the proposed built form. The proposed layout would therefore represent poor design that fails to take opportunities to take opportunities available for improving the character and quality of an area and the way it functions as advocated by paragraph 64 of the National Planning Policy Framework. The proposed development is therefore contrary to policies DM1 and DM3 of the Hastings Local Plan Development Management Plan (2015), paragraphs 58 and 64 of the National Planning Policy Framework and paragraph 27 of the National Planning Policy Guidance ID Reference ID: 26-026-20140306.

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172. PLANNING APPLICATIONS:

172.1 Shop & Premises, 311 Bexhill Road

Proposal:	Erection of one building containing two units for trade uses (Class B8 with ancillary showroom and/or auto centre (B2) and/or Sui Generis Uses) with associated landscaping and infrastructure.
Application No:	HS/FA/16/00890
Existing Use:	Convenience store and curtilage
Conservation Area:	No
Listed Building	No
Public Consultation	6 letters of objection received.

The Planning Services Manager, Mrs Evans, presented this report for erection of one building containing two units for trade uses (Class B Class B8 with ancillary showroom and/or auto centre (B2) and/or Sui Generis Uses) with associated landscaping and infrastructure.

Members were informed of several updates to the report:-

- *Landscaping Plan V13759-L02 has been removed from condition 2. Reason for condition 2:- Remains unchanged.*

This is as a result of a request by the Council's Tree Officer for a change to the proposed tree species and the planting of an additional tree on the junction of the site with Bexhill Road.

This will be secured under conditions 15 and 16 which cover soft landscaping.

Members were shown plans and photographs of the application site.

The Planning Services Manager advised that in March 2016 the Planning Committee refused an application for the redevelopment of the site to comprise a building of 4 units for B8, A1 and sui generis. The reasons for refusal were for massing of the building combined with the layout and its consequential impact on character of the area. Members were reminded that planning permission was granted next door to the site at 323 Bexhill Road for a new car show room in December 2016.

The Planning Services Manager highlighted the details of the application, she said the access to the site will be widened from 5.88m to 12.6m. The footprint of the proposed building has been reduced from 1,300msq to 6.97msq and will be moved

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back from the boundary by 19.5m. 12 additional trips are likely to be generated during the am peak and 7pm. No objections have been received from consultees.

Members discussed the impact of vehicles manoeuvring within the site and suggested an informative be added to any consent to minimise the impact.

Councillor Wincott proposed a motion to approve the application as set out in the resolution below, subject to the amended Condition No.2 and an informative. This was seconded by Councillor Rogers.

RESOLVED – by (7 votes to 1) that planning permission be granted 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

The development hereby permitted shall be carried out in accordance with the following approved plans and details: 13759-129A, 13759-125C, D26633/PY/B, 13759-130A, 13759-127B, 13759-128A, 13759-126A, 13759-124C, 13759-120, Updated Extended Phase 1 Habitat survey, Drainage Calculations (31.01.2017), Drainage Plan 600 Rev1, Planning Statement SP/9631;

3. The premises shall not be used except between the following hours:-

06:00 - 21:00 Monday - Saturday, including Bank holidays
10:00 - 16:00 Sundays

4. The units shall not be used other than within Use Class B2, B8 (with ancillary showroom) and/or the following mixed/sui generis uses:

- storage, distribution and sales of tiles, floor coverings, bathroom and kitchen furniture and fittings, and other building materials;
- machinery, tool and plant hire;
- Auto centre for fitting and associated sales of tyres and car parts (including MOT);or
- plumbers' and building merchants

5. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include measures for the control of noise and dust during the construction of the development. The development shall be carried out in accordance with the approved plan;

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- 6. Before its installation details of any plant, machinery or similar equipment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details;**
- 7. The noise rating level emitted by all plant equipment (including any fans, tools or other mechanical services) on the site shall not exceed 56dBA. The noise levels shall be determined in a free field location on the boundary of any nearby residential premises. The measurement and assessment shall be made according to BS 4142 2014;**
- 8. With the exception of internal works, the building works required to carry out the development hereby permitted must only be carried out within the following times:-

08.00 - 18.00 Monday to Friday
08.00 - 13.00 on Saturdays
No working on Sundays or Public Holidays.**
- 9. Prior to the occupation of a unit, an acoustic report which includes details of works to reduce noise pollution for that unit shall be submitted to, and approved in writing by, the Local Planning Authority. The uses hereby approved shall not commence until works have been carried out in accordance with the approved details. Such measures shall be maintained thereafter;**
- 10. The alterations to the existing access shall be as shown on the submitted plan (Drawing No. 2015-2476-001) and laid out and constructed in accordance with the attached HT407 form/diagram and all works undertaken shall be executed and completed by the applicant to the satisfaction of the Local Planning Authority prior to occupation of the development hereby permitted;**
- 11. Prior to commencement of development details of suitable vehicle wheel washing equipment to be provided within the site for the duration of the development phase are to be submitted to and approved in writing by the Planning Authority in conjunction with the Highways Authority;**
- 12. Prior to the commencement of development details of the proposed surface water drainage to prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority;**
- 13. Prior to commencement of development a Construction Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This**

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shall include the routing of vehicles, details of storage areas for plant/machinery, materials and welfare facilities, contractor parking and hours of operation;

14. The development shall not be occupied until car and cycle parking areas have been provided, and loading/unloading areas marked in accordance with the submitted plan (Drawing No. 13759-124C) or details which have been submitted to and approved in writing by the Planning Authority and the area shall thereafter be retained for those uses;
15. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping, which shall include indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development. New soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate together with an implementation programme;
16. All planting seeding or turfing comprised in the approved soft landscaping scheme shall be carried out prior to the occupation of any part of the development, or with the written agreement of the Local Planning Authority, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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 to any variation;
17. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority;
18.
 - (i) Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal/management have been submitted to and approved in writing by the Local Planning Authority;
 - (ii) Development shall be carried out in accordance with the details

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approved under (i) and no occupation of any of the units hereby approved shall occur until those works have been completed;

(iii) No occupation of the units hereby approved shall occur until the Local Planning Authority has confirmed in writing that it is satisfied, that the necessary drainage infrastructure capacity is now available to adequately service the development;

(iv) Prior to commencement of development a maintenance and management plan for the entire drainage system, clearly indicating those who will be responsible for managing all aspects of the surface water drainage system, including piped drains and evidence that these responsibility arrangements will remain in place throughout the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Local Lead Flood Authority;

(v) Prior to occupation of the units evidence (including photographs) showing that the drainage system has been constructed as per the final agreed detailed drainage designs shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Local Lead Flood Authority.

19. The development shall be carried out in accordance with the measures in the submitted energy statement (by Envision Energy, dated 10.10.2016 and referenced P15155-4.1-RP001-C);

20. No development shall take place until the measures outlined in the submitted ecological statement (Updated Extended Phase 1 Habitat Survey, dated January 2017) have been fully implemented, unless:

(i) the programme for such measures is otherwise specified within that document (for example with regard to measures related to monitoring, further survey work, the erection of bird boxes on buildings or other conservation enhancements), in which case the works shall be carried out in accordance with the timescales contained therein or;

(ii) unless the scheme(s), or programme(s) of measures contained within the ecological statement is otherwise first varied, by way of prior written approval from the Local Planning Authority;

(iii) Should development not commence begun by March 2018 an additional bat roosting survey shall be carried out and submitted to and approved in writing by the Local Planning Authority.

Reasons:

1. This condition is imposed in accordance with the provisions of Section

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91 of the Town and Country Planning Act 1990;

- 2. For the avoidance of doubt and in the interests of proper planning;**
- 3. To safeguard the amenity of adjoining residents;**
- 4. To ensure that planning control remains in the interests of impact on the character and amenity of the surrounding area, impact on parking and highway safety and the impact on retail uses and shopping centres;**
- 5. In the interests of the amenity of the neighbouring residential occupiers;**
- 6. In the interests of the visual amenity of the area and to protect the neighbouring residential occupiers;**
- 7. To safeguard the amenity of adjoining residents;**
- 8. To safeguard the amenity of adjoining residents;**
- 9. In the interests of the amenity of the neighbouring residential occupiers;**
- 10. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway;**
- 11. In the interests of highway safety and for the benefit and convenience of the public at large;**
- 12. In the interests of highway safety;**
- 13. In the interests of highway safety and for the benefit and convenience of the public at large;**
- 14. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway;**
- 15. In the interests of the visual amenity;**
- 16. To ensure a satisfactory form of development in the interests of the visual amenity;**
- 17. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework;**
- 18. To prevent increased risk of flooding;**
- 19. In order to comply with the requirements of policy SC3 and SC4 of the**

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Hastings Local Plan: The Hastings Planning Strategy;

- 20. To protect features of recognised nature conservation importance**

Notes to the Applicant

- 1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning;**
- 2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework;**
- 3. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection into the development please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.**
- 4. The applicant is also advised to contact Southern Water with regard to the sewer easement within the site, if additional sewers are found during construction and if trade effluent is proposed to be discharged into the public sewer;**
- 5. The applicant is advised to review the guidance from the Lead Local Flood Authority (LLFA) in relation to groundwater levels and proposed stombloc attenuation tank;**
- 6. Consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.**
- 7. The applicant is advised that the site is located in a residential area. Owners and/or tenants of the units hereby approved should regularly advise companies making deliveries to have due regard to neighbouring residents particularly before 8am and after 7pm.**

172.2 96 Norman Road

Proposal: Installation of replacement kitchen extract duct (Retrospective).

Application No: HS/FA/17/00100
PC. 12

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Existing Use:	Takeaway
Conservation Area:	Yes – St. Leonards East
Listed Building	No
Public Consultation	5 letters of objection received

The Planning Services Manager, Mrs Evans, provided an update to the report. She requested that the item be deferred to clarify with members of the public who had made representations in respect of this application where information regarding the committee procedure can be found. This had not been made clear in the site notice which has now been improved to reflect good practice.

Councillor Beaver proposed a motion to defer the application as set out in the resolution below. This was seconded by Councillor Dowling.

RESOLVED - (unanimously) to defer the application to May 24th Planning Committee.

172.3 Mayfield J, Mayfield Lane

Proposal:	Proposed revision to approved housing scheme (HS/FA/15/00039 as amended by HS/FA/15/00039 as amended by HS/FA/16/00223 and HS/FA/16/00563 – 4 x four bed units on Plots 19 – 22
Application No:	HS/FA/16/00998
Existing Use:	Vacant land with residential permission
Conservation Area:	No
Listed Building	No
Public Consultation	No letters of objection received.

Principal Planner, Ms Phillips, presented this report for the revision of an approved housing scheme previously approved by the Planning Committee for four x 4bed houses on plots 19 to 22 of the Mayfield J site.

The Principal Planner provided several updates to the report. She advised that Condition 2 to include:- *External materials Schedule 4307/EM1/C*

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This application includes the following revisions:-

- Alterations to internal layouts
- External materials - vertical tile hang on plots 19 to 20 changed to weatherboarding to match plots 21 and 22.
- Change of external ground floor facing from brickwork to render.
- The ground floor projection cloakroom roof will change from pitched roof to flat roof.
- The ridge height will remain the same but the ridge line will move closer to the front elevation 0.3m (from 4.1m to 3.8m). As a consequence the roof pitch will change at the front to 50° from 45°. There will be no change in the roof pitch to the rear.
- The eaves to the front will be raised from 4.9m to 5.5m
- Sun pipes changed to velux
- Dormers pitched roof to flat roof

Members were shown plans and photographs of the application site.

The Principal Planner advised members that there will be no change to the footprint of the houses or overall height of the houses.

Councillor Beaver proposed a motion to approve the application as set out in the resolution below. This was seconded by Councillor Rogers.

RESOLVED - (unanimously) that planning permission be granted 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. The development hereby permitted shall be carried out in accordance with the following approved plans:**

4307/19-22/1/A, 2A, 7, 8, 9.
PLG/1252/15D
bx/1405781/200 S6
bx/1405781/201 C4
External materials schedule 4307/EM1/C
- 3. With the exception of internal works the building works required to carry out the development allowed by this permission must only be carried out within the following times:-**

08.00 - 18.00 Monday to Friday
08.00 - 13.00 on Saturdays
No working on Sundays or Public Holidays.
- 4. No building hereby permitted shall be occupied until the approved drainage system has been implemented as per drawing no. bx/1405781/200/S6;**

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- 5. All hard landscape works shall be carried out in accordance with drawing no. bx/1405781/201 C4. The works shall be carried out prior to the occupation of any part of the development;**
- 6. Soft landscaping shall be carried out as per drawing PLG/1252/15D, prior to the occupation of any part of the development, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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 to any variation;**
- 7. No occupation of the dwellings hereby approved shall take place until the boundary fences shown on drawing PLG/1252/15D, have been erected;**
- 8. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation from Chris Butler Archaeological Services, January 2016 approved under CD/16/0008 to the satisfaction of the Local Planning Authority;**
- 9. No development shall take place until temporary protective fences to safeguard the trees and/or hedges to be retained on the site have been erected in accordance with the current BSI 5837 standards and to the satisfaction of the Local Planning Authority. All such fences shall be kept in a sound, upright and complete condition until the development has been completed and/or the Local Planning Authority confirm in writing that the works have been sufficiently completed for the fencing to be removed;**
- 10. All ecological measures and/or works shall be carried out in accordance with details contained within the submitted report Mayfield J, South of Mayfield Lane Report seeking discharge of Conditions 17 to 20 Planning Consent HS/OA/07/00895 by the Ash Partnership January 2015;**
- 11. The new access shall be in the position shown on the submitted plan number bx/1405781/201 C4 and laid out in accordance with details submitted prior to occupation of the dwellings. All work shall be completed in accordance with the approved plans;**
- 12. Prior to occupation of the approved dwellings, the new estate road shall be designed and constructed to a standard approved by the**

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Local Planning Authority in accordance with ESCC standards with a view to its subsequent adoption;

- 13. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Planning Authority, to prevent contamination and damage to the adjacent roads;**
- 14. The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.**

Reasons:

- 1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990;**
- 2. For the avoidance of doubt and in the interests of proper planning;**
- 3. To safeguard the amenity of adjoining residents;**
- 4. To ensure that no property is occupied until adequate access and drainage facilities have been provided;**
- 5. To ensure a satisfactory form of development in the interests of the character and amenity of the area;**
- 6. To ensure a satisfactory form of development in the interests of the character and amenity of the area;**
- 7. To ensure a satisfactory form of development in the interests of the character and amenity of the area;**
- 8. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework;**
- 9. In the interests of the health of the trees and to protect the visual amenity;**
- 10. To protect features of recognised nature conservation importance and protection of trees;**
- 11. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway;**
- 12. In the interest of public safety;**

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- 13. In the interests of highway safety; and**
- 14. To ensure adequate parking for the development.**

173. PLANNING APPEALS & DELEGATED DECISIONS

The Planning Services Manager reported that one planning appeal had been received and two planning appeals had been dismissed. She also reported on the number of delegated decisions.

All matters had arisen between 27 February 2017 to 24 March 2017.

The report was noted.

(The Chair declared the meeting closed at. 7.34 pm)

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