

PLANNING COMMITTEE

Minutes of meeting held via Confero and in the Council Chamber, Council Offices, Almada Street, Hamilton on 24 January 2023

Chair:

Councillor Richard Nelson

Councillors Present:

Councillor Alex Allison, Councillor Ralph Barker, Councillor Archie Buchanan, Councillor Ross Clark, Councillor Gerry Convery (Depute), Councillor Margaret Cowie, Councillor Maureen Devlin, Councillor Mary Donnelly, Councillor Gladys Ferguson-Miller, Councillor Celine Handibode, Councillor Mark Horsham, Councillor Ross Lambie, Councillor Lesley McDonald, Councillor Davie McLachlan, Councillor Norman Rae, Councillor Dr Ali Salamati, Councillor Graham Scott, Councillor David Shearer, Councillor Bert Thomson (*substitute for Councillor Monique McAdams*), Councillor Helen Toner, Councillor David Watson

Councillors' Apologies:

Councillor Joe Fagan (ex officio), Councillor Elise Frame, Councillor Alistair Fulton, Councillor Monique McAdams, Councillor John Ross

Attending:

Community and Enterprise Resources

B Darroch, Planning and Building Standards Manager (East); F Carlin, Head of Planning and Regulatory Services; T Finn, Planning and Building Standards Manager (Headquarters); S Laird, Engineering Manager (Transportation Engineering); F Jack, Team Leader, Development Management Team, Roads and Transportation Services; T Meikle, Planning and Building Standards Manager (West)

Finance and Corporate Resources

M Cannon, Solicitor; S Jessup, Administration Assistant; S McLeod, Administration Officer

1 Declaration of Interests

The following interest was declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
Ferguson-Miller	Application P/22/1659 for Erection of Single Storey Rear Extension at 14 Clamps Wood, East Kilbride	Applicant

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 22 November 2022 were submitted for approval as a correct record.

The Committee decided: that the minutes be approved as a correct record.

3 National Planning Framework 4

A report dated 13 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted:-

- ♦ advising of the approval by the Scottish Parliament of National Planning Framework 4 (NPF4)
- ♦ summarising the key issues contained within the document and its contribution to future decision-making in relation to planning matters

The Planning (Scotland) Act 2019 had introduced a statutory requirement for the Scottish Government to prepare and adopt a new National Planning Framework. As such, all planning decisions, including the preparation of Local Development Plans and the determination of planning applications, would have to accord with NPF4 and the following 6 outcomes that it was required to achieve:-

- ♦ improving the health and wellbeing of the people
- ♦ increasing the population of rural areas
- ♦ meeting housing needs
- ♦ improving equality and eliminating discrimination
- ♦ meeting targets for emissions of greenhouse gases
- ♦ securing positive effects for biodiversity

The Scottish Parliament approved NPF4 on 11 January 2023 and Scottish Ministers were now required to adopt and publish NPF4, although there was a 6-week period, from 11 January 2023, during which legal challenges on the document could be made to the courts. In the meantime, NPF4 was a material consideration when determining planning applications and it was expected that transitional arrangements and detailed guidance would be published by the Scottish Government to help the initial implementation of NPF4.

Details of NPF4, its implications in the context of South Lanarkshire and the transformation of the way in which decisions on planning matters would be made were provided in the report.

Once adopted, NPF4 would become part of the Development Plan alongside the adopted South Lanarkshire Local Development Plan 2. In the longer term, the Scottish Government had advised that the regulations for the preparation of Local Development Plans, Open Space Strategies and Play Sufficiency Assessments would be laid before the Scottish Parliament after the 6-week judicial review period for NPF4 had expired. It was currently estimated that the regulations would come into force around springtime or early summer, after which, work on the preparation of South Lanarkshire Local Development Plan 3 (SLLDP3) would formally start. A report outlining the process and timescales for the preparation of SLLDP3 would be submitted to a future meeting of this Committee.

There followed a discussion on the report during which officers responded to members' questions on aspects of the report.

The Committee decided: that the approval of National Planning Framework 4 by the Scottish Parliament and the associated implications for decision-making in relation to planning matters be noted.

[Reference: Minutes of 29 March 2022 (Paragraph 19)]

Councillor Thomson joined the meeting during consideration of the above item of business

4 Application P/22/0360 for Erection of House (Planning Permission in Principle) at Land at Spittal Farm, Spittal Road, Carnwath

A report dated 16 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0360 by K Brown for the erection of a house (planning permission in principle) at land at Spittal Farm, Spittal Road, Carnwath.

At its meeting on 22 November 2022, the Committee deferred the application to allow members the opportunity to view the proposed site plan.

Following discussion, during which an officer responded to members' questions on various aspects of the report, Councillor Nelson, seconded by Councillor Convery, moved that the application be refused for the reasons specified in the Executive Director's report. Councillor Allison, seconded by Councillor McDonald, moved that the application be granted subject to appropriate conditions, to be prepared by officers, on the grounds that the application site was deemed to be a gap site. On a vote being taken using the electronic voting system, 7 members voted for the motion and 15 for the amendment which was declared carried.

The Committee decided: that planning application P/22/0360 by K Brown for the erection of a house (planning permission in principle) at land at Spittal Farm, Spittal Road, Carnwath be granted subject to the conditions attached as Appendix 1 to this minute.

[Reference: Minutes of 22 November 2022 (Paragraph 11)]

5 Application P/22/0771 for Demolition of Building and Derelict Railway Bridge and the Erection of 3 Houses, Access Roads and Footpath at Land 60 Metres North of 68 Biggar Road, Biggar Road, Symington, Biggar

A report dated 16 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0771 by M Gaffney for the demolition of a building and derelict railway bridge and the erection of 3 houses, access roads and footpath at land 60 metres north of 68 Biggar Road, Biggar Road, Symington, Biggar.

At its meeting on 22 November 2022, the Committee deferred the application to allow information to be provided on the Council's legislative responsibilities in relation to potential reinstatement of the railway track bed and associated infrastructure.

The Committee decided: that planning application P/22/0771 by M Gaffney for the demolition of a building and derelict railway bridge and the erection of 3 houses, access roads and footpath at land 60 metres north of 68 Biggar Road, Biggar Road, Symington, Biggar be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 22 November 2022 (Paragraph 5)]

6 Application P/20/1264 for Erection of a 55 Kilowatt Vertical Axis Wind Turbine with a Rotor Diameter of 14 Metres and Maximum Tip Height of 37 Metres at Land 250 Metres West of Park Farm, Hurlawcrook Road, East Kilbride

A report dated 13 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/20/1264 by Access Energy Limited for the erection of a 55 kilowatt vertical axis wind turbine with a rotor diameter of 14 metres and maximum tip height of 37 metres at land 250 metres west of Park Farm, Hurlawcrook Road, East Kilbride.

There followed a discussion on the application during which an officer responded to a member's question on an aspect of the report.

The Committee decided: that planning application P/20/1264 by Access Energy Limited for the erection of a 55 kilowatt vertical axis wind turbine with a rotor diameter of 14 metres and maximum tip height of 37 metres at land 250 metres west of Park Farm, Hurlawcrook Road, East Kilbride be refused for the reasons specified in the Executive Director's report.

7 Application P/22/1217 for Erection of Retail Unit (Class 1) with Associated Works at 151 Western Road, Cambuslang

A report dated 13 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/1217 by IA Real Estate Limited for the erection of a retail unit (Class 1) with associated works at 151 Western Road, Cambuslang.

The Committee decided: that planning application P/22/1217 by IA Real Estate Limited for the erection of a retail unit (Class 1) with associated works at 151 Western Road, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 13 August 2019 (Paragraph 12)]

8 Application P/22/0819 for Erection of 2 Detached Houses with Associated Parking and Landscaping at Land at Rowhead Farm, Biggar Mill Road, Biggar

A report dated 16 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0819 by Mr and Mrs Lawson for the erection of 2 detached houses with associated parking and landscaping at land at Rowhead Farm, Biggar Mill Road, Biggar.

Following discussion, during which an officer responded to a member's question on an aspect of the report, Councillor Nelson, seconded by Councillor Convery, moved that the application be refused for the reasons detailed in the Executive Director's report. Councillor McDonald, seconded by Councillor Barker, moved that the application be granted subject to appropriate conditions, to be prepared by officers, on the grounds that the application site was deemed to be a gap site. On a vote being taken using the electronic voting system, 7 members voted for the motion, 14 for the amendment and 1 abstained. The amendment was declared carried.

The Committee decided: that planning application P/22/0819 by Mr and Mrs Lawson for the erection of 2 detached houses with associated parking and landscaping at land at Rowhead Farm, Biggar Mill Road, Biggar be granted subject to the conditions attached as Appendix 2 to this minute.

9 Application P/22/1492 for Erection of Upper Floor Extension and 2 Storey Extension to House at 1 Hillend Road, Rutherglen

A report dated 13 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/1492 by R Watson for the erection of an upper floor extension and 2 storey extension to a house at 1 Hillend Road, Rutherglen.

The Committee decided:

that planning application P/22/1492 by R Watson for the erection of an upper floor extension and 2 storey extension to a house at 1 Hillend Road, Rutherglen be granted subject to the conditions specified in the Executive Director's report.

10 Application P/22/1659 for Erection of Single Storey Rear Extension at 14 Clamps Wood, East Kilbride

A report dated 13 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/1659 by G Miller for the erection of a single storey rear extension at 14 Clamps Wood, East Kilbride.

The Committee decided:

that planning application P/22/1659 by G Miller for the erection of a single storey rear extension at 14 Clamps Wood, East Kilbride be granted subject to the condition specified in the Executive Director's report.

Councillor Ferguson-Miller, having declared an interest in the above application, withdrew from the meeting during its consideration

11 Tree Preservation Order – Chestnut Walk and Dunavon Avenue, Strathaven

A report dated 13 January 2023 by the Executive Director (Community and Enterprise Resources) was submitted on the promotion of a Provisional Tree Preservation Order (TPO) on 28 trees located at Chestnut Walk and Dunavon Avenue, Strathaven, as detailed on the plan attached to the Executive Director's report.

The Provisional TPO was required to ensure that no inappropriate work was undertaken to the trees, which were considered to contribute to the character, amenity and sense of place at Chestnut Walk and Dunavon Avenue, Strathaven, as well as the surrounding area.

The Committee decided:

- (1) that a Provisional Tree Preservation Order be promoted under the terms of Section 163 (Provisional Tree Preservation Order) of the Town and Country Planning (Scotland) Act 1997 on the groups of trees identified on the plan attached to the report; and
- (2) that, should there be no objections to the Provisional Tree Preservation Order, the Order be confirmed within 6 months of the date of its promotion.

Councillor Lambie left the meeting during consideration of this item of business

12 Urgent Business

There were no items of urgent business.

Application P/22/0360 for Erection of House (Planning Permission in Principle) at Land at Spittal Farm, Spittal Road, Carnwath

01. The development to which this permission in principle relates shall be begun no later than the expiration of five years beginning with the date of grant of this decision notice.

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

These matters are as follows:-

- (a) the layout of the site, including vehicular access, footways and parking areas;
- (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
- (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum;
- (d) the design and location of all boundary treatments including walls and fences;
- (e) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;
- (f) the means of drainage and sewage disposal and;
- (g) energy statement.

Reason: To comply with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

03. That no building to be erected on the site shall exceed 1.5 storey(s) in height.

Reason: To safeguard residential amenity and to ensure satisfactory integration with the surrounding area.

04. That notwithstanding the terms of Condition 3 above, the design and siting of any dwellinghouse on the site shall take due cognisance of the rural location, with particular regard being paid to scale, massing, roof pitch, fenestration and materials; and shall be in accordance with the Council's approved policy on new dwellings in the rural area.

Reason: To safeguard the visual amenity of the rural area.

05. That the further application(s) required under the terms of Condition 2, shall make reference to and incorporate the criteria specified within the approved South Lanarkshire Council 'Residential Design Guide'.

Reason: In the interests of amenity and to ensure that the Council's key residential design standards are met.

06. That no consent is hereby granted for the indicative house footprint shown on the site plan.

Reason: Permission is granted in principle only and no approval is given for these details.

07. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Developer Design Guidance (May 2020) and shall include the following signed appendices: C 'Sustainable Drainage Design Compliance certificate', D 'Sustainable Drainage Design Independent Check Certificate' and E 'Confirmation of Future Maintenance of Sustainable Drainage Apparatus'. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

08. That before the dwellinghouse hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.

Reason: To ensure the provision of a satisfactory drainage system.

09. That the dwellinghouse shall not be occupied until the developer provides a written agreement from SEPA that the site can be served by a sewerage scheme in accordance with relevant standards and regulations.

Reason: To ensure that the development is served by an appropriate effluent disposal system.

10. That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 215 metres measured from the road channel shall be provided to the east of the vehicular access and a visibility splay of 2.5 metres by 57.4 metres to the west measured from the road channel shall be provided to the right of the vehicular access as indicated on the approved Site Plan and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

11. That the further application required under Condition 2 shall include provision for a 2 metre wide verge along the entire site frontage.

Reason: In the interests of public safety.

12. That before the development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.

Reason: In the interests of traffic and public safety.

13. That no gates or other obstructions shall be erected within the first 6 metres of the driveway as measured from the heel of the footway.

Reason: In the interests of traffic and public safety.

14. That before the development hereby approved is completed or brought into use, 1 no. parking spaces for 1 bedroom house, 2 no. parking spaces for 2 and 3 bedrooms and for 4 or more bedrooms 3 no parking spaces (all individual parking spaces to be 3.0m x 6.0m modules) shall be laid out, constructed, and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

15. That any garage or car port erected within the curtilage of the site shall be at least 6 metres from the heel of the footway.

Reason: To ensure the provision of adequate parking facilities to reduce the incidence of roadside parking.

16. The energy statement required by condition 2 above, shall include:-

- (a) the total predicted energy requirements and CO2 emissions of the development, clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO2 standard;
- (b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
- (c) an indication of the location and design of the on-site energy technologies; and
- (d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.

The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

Reason: These details have not been provided or approved.

17. Prior to the commencement of work on site full details of a tree planting scheme, in the area shaded green on the Site Plan, shall be submitted to and approved in writing by the Council as Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.

Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works or five years of the carrying out of the tree planting scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To enhance the natural heritage of the area.

18. That the approved tree planting shall be completed to the satisfaction of the Council as Planning Authority prior to commencement of work on the dwellinghouse hereby approved and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

19. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

20. That no dwellinghouse shall be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a water scheme constructed to the specification and satisfaction of Scottish Water as the Water Authority.

Reason: To ensure that the development is served by an appropriate water supply.

21. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Council as Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Council as Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: In order to safeguard any archaeological items of interest or finds.

22. That prior to the commencement of works, details and locations of charging point(s) for electrical cars, shall be submitted for the written approval of the Council as Planning Authority. Prior to the completion of the development the approved charging points shall be installed, available for use and thereafter maintained and replaced where necessary to the satisfaction of the Council.

Reason: To ensure facilities for recharging electrical cars are available for the use of the residents.

23. Prior to the occupation of the dwelling, a passing place shall be provided between Medwyn Rise and the proposed site access. The passing place shall be designed in accordance with the National Development Roads Guidelines for approval and thereafter constructed to the approved specification. The passing place will require the fence line to be realigned.

Reason: In the interests of traffic and public safety.

24. That the existing soakaway drains, manhole and septic tank outfall pipe which falls within the application site boundary and serves the existing neighbouring property to the west, Medwyn Rise, shall remain in place and shall not be disrupted or interrupted in anyway by the approved development.

Reason: To ensure that the development does not impact upon the drainage and septic tank outfall pipe serving a neighbouring property.

Application P/22/0819 for Erection of 2 Detached Houses with Associated Parking and Landscaping at Land at Rowhead Farm, Biggar Mill Road, Biggar

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That the roof of the dwellings shall be clad externally in natural slate or a slate substitute which closely resembles natural slate.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That before development starts, full details of the design and location of all fences and walls, including any retaining walls to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. That before the dwellinghouses hereby approved are occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That no dwellinghouse shall be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a sewerage and water scheme constructed to the specification and satisfaction of Scottish Water as the Water and Sewerage Authority.

Reason: To ensure that the development is served by an appropriate effluent disposal system and water supply.

07. Prior to completion or first occupation of the dwelling houses hereby approved, full details of the tree and hedge planting scheme, shown on the Proposed Site Plan L(0)01, shall be submitted to and approved in writing by the Council as Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.

Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works or five years of the carrying out of the tree planting scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To enhance the natural heritage of the area.

08. That the approved hedgerow and tree planting shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the dwelling or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

09. Prior to the commencement of works on site, the applicant will require to submit a flood risk assessment for the consideration and approval of the Council. Self-certification and independent check certificates appendices A and B (refer to the Council's developer design guidance May 2020) duly signed by the relevant party are to be submitted.

Reason: To ensure that works proposed are not at risk of flooding and will not increase the likelihood of flooding elsewhere.

10. Prior to the commencement of works on site, the applicant shall provide a sustainable drainage strategy for the approval of the Council. Copies of the self-certification and independent checks contained within Appendices C and D (refer to the Council's developer design guidance May 2020) duly signed by the relevant parties are to be submitted.

Reason: To ensure the drainage designs are acceptable to the Council and in the interests of road safety.

11. Prior to the commencement of works on site, if the intention is to connect drainage into the public sewer, the applicant will require to provide confirmation from Scottish Water that they are willing to accept the drainage discharge and design.

Reason: To ensure that the site will be effectively drained.

12. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Council as Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Council as Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: In order to safeguard any archaeological items of interest or finds.

13. That before any dwellinghouses within the development hereby approved are completed or brought into use, all of the parking spaces as shown on the Proposed Site Plan L(0)01 shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking and turning facilities within the site.

14. That before the development hereby approved is completed or brought into use, a visibility splay of 2.0 metres by 43.0 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

15. That none of the driveways shall have a gradient exceeding 1 in 12.

Reason: In the interests of traffic and public safety.

16. That before the dwellinghouses hereby approved are occupied, a drainage system, including the provision of a channel drain along the road edge, capable of preventing any flow of water from the site onto the public road or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.

Reason: To ensure the provision of a satisfactory drainage system.

17. Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 10% reduction in CO₂ emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:-

- (a) the total predicted energy requirements and CO₂ emissions of the development, clearly illustrating the additional 10% reduction beyond the 2007 building regulations CO₂ standard;
- (b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
- (c) an indication of the location and design of the on-site energy technologies; and
- (d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.

Reason: To secure a reduction in carbon dioxide emissions.

18. The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

Reason: To secure the timeous implementation of on-site zero and low carbon energy technologies.

19. That prior to the commencement of works, details and locations of electrical car charging points for each house plot shall be submitted for the written approval of the Council as Planning Authority. Prior to the completion of the development the approved charging points shall be installed, available for use and thereafter maintained and replaced where necessary to the satisfaction of the Council.

Reason: To ensure facilities for recharging electrical cars are available for the use of residents.

20. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.