

Report

Report to:	Planning Committee
Date of Meeting:	19 December 2017
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CL/17/0436
Planning Proposal:	Erection of Detached Dwellinghouse (Amended Planning Application)

1 Summary Application Information

- Application Type : Further applications
- Applicant : Mr Neil Pringle
- Location : Holm Road
Crossford

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission - Subject to Conditions (Based on the Conditions listed)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If Committee are minded to grant planning permission, it should be noted that consent cannot be granted and issued at present. As SEPA has advised against the grant of planning permission by objecting in principle on the basis of potential flood risk, in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 the application must be formally notified to Scottish Ministers for Scottish Ministers the opportunity to consider whether to call in the application for their own determination.

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 01 Clydesdale West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**

Policy 2 - Climate Change
 Policy 3 - Green Belt and Rural Area
 Policy 4 - Development management and placemaking
 Policy 14 - Green Network and Greenspace
 Policy 15 - Natural and Historic Environment
 Policy 17 - Water Environment and Flooding

**Development management, Placemaking
and Design Supplementary Guidance (2015)**

**Green Belt and Rural Area
Supplementary Guidance**

**Natural and Historic Environment
Supplementary Guidance**

**Green Network and Greenspaces
Supplementary Guidance**

**Sustainable Development and Climate
Change Supplementary Guidance**

◆ Representation(s):

▶	1	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

The Coal Authority - Planning and Local Authority Liaison Department

S.E.P.A. (West Region) (Flooding)

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The application site (0.625 hectares) is situated on agricultural land to the north of Crossford at the confluence of the Clyde and Nethan Rivers. It is accessed from a track which connects to Holm Road via a gap between existing houses and other houses currently under construction. The site is bounded to the north by the Clyde (on the northern side of the river is the route of the Clyde Walkway), to the west by the Nethan (beyond is a promontory of semi natural marshland and scrub which adjoins a residential estate) whilst to the south is other agricultural land in the applicants ownership. A large pond has been formed within this area.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of a detached dwellinghouse on the site together with the formation of a new access road. The proposed house is an innovative design which in terms of the locality is unique in appearance and concept. It is single storey and octagonal shaped with six projecting pods containing bedrooms and outside decking – three of these pods are partially cantilevered over the adjacent river banks. The core of the house is open plan with dining and sitting areas orientated around a central kitchen with linked access to a separated lounge with associated outside decking overlooking the Clyde and Nethan. The centre of the roof is topped by a circular cupola (which functions as a light well) from which the multiple sided roof slopes down to the eaves except the pods which have separate roof pitches. The exterior would be finished in slate and rock paneling although the roof of the pods which would contain solar panels and be finished in grass. Access would be taken via a new private road from Holm Road and three parking spaces would be laid out to the front of the curtilage.
- 2.2 This current proposal represents an amendment on a previous application CL/17/0090 which was refused by the Planning Committee on 15 August 2017 on the grounds of perceived flood risk. The officer recommendation in the report to committee had been to grant planning permission. The applicant subsequently lodged an appeal against the Council's decision however the appeal was subsequently withdrawn. The current application is similar to the previous application the only difference being minor material changes involving the re-orientation of the house so that lounge now fronts the river Clyde and the master bedroom facing down the river. In addition the applicant proposes to raise a small area of land adjoining the River Nethan beyond the levels that were the subject of the earlier proposal.

3 Background

3.1 Relevant Government Advice

- 3.1.1 SPP advises that the planning system should identify a generous supply of land to support the achievement of housing land requirements and maintaining at least a 5 year supply of land at all times. It should also enable the development of well designed, energy efficient, good quality housing in sustainable locations and focus on the delivery of allocated sites. In terms of development in the rural area, SPP states that most new development should be guided to locations within or adjacent to settlements. Planning should take every opportunity to create high quality places and direct development to the right places, in particular by encouraging the re-use of brownfield sites.
- 3.1.2 The SPP states that the purpose of the Green Belt designation is to;
- Direct planned growth to the most appropriate locations and support regeneration

- Protect and enhance the quality, character, landscape setting and identity of towns and cities
- Protect and give access to open space within and around towns and cities.

3.1.3 In terms of flood risk SPP states that the planning system should promote a precautionary approach by preventing development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity. Land raising should only be considered in exceptional circumstances where it is shown to have a neutral or better effect on flood risk outside the raised area.

3.2 **Local Plan Status**

3.2.1 The application site is identified in the adopted South Lanarkshire Local Development Plan as being outwith the settlement boundary of Crossford and within the Green Belt where Policy 3 - Green Belt and Rural Area applies. Policies 2 – Climate Change, 4 - Development Management and Place Making, 14 Green Network and Greenspace, and Policy 15 -Natural and Historic Environment Natural are also relevant as is Policy 17 - Water Environment and Flooding. The associated Supplementary Guidance on Development Management, Placemaking and Design, Green Belt and Rural Area, Natural and Historic Environment, Green Network and Greenspace and Sustainable Development and Climate Change are also applicable.

3.3 **Planning History**

3.3.1 Planning application CL/17/0090 for the erection of a dwellinghouse on the site was refused by the Planning Committee on 15 August 2017 on grounds that the proposal represented a flood risk. A subsequent appeal was lodged by the applicant however this was withdrawn by letter dated 29 November 2017.

3.3.2 Other land in the applicants ownership in this part of Holm Road has been the subject of the following decisions.

- CL/15/0040 – Planning Permission for the formation of 4 house plots on the frontage of Holm Road was refused in March 2015 on the grounds that the proposed development would encroach into the floodplain. A subsequent appeal to Scottish Ministers was upheld and planning permission granted by decision letter in June 2015. It should be noted three of the houses are completed and the fourth is under construction.
- CL/15/0393 – Planning permission for the extension of the garden areas of the 4 plots the subject of the above decision was refused in February 2016 on the grounds that that the proposed development would encroach upon a flood plain, reduce flood storage capacity and potentially transfer the flood risk elsewhere. A subsequent appeal to Scottish Ministers was upheld and planning permission granted by decision letter in September 2016.
- CL/15/0426 – Planning Permission for the formation of 2 house plots on land adjacent to the River Nethan refused in February 2016 on the grounds that the proposed development would encroach upon the functional flood plain and reduce its flood storage capacity and therefore increase the flood risk elsewhere. A subsequent appeal to Scottish Ministers was upheld and planning permission granted by decision letter in September 2016. It should be noted that both houses are under construction.

3.3.3 In addition the applicant has previously operated an agricultural business from his landholding. As a result of the agricultural status of the site the applicant has carried out extensive groundworks, including raising ground levels, without the need to make

a planning application as the works are permitted development under the terms of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Flood Management)** – No objection subject to conditions recommended for the original application.

Response: Noted. The recommended conditions have been attached.

- 4.2 **Roads Development Team** – no objections subject to conditions relating to access, sightlines and parking.

Response: Appropriate conditions could be attached in the event that the application is approved.

- 4.3 **Coal Authority** – Following the submission of a Coal Mining Risk Assessment advise that they have no objections to the application.

Response: Noted.

- 4.4 **SEPA** - Their consultation response on the previous application (CL/17/0090) raised objections to those proposals on the grounds that the application site was in the functional flood plain and therefore buildings within the site would be at risk of flooding. In addition they objected to the associated landraising and re-profiling of land within the floodplain.

In response to the consultation on this latest application the objection is maintained. SEPA has clarified that, as a result of the increase in levels by 1m as proposed in this application, they now consider that the application site has been raised outwith the functional floodplain of the Nethan and Clyde rivers. However they remain concerned that the landraising that has taken place will result in water levels being increased on the Clyde upstream of the site by approximately 300mm which will increase the flood risk to existing property upstream. They have reiterated their concerns that the site is now to be used for residential purposes rather than agricultural.

They have taken cognisance of previous appeal decisions on Plots 1-5 along Holm Road however the new proposals are viewed as distinct planning applications and are therefore subject to Scottish Planning Policy (SPP) principles. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. On that basis they object in principle to the proposed development on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy. In addition the proposals do not meet the aims of the Flood Risk Management (Scotland) Act 2009.

Response: The concerns raised by SEPA are noted. However the applicant has relied on permitted development rights available under current legislation (in relation to agricultural activities) to undertake landraising within the land he owns. In the case of the land at Holm Road the Council has previously accepted that an agricultural business has been carried out on the applicant's entire landholding and therefore as a result it is considered that the permitted rights apply across all of the landholding. In addition, while it appears that agricultural activities are not currently being carried out on the land the lawful use in planning terms is still considered to be agriculture and will remain so until planning permission for an alternative use is granted or until such time as the use is considered to be abandoned. Even in the latter event there is no requirement within current legislation to require the work to be reversed i.e. the land reinstated to its original levels and accordingly it is considered that any land raising that has occurred on the landholding is permitted development.

Three previous planning applications made by the applicant for development on other land in his ownership at Holm Road were refused on flood risk grounds. In consultation responses on each of the applications SEPA had objected on a similar basis to that on the current application and the Council refused them based on the advice received from SEPA. All three of these decisions were subject of an appeal to Scottish Ministers with the Reporter in each case upholding the appeal and granting planning permission after being satisfied that the land raising had been carried out using permitted development rights by excavating material within the agricultural unit.

Throughout the consideration of various applications for residential development the Council took into consideration SEPAs concerns about the impact of the proposals on flood risk due to the development being proposed on functional floodplain. However this stance has not been supported by the Reporters who considered the related appeals. The updated Flood Risk Assessment submitted with this application includes clarification on how the change in predicted water levels at the site has occurred. Following a review of this information the Councils Flood Risk Management team have confirmed that the information satisfactorily addresses their concerns and that as a result they consider it has been demonstrated the land at Holm Road does not now form part of the functional flood plain, a stance now adopted by SEPA. They are satisfied that the proposed development of this land at Holm Road will not impact upon the flood risk of neighbouring lands. In addition, the Flood Management Team do not have evidence that flooding has occurred elsewhere as a result of the previous landraising on the site.

The current application includes proposals for further landraising involving raising levels from 46.7OD to 47.5 OD within a small part of the site adjacent to the River Nethan. The impact of these works on the overall floodplain would be negligible. The most up to date FRA confirms to the Council's satisfaction that the landholding of the applicant is not within the floodplain. Again this point has been acknowledged by SEPA.

5 Representation(s)

- 5.1 In response to the carrying out of neighbor notification and the advertisement of the application in the local press for the non-notification of neighbours, 1 letter of objection was received. The issues raised are summarised below:

(a) The Upper Clyde Angling Protective Association holds the Salmon lease on the River Clyde including the River Nethan. As holder of the lease they are entitled, by law, to have access for policing of the river through Scottish Minister appointed Crown Bailiffs. This currently is a very popular angling stretch being the confluence of the River Nethan and the River Clyde. As such, it is a resting point for migrating salmon thus favouring the efforts of the anglers and the proposed structure would inhibit those efforts.

Response: The applicant has been made aware of the matters raised however they are a private legal matter and not a material consideration in determining the application. The structure of the proposed house would not impede access to the river bank.

- 5.2 This letter of representation has been copied and is available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the erection of a detached dwellinghouse on land at the confluence of the Clyde and Nethan to the north of

Crossford. The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan (and associated Supplementary Guidance), and national planning Policy with particular reference to its impact on flood risk, amenity and road safety.

- 6.2 The proposals the subject of this report are broadly similar to those that were subject of a separate on planning application CL/17/0090 that was presented to the Planning Committee on 15 August 2017. Members will recall that the officer recommendation in that case was to grant planning permission contrary to SEPA advice who objected to that application on flood risk grounds. Following consideration of the report Members decided to refuse planning permission due to concerns about the potential flood risk associated with the proposed development. A subsequent appeal against that decision was recently withdrawn. The changes to the earlier application are minor in nature. Nevertheless a full assessment of the application has been carried out against national and local planning policy as detailed below.
- 6.3 The site is identified in the South Lanarkshire Local Development Plan as being outwith the settlement boundary for Crossford and falls within the designated Green Belt where Policy 3 - Green Belt and Rural Area applies. This states that development which does not require to locate in the countryside will be expected to be accommodated within settlements. The policy states that a number of exceptions apply to this general approach and further detailed guidance is set out in associated Green Belt and Rural Supplementary Guidance. Policy GBRA8 – New Clusters of Houses/Isolated Dwellinghouses in the SG includes circumstances involving individually designed houses which are of an exceptional and innovative design quality. To accord with policy proposals should reflect the highest standards in contemporary architecture, enhance the immediate setting of the site and be sensitive to the defining characteristics of the area. In terms of national planning policy on development in the Green Belt Scottish Planning Policy states that the purpose of the Green Belt designation is to;
- Direct planned growth to the most appropriate locations and support regeneration
 - Protect and enhance the quality, character, landscape setting and identity of towns and cities
 - Protect and give access to open space within and around towns and cities.
- 6.4 The key considerations in determining whether the principle of the proposed house on this site is in accordance with land use policy are whether its siting conflicts with the bullet points described above and whether an exception to policy in terms of the design quality of the proposed house can be demonstrated. The application site is located approximately 200 metres north of the current settlement edge of Crossford (namely the four house plots granted on appeal in 2015) in a field bounded on two sides by the Clyde and the Nethan. One of purposes of the Green Belt is to manage growth of settlements and prevent merging of nearby towns and villages. In this case the proposal involves a single house on land which has defensible boundaries on two sides and beyond by extensive woodland and therefore there is no potential for the inappropriate merging of settlements to occur. The separation distance between Crossford and the application site will be maintained thereby ensuring the setting of Crossford will be unaffected. The character and landscape setting of Crossford is provided by the river corridors and wooded areas which would be unaffected by these proposals. In contrast the applicants landholding comprises an open field whose character has been changed by the works carried out under permitted development rights. This land is in private ownership and there are no amenity/recreational facilities within it nor is it part of the Core Path Network. Overall it is considered that the objectives of Green Belt designation would not be compromised.

- 6.5 For the proposals to comply with Supplementary Guidance on development in the Green Belt and Rural Area the applicant has to show that the proposed house is of an exceptional and innovative design quality. This requires the house to exhibit the highest standards in contemporary architecture through the use of materials or method of construction. The proposed house is unique in appearance and concept comprising a single storey structure which is octagonal shaped with six projecting pods three of which would be partially cantilevered over the adjacent river banks. The centre of the roof is topped by a circular cupola (which functions as a light well) from which the multiple sided roof slopes down to the eaves except the pods which have separate roof pitches. The exterior would be finished in slate and rock panelling although the roof of the pods which would contain solar panels and be finished in grass. Overall the design and scale of the house takes advantage of the characteristics of the site and its setting and the unique and innovative style of dwelling will enhance the character of the area adding to visual interest while ensuring it would not become a dominant feature in the landscape. It is noted that when viewed from Crossford it would have a backdrop of mature woodland. As a result it is considered that an exception to policy on Green Belt development has been shown and therefore the principle of the proposal complies with the adopted Local Development Plan.
- 6.6 A further key issue in determining the application is the impact of the proposals on flood risk. Policy 17 - Water Environment and Flooding states that any development where flood risk cannot be appropriately managed to prevent a significant adverse increase in the risk of flooding either on the site or elsewhere will not be permitted. The avoidance principle of flood risk management must be met. The Council will not support any development in the functional floodplain except where a specific locational need is identified. Policy 2 - Climate Change states proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change by avoiding areas of medium to high flood risk. Policy SDCC2 in the associated Sustainable Development and Climate Change Supplementary Guidance states that the storage capacity of the functional floodplain should be safeguarded. Avoidance of development within it is the most sustainable option for the long term management of flood risk.
- 6.7 As with the earlier application SEPA has objected in principle to the application on the grounds described in section 4.4 of the report namely the development would put land and buildings at risk of flooding as a result of the landraising that has been carried out to form the development platform. However crucially SEPA now accepts that the site is not in the functional floodplain. As described earlier in the report at 4.4 the levels of the site and the other land in the applicants ownership have been altered and raised over a number of years through the groundworks carried out without the need for planning permission to be sought. This has had the effect of the land falling out of the functional flood plain. In land use terms the land in question continues to be considered as agricultural; even if this use were to be abandoned there is no legislative requirement to reinstate the original levels. This situation has arisen as a result of an anomaly in current legislation nonetheless the assessment of the application has to take account of the existing circumstances. The Council's Flood Management Team are satisfied that it has been demonstrated the land at Holm Road does not now form part of the functional flood plain (a point now acknowledged by SEPA) and that the proposed development of this discrete part of the applicants landholding will not impact upon the flood risk of neighbouring lands. Notwithstanding SEPA's response it is concluded that the proposals accord with planning policy on flood risk.

- 6.8 Policy 4 - Development Management and Place Making along with supplementary guidance on Development Management, Placemaking & Design requires the Council to seek well designed proposals which integrate successfully with their surroundings, take account of the local context and built form and to be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. In addition development should be well related to existing development, public transport, local services and facilities. The proposed dwelling is unique in appearance and will integrate with and enhance its riverside setting. There would not be an adverse impact on the amenity or landscape character. The Roads Development Team have not raised any road safety concerns. In view of this, the proposal is considered to be compliant with Policy 4 and associated Supplementary Guidance.
- 6.9 Policy 15 – Natural and Historic Environment and the associated Natural and Historic Environment Supplementary Guidance seeks to conserve those features which contribute to local distinctiveness. In this respect, the proposal will not impact upon the established field pattern, trees, hedgerows or distinctive boundary features. The setting of Crossford relative to the corridor of the Rivers Clyde and Nethan will remain largely unchanged. The policy also aims to ensure that the conservation status of protected species is not undermined. The Rivers Clyde and Nethan are a potential habitat for otters which are a European Protected Species. An otter survey has been carried out which found no field signs of this species.
- 6.10 Policy 14 - Green Network and Greenspace states partial loss will only be considered where landscape enhancement can be achieved, there is no significant adverse impact upon natural/built heritage resources and compensatory provision can be provided elsewhere. The proposed development will result in the creation of a landmark feature along the riverside whilst the formation of a large pond in the remaining field area to the south within the applicant's ownership benefits wildlife and has added to the amenity value of the greenspace. Therefore the proposal will not compromise the policy objectives.
- 6.11 It is considered that the proposal in land use terms is an appropriate form of development for the site and that design and scale of the proposed house complies with policy and supplementary guidance on development in the Green Belt. As with the earlier application that was refused by the Council an objection has been received from SEPA on grounds of the potential flood risk. Consideration has again been given to their concerns as well as the views of the Council's Flood Management team and the previous appeal decisions on applications elsewhere in the applicant landholding in Holm Road. Careful professional judgment has been applied to the circumstances of the case and it has been concluded overall that the proposals comply with the adopted South Lanarkshire Local Development Plan and Scottish Planning policy on flood risk. Therefore it is recommended that planning permission be granted. Although the reasons for SEPA's objection have not been supported in previous appeals and are not supported by the Council's Flood Risk Management team in respect of this application, SEPA has not withdrawn the objection. Accordingly, if Committee agree to this recommendation and propose to grant Consent, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 will apply and the Council must notify the application to the Scottish Ministers to allow them to consider whether to call in the application for their own determination.

7 Reasons for Decision

- 7.1 The proposal accords with Policies 2, 3, 4, 14, 15 and 17 of the adopted South Lanarkshire Local Plan and associated Supplementary Guidance: Natural and Historic Environment; Development Management, Place Making and Design; Green

Belt and Rural Area and; Green Network and Green Spaces. The proposal will have no adverse impact on residential or visual amenity of the area and also raises no road safety or flood risk issues.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

11 December 2017

Previous References

- ◆ CL/17/0436

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 05/10/2017

- ▶ Consultations
 - Roads & Transportation Services (Flood Risk Management Section) 17/10/2017
 - The Coal Authority - Planning and Local Authority Liaison Department 18/10/2017
 - The Coal Authority - Planning and Local Authority Liaison Department 18/10/2017
 - S.E.P.A. (West Region) (Flooding) 27/10/2017

- ▶ Representations
 - Representation from : United Clyde Angling Protective Association, Felview
101 Glenmore
Whitburn
West Lothian
EH47 8NP, DATED 19/10/2017

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Ian Hamilton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 5174, (Tel : 01698 455174)
E-mail: ian.hamilton@southlanarkshire.gov.uk

Further applications

PAPER APART – APPLICATION NUMBER : CL/17/0436

CONDITIONS

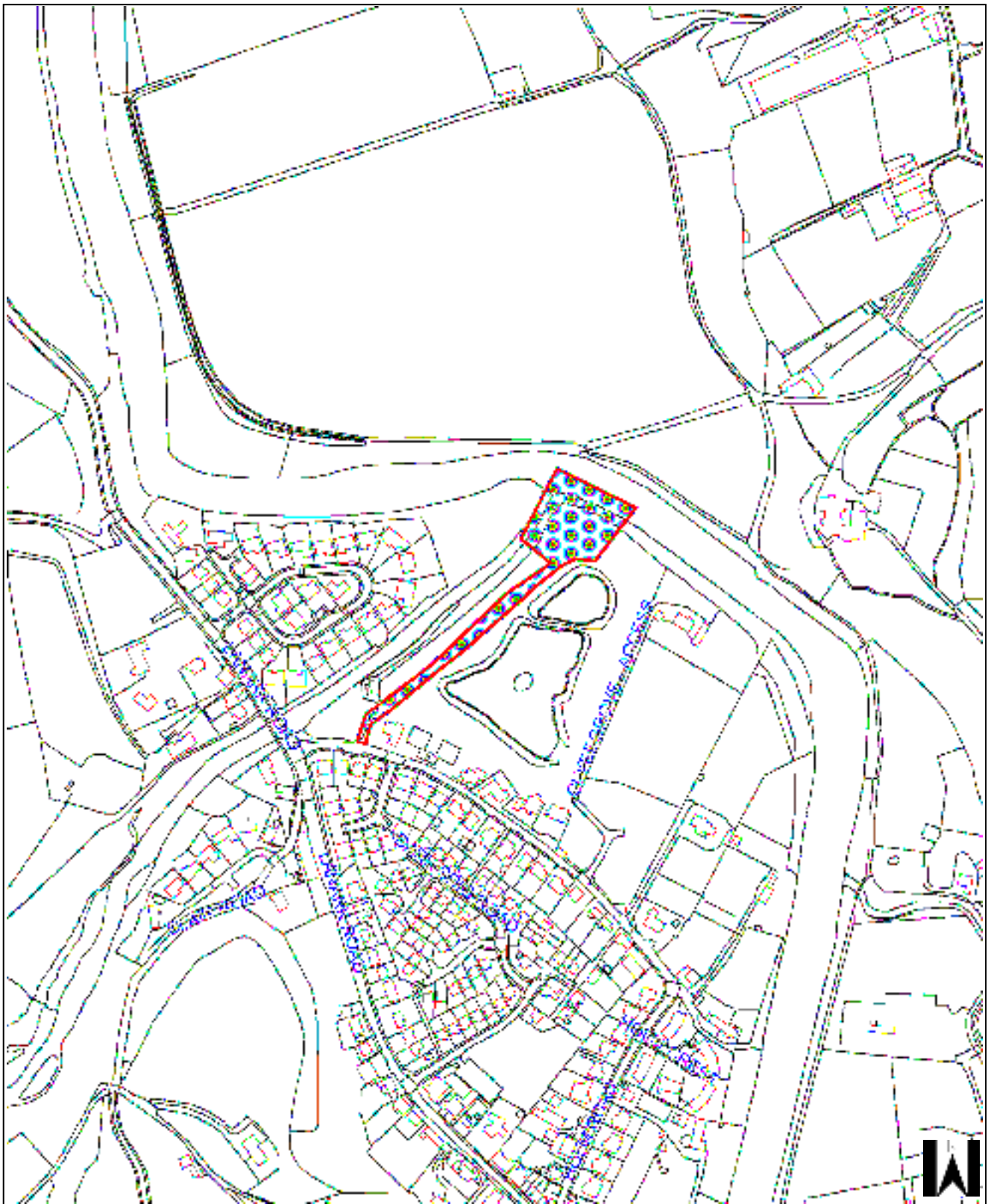
- 1 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 2 That before development starts, 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.
- 3 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 2 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 4 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 Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.
- 5 That the dwellinghouse shall not be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a water and sewerage scheme constructed to the specification and satisfaction of Scottish Water as the Water and Sewerage Authority.
- 6 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 35 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.
- 7 That before the development hereby approved is brought into use, a 3 metre wide dropped kerb footway crossing, with the first 4 metres of the access hardsurfaced from the edge of the public road, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 8 Traffic management proposals for all construction adjacent to the carriageway shall be submitted and approved by the Councils as Planning and Roads Authority.
- 9 The development shall adhere to recommendations outlined in para 5.2 of the Flood Risk Assessment (Terrenus, 29 September 2017) in particular that the final floor levels shall be 48.4m OD and that access to the approved dwelling shall be formed at a level of 48.0m OD.

- 10 The development shall adhere to recommendations outlined in the Otter Survey (Wild Surveys Ltd, March 2017).
- 11 That before any work commences on the site, a scheme of landscaping for the area within the application site along the rivers Clyde and Nethan shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.including, where appropriate, the planting of fruit/apple trees; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 12 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) 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.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 These details have not been submitted or approved.
- 3.1 In order to retain effective planning control
- 4.1 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.
- 5.1 To ensure that the development is served by a water supply and sewerage system.
- 6.1 In the interest of road safety
- 7.1 In the interest of public safety.
- 8.1 In the interest of road safety.
- 9.1 To achieve a flood risk freeboard of 1.0 metres above the peak 1:200 years plus climate change water level.
- 10.1 In the interests of wildlife.
- 11.1 To promote vegetation growth along river banks in order to bind soil and prevent erosion.
- 12.1 In the interests of amenity.

For information only



For information only