

Report

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

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| Application No | HM/17/0510 |
| Planning Proposal: | Erection of 118 Bedroom Hotel and Associated Parking |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Hamilton Park Racecourse Co Ltd
- Location : Hamilton Park Racecourse
Bothwell Road
Hamilton
ML3 0DW

2 Recommendation(s)

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

- (1) Grant Detailed Permission – Subject to Conditions (based on the conditions attached).

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine the application.

3 Other Information

- ◆ Applicant's Agent: ICA
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development Management and Place Making
Policy 6 - General urban area/settlements
Policy 14 - Green Network and Greenspace
Policy 15 - Natural and Historic Environment
Policy 16 - Travel and Transport
Policy 17 - Water Environment and Flooding

Development Management, Place Making and Design Supplementary Guidance (2015)

- ◆ Representation(s):
 - ▶ 2 Objection Letters
 - ▶ 1 Support Letters

◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

West of Scotland Archaeology Service

SP Energy Network

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

National Grid UK Transmission

Access Panel

Economic Development

Environmental Services

Historic Environment Scotland

Roads Development Management Team

Arboricultural Services

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land located within the Hamilton Park Racecourse to the north-east of Hamilton Town Centre. The site is predominantly flat, it extends to approximately 0.75 hectares and is essentially a mix of hard landscaping and gravel finish. The site is bounded to the north by the racecourse grandstand and paddock area, to the south by a grassed area and adjacent residential flatted development, to the east by the race track and to the west by Bothwell Road.
- 1.2 A stone boundary wall and fencing on Bothwell Road forms the west enclosure of the site and a number of mature trees are sited in a variety of locations throughout the site. The site lies partly within the confines of the area defined by Historic Environment Scotland in their Battlefields Inventory in relation to the Battle of Bothwell Bridge and wholly within the Hamilton Palace Designed Landscape.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of a 118 bedroom hotel and associated parking. The proposed hotel would be positioned within the gravelled hardstanding area to the south of the existing paddock and grandstand which is currently utilised as spectator parking during events. The proposed hotel would be positioned parallel to the line of the racecourse and an existing retaining wall and reflects the position of the now demolished spectator stands. The retaining wall is to be reduced to a height to enable views from the ground floor public areas of the hotel directly onto the course and Hamilton Park beyond. The building would be approached along the existing internal road with the main entrance, vehicle drop off and forecourt located at the eastern end of the site. A self contained dedicated car park for 94 hotel guest cars would be provided with landscaped boundary treatment as a privacy and security buffer to the remaining spectator car park areas.
- 2.2 The proposed building would have a pitched roof to reflect the grandstand building and would incorporate twin gables on the end elevations. The majority of the bedroom accommodation is located on the first to third floor levels creating a plinth of public accommodation to the ground floor. A slate roof is proposed which would be extended down the façade to a string course at third floor level, creating a tri-part elevation of base, middle and top. The finish materials for the exterior walls would be predominantly white render with pre-cast reconstituted stone detailing.
- 2.3 Pedestrian access to the hotel would be from Bothwell Road. The existing pedestrian access points would be retained and the existing stone wall would remain along the Bothwell Road boundary. Bus stops located directly adjacent to the site on Bothwell road would allow direct pedestrian access to the hotel through the new car park and pedestrian paths. The private car park would utilise a method of vehicle access control to restrict access by non-hotel guests. Five disabled parking spaces are proposed in close proximity to the main entrance. An electric vehicle charging point would be provided for guest use in addition to eighteen cycle stands. The car park has been designed as a one-way system loop with a dedicated drop off zone provided adjacent to the main entrance, for car and minibus use.
- 2.4 A Design and Access Statement, Transport Assessment, Noise Impact Assessment, Tree Survey and a Heritage Impact Assessment were submitted with the application as supporting information.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms of local plan policy, the application site is located within the general urban area in the adopted South Lanarkshire Local Development. The relevant policies for the assessment of the application are Policy 4 - Development Management and Place Making, Policy 6 - General Urban Area/Settlements, Policy 15 – Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding. An assessment of the proposal against the above policies is contained in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 SPP states that planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields. In terms of designed landscapes SPP states that planning authorities should protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes and designed landscapes of regional and local importance.
- 3.2.2 Historic Environment Scotland's Inventory of Historic Battlefields contains a record for each site and the Inventory records include a detailed report on the battle. It describes the battlefield and the reasons for its national importance. This information helps to: raise awareness of the significance of the battlefield; assist in the sustainable management of change through the planning system and through land management; and inform the wider enjoyment, research, interpretation, education and commemoration of sites.

3.3 Planning Background

- 3.3.1 There is no recent planning history relevant to the application site.

4 Consultation(s)

- 4.1 **Environmental Services** – have no objections to the application subject to conditions restricting noise levels on site to an acceptable level and requiring the submission of a scheme for the control and mitigation of dust for the Council's further approval. Informatives advising the applicant of acceptable hours for audible construction activities at the site and matters relating to health and safety, food preparation, contamination and smoke control should also be attached to any consent granted.
Response:- Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.
- 4.2 **Roads Development Management** – raised no objections subject to conditions.
Response:- Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised
- 4.3 **Roads and Transportation Services (Flood Risk Management)** – have no objections to the application subject to conditions requiring the submission of a flood risk/drainage assessment for the Council's approval and the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self certification document.
Response:- Noted. Appropriately worded conditions would be attached to any consent granted to address the above matters.
- 4.4 **West of Scotland Archaeology Service** – due to the position of the development within the Inventory battlefield, it would be necessary to consider the impact of the proposal on the setting of the battlefield, however, this does not appear to raise a

particularly significant issue. The proposed development site is located towards the southern fringe of the area defined in the Inventory in relation to the battlefield, meaning that it would be necessary to give some consideration to the potential for material associated with the fighting to be present within the plot, in addition to the impact of the proposal on the overall character of the battlefield, and on the ability of the viewer to understand and appreciate the nature of the action. Although it remains possible that stray artefacts could still be present in this area, this potential does not appear to be particularly high as a result of this more recent disturbance. As a result, archaeological work is not considered to be necessary in relation to the potential for the proposal to have a direct impact on buried archaeological material. In a similar vein, the modern structures that are already in place in the area surrounding the proposed development site suggests that construction of the hotel is unlikely to have a major impact on the remaining elements of the designed landscape associated with Hamilton Palace. Given the scale of modern development already present in the area surrounding it, it appears unlikely that construction of the hotel would have a significant additional detrimental impact on the surviving elements of the landscape.

Response:- Noted.

- 4.5 **Historic Environment Scotland** – have no objections to the application and have advised that they do not have any comments to make on the proposals.

Response:- Noted.

- 4.6 **Scottish Water** – have no objections to the application and have advised that there is currently sufficient capacity to facilitate the development at the Hamilton Waste Water Treatment Works.

Response:- Noted.

- 4.7 **SP Energy Networks** – have no objection to the proposals.

Response:- Noted.

- 4.8 **SEPA (West Region)** – have no objections to the application. Whilst there is no need to include SUDS if Scottish Water accept the entire surface flows from the development, should Scottish Water be unable to accept the surface water to their system SEPA would advise that any proposed discharge of surface water to the water environment must be in accordance with the principles of the SUDS Manual (C753) and comply with the terms of CAR. Construction/demolition works associated with the development of the site must be carried out with due regard to the guidelines on avoidance of pollution.

Response:- Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.

- 4.9 **Economic Development** – are supportive of the proposal which will not only underpin the racecourse's future for many years to come but will secure this major asset for the town and the wider economic benefit which can be derived from its success.

Response:- Noted.

- 4.10 **Arboricultural Services** – would resist the loss of trees within the site.

Response:- Noted. The Planning Service has had detailed discussions with the applicant in relation to the trees within the site. Whilst there will be a small number of trees which will require to be removed to allow the development, both the Council and the applicant wish to keep this to a minimum and any consent granted would incorporate appropriately worded conditions and informatives to ensure that any trees that can be retained will be retained through the minor alterations to the car park layout and through the use of modern technologies.

4.11 **National Grid** – no response to date.

Response:- Noted.

4.12 **Access Panel** – no response to date.

Response:- Noted.

5 Representation(s)

5.1 Statutory neighbour notification procedures were undertaken and the application was advertised as a Schedule 3 Development and under the heading Non-Notification of Neighbours in the Hamilton Advertiser. Three letters of representation were received in relation to the application. The grounds of objection are summarised below:

(a) Proximity to the property at 31 The Paddock. The hotel is only 42 metres from our boundary fence which is far too close for a domestic dwelling and will impact on the privacy of the residents.

Response: The proposed hotel would be located approximately 38 metres from the above flatted development. It is considered that this is an acceptable distance to ensure that the development has no adverse impact on residential amenity, particularly in relation to loss of privacy.

(b) Noise and dirt disruption during the construction phase.

Response: No adverse comments were raised by Environmental Services in this regard. However, any consent granted would incorporate conditions restricting noise levels on site to an acceptable level and requiring the submission of a scheme for the control and mitigation of dust for the Council's further approval. In addition, an informative would be attached advising the applicant of acceptable hours for audible construction activities at the site.

(c) There will also be noise pollution once the development is complete. Air conditioning/heating systems are usually placed outside the building to minimise noise inside which will mean a noise nuisance for us. There will be noise from vehicular traffic arriving and leaving at all hours of day or night and noise from people using the hotel. Who will police this? There is a long history of noise pollution from the racecourse.

Response: Again, no adverse comments were raised by Environmental Services in this regard. Any consent granted would incorporate conditions restricting noise levels on site to an acceptable level and requiring the submission of a scheme for the control and mitigation of dust for the Council's further approval. In addition, an informative would be attached to any consent granted advising the applicant of acceptable hours for audible construction activities at the site.

(d) Is there a need for a hotel at the racecourse? There has been racing at Hamilton for decades without the need for a hotel. Is it usual for a racecourse to have a hotel on site?

Response: The need for a hotel on the site is not a material planning consideration.

(e) I am in support of this planning application for the proposed hotel and feel that the hotel will bring much needed income to Hamilton to boost tourism and help improve the area. However, we live in the new housing estate off the Furlongs and find it very difficult during peak times to get out of the estate because of the traffic from Bothwell Road. Would this development add to congestion here and make access to the properties more difficult.

Response: Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues.

(f) A hotel forms part of the proposed development at the old University of the West of Scotland site. Would that proposal supersede this hotel proposal or would they both be considered.

Response: The proposal referred to is an application for planning permission in principle for a mixed use development incorporating a hotel on the site of the University of the West of Scotland. This application is currently being assessed by the Council and like all planning applications requires to be assessed on its own merits.

- 5.2 These letters are available for inspection in the usual manner and on the Councils Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of a 118 bedroom hotel and associated parking. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.2 In terms of national planning policy relative to the historic environment, SPP states that planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields. In relation to designed landscapes SPP states that planning authorities should protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes and designed landscapes of regional and local importance.
- 6.3 In this instance, the application site is partly located within the area defined by Historic Environment Scotland in their Battlefields Inventory in relation to the Battle of Bothwell Bridge and wholly within the Hamilton Palace Designed Landscape. On this basis, Historic Environment Scotland and West of Scotland Archaeology Service (WOSAS) were consulted on the application. It is noted that Historic Environment Scotland raised no adverse comments in relation to the application and that WOSAS have considered the impact of the proposal on the setting of the battlefield and have concluded that the proposal raises no significant issues. Due to the scale of modern development already present in the surrounding area WOSAS also consider that it is unlikely that the proposed hotel would have a significant detrimental impact on the surviving elements of the designed landscape associated with Hamilton Palace. It is, therefore, considered that the proposal is in accordance with national planning policy.
- 6.4 In terms of local plan policy, the application site is located within the general urban area in the adopted South Lanarkshire Local Development Plan. The relevant policies for the assessment of the application are Policy 4 - Development Management and Place Making, Policy 6 - General Urban Area/Settlements, Policy 14 – Green Network and Greenspace, Policy 15 - Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.
- 6.5 With regard to the principle of the proposal, the application site is located within the general urban area and there are no amenity, environmental or access issues which would prevent the development of the site for a hotel, therefore, the principle of the proposal is considered to be acceptable. As the application raises no policy issues it is considered that the proposal conforms with the terms of Policy 6.
- 6.6 Policy 14 states that development proposals should safeguard the local green network, identified on the proposals map, and identify opportunities for enhancement and/or extension which can contribute towards:

- i placemaking,
- ii mitigating greenhouse gases,
- iii supporting biodiversity,
- iv enhancing health and quality of life,
- v providing water management including flood storage, and buffer strips,
- vi providing areas for leisure activity, and
- vii promoting active travel.

- 6.7 The racecourse is actively managed to maintain its mature trees and landscaping and whilst there will be some loss of trees to allow the development to proceed, this will be kept to a minimum. The applicants have reconsidered the layout of the car park and the use of modern technologies to allow the retention and protection of trees and a condition will be attached to ensure that all trees to be retained are suitably and permanently protected. The proposed layout incorporates several areas of structured landscaping and open space. It is considered that the application site, the surrounding area and the Green Network as a whole will benefit from the enhanced leisure and ecological opportunities that the proposal provides. Any consent granted would be conditioned to ensure the submission of a landscaping scheme for the Council's further approval which could incorporate the use of native species or those with known benefits to biodiversity to ensure continued opportunities for biodiversity and leisure within the site and the surrounding area. Given the above, it is considered that the development of the site will not have a detrimental impact on the environment and will not adversely affect the quality of life for those living in the surrounding area. It is, therefore, considered that the proposal meets the aims of Policy 14.
- 6.8 Given the site's location within Historic Environment Scotland's Battlefields Inventory in relation to the Battle of Bothwell Bridge and within the Hamilton Palace Designed Landscape, Policy 15 is relevant to the assessment of the application. This policy states that the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. The Council will seek to protect important natural and historic sites and features from adverse impacts resulting from development, including cumulative impacts. As discussed above, neither Historic Environment Scotland nor West of Scotland Archaeology Service raised any adverse comments in relation to the application and they are satisfied that the proposal raises no significant issues in terms of any potential impact on the setting of the battlefield or the surviving elements of the designed landscape associated with Hamilton Palace. It is, therefore, considered that the proposal meets the terms of Policy 15.
- 6.9 In terms of the detailed design of the development, Policy 4 and Policy 6 generally require new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. It is considered that the proposed layout for the development is acceptable and that it will be in keeping with the mix of residential, commercial and industrial development in the surrounding area. It is considered that the proposed hotel is of a high quality design incorporating a suitably high standard of finish materials and that it will be in keeping with the existing development in the surrounding area. Furthermore, the hotel would be located approximately 38 metres from the closest residential properties which would ensure that the proposal has no adverse impact on the amenity of those properties in terms of overlooking and loss of privacy. The proposal is, therefore, considered to be in accordance with Policy 4.
- 6.10 Policy 16 - Travel and Transport seeks to ensure that development considers, and where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, a Transport Assessment (TA)

was submitted with the application which assessed the impact on the local road network. Having assessed the application and the supporting TA, Roads and Transportation Services are satisfied that the proposal would not have an adverse impact on traffic flows or road safety and that a sufficient amount of car parking is being provided for the development. Furthermore, the site is easily accessible by public transport and the development would be well integrated into existing walking and cycling networks. On this basis, it is considered that the proposal complies with the terms of Policy 16.

- 6.11 The proposal has been assessed by the relevant consultees in terms of Policy 17. With regard to flooding and surface water drainage no adverse comments were raised by Roads and Transportation subject to the inclusion of a condition requiring the provision of a sustainable urban drainage system (SUDS) within the site. Scottish Water have also confirmed that they have no objections to the application and any consent granted would include a condition to ensure that the hotel is not occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards. It is, therefore, considered that the proposal is in accordance with the terms of Policy 17.
- 6.12 In summary, the application to develop the site for a hotel is considered to be acceptable as the application conforms with local plan policy and the proposal raises no significant environmental or infrastructure issues. It is, therefore, recommended that detailed planning permission should be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 4, 6, 14, 15, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

11 December 2017

Previous References

None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development Management Place Making and Design Supplementary Guidance (2015)
- ▶ Neighbour notification letter dated 27.0.2017
- ▶ Press Advertisement, Hamilton Advertiser 09.11.2017

- ▶ Consultations
 - S.E.P.A. (West Region) 31/10/2017
 - Scottish Water 07/11/2017

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| SP Energy Network | 02/11/2017 |
| Economic Development | 05/12/2017 |
| Roads & Transportation (Flood Risk Management) | 05/12/2017 |
| West of Scotland Archaeology Service | 31/10/2017 |
| Environmental Services | 31/10/2017 |
| Historic Environment Scotland | 28/11/2017 |

► Representations

Representation from : Christopher Newlands, 30 Tom McCabe Gardens
Hamilton
ML3 6LW, DATED 02/11/2017 12:18:30

Representation from : Lewis and Margaret Graham, 45 The Paddock
Hamilton
ML3 0RF, DATED 14/11/2017

Representation from : David Blore, 31 The Paddock.
Claremont Court
Hamilton
ML3 0RF
, DATED 13/11/2017

Contact for Further Information

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

Jim Blake, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 3657 (Tel : 01698 453657)
E-mail: jim.blake@southlanarkshire.gov.uk

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 the development hereby permitted is occupied or brought into use, all the fences or walls 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 before any work commences on the site, a scheme of landscaping 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.
- 5 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.
- 6 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.
- 7 That the hotel shall not be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 8 Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB (A) when measured in accordance with

BS4142:1997 at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.

- 9 Prior to any development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 10 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 11 That no development, including tree works or tree removal, shall take place until full details of both soft and hard landscape works have been submitted to and approved in writing by the Council as Planning Authority and these works shall be carried out as approved. These details shall include a monitoring and implementation programme [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting, etc) ; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration where relevant). Soft landscaping works 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; implementation programme].
- 12 That all approved hard and soft landscape works shall be carried out in accordance with the implementation and monitoring programme agreed with the Council as Planning Authority and in accordance with the relevant recommendations of the appropriate British Standards. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the substantial completion of the development, whichever is the sooner, and 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.
- 13 That no development, tree works or site clearance shall take place until details of earthworks have been submitted to and approved by the Council as Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing trees Root Protection Area, vegetation and surrounding landform; and any retaining walls with structural calculations verified by a qualified company. Development shall be carried out in accordance with the approved details.
- 14 That all existing trees on site shall be retained until a tree retention and removal

plan has been submitted to and approved by the Council as Planning Authority. "Retained tree" are all existing trees on site; and paragraphs (a) and (b) below shall have effect until the expiration of (10 years) from the date of the (occupation of the building/commencement of use of the approved development) for its permitted use.

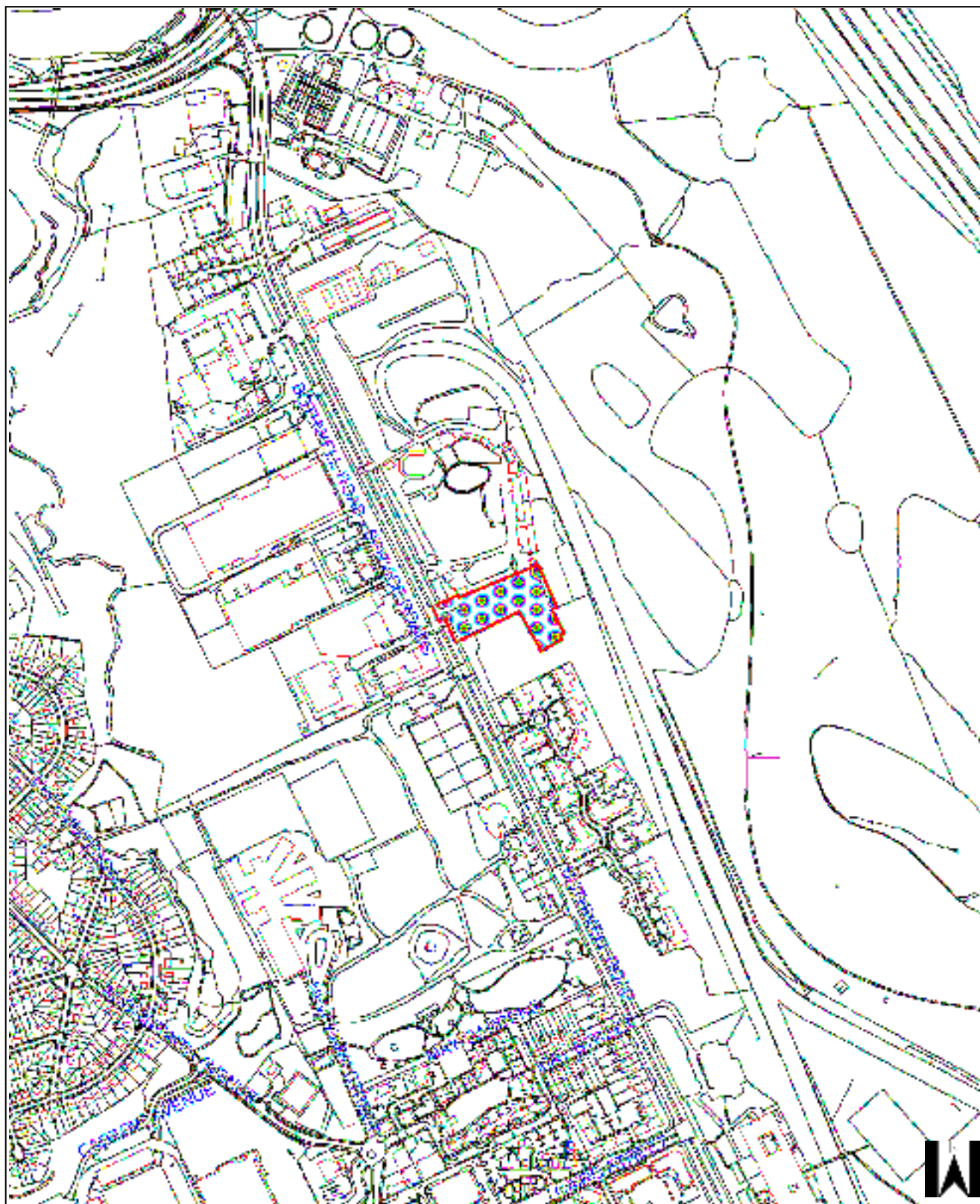
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998.

(b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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 the interests of amenity and in order to retain effective planning control.
- 4.1 In the interests of the visual amenity of the area.
- 5.1 In the interests of amenity.
- 6.1 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.
- 7.1 To ensure the provision of a satisfactory sewerage system
- 8.1 To safeguard the amenity of the area.
- 9.1 In the interests of amenity and in order to retain effective planning control.
- 10.1 In the interest of public safety
- 11.1 In the interest of the visual amenity of the area.
- 12.1 In the interests of amenity.
- 13.1 To ensure the protection and maintenance of the existing woodland within the area.
- 14.1 In order to retain effective planning control.

For information only



For information only