

PLANNING COMMITTEE

Minutes of meeting held via Confero and in Committee Room 1, Council Offices, Almada Street, Hamilton on 8 August 2023

Chair:

Councillor Richard Nelson

Councillors Present:

Councillor Alex Allison, Councillor Ralph Barker, Councillor Walter Brogan (*substitute for Councillor Davie McLachlan*), Councillor Archie Buchanan, Councillor Ross Clark, Councillor Margaret Cowie, Councillor Maureen Devlin, Councillor Mary Donnelly, Councillor Gladys Ferguson-Miller, Councillor Elise Frame, Councillor Alistair Fulton, Councillor Celine Handibode, Councillor Mark Horsham, Councillor Ross Lambie, Councillor Lesley McDonald, Councillor Norman Rae, Councillor John Ross, Councillor Graham Scott, Councillor David Shearer, Councillor Bert Thomson (*substitute for Councillor Gerry Convery*), Councillor Helen Toner, Councillor David Watson

Councillors' Apologies:

Councillor Gerry Convery (Depute), Councillor Joe Fagan (ex officio), Councillor Martin Lennon, Councillor Monique McAdams, Councillor Davie McLachlan

Attending:

Community and Enterprise Resources

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

Finance and Corporate Resources

M Cannon, Legal Services Adviser; S Jessup, Administration Assistant; S McLeod, Administration Officer

1 Declaration of Interests

The following interests were declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
Horsham	Application P/22/0390 for Change of Use of Land from Agriculture to Class 6 (Storage or Distribution), Installation of Modular Office Building, Erection of Vehicle Washing Bay and Creation of Hardstanding Area (Retrospective) and Formation of Haul Road at Townhead Farm, Ponfeigh Road, Sandilands, Lanark	Prior involvement in the application
Nelson	Application P/22/1359 for Change of Use of Domestic Office and Gym to a One-Bedroom Self-Catering Holiday Let (Retrospective) at 3 Mauldslie Castle Orchard, Mauldslie Road, Carluke	Known to an objector

Fulton	Application P/22/0357 for Planning Permission in Principle for the Erection of 25 Chalets, a Commercial Facility, Tourist/Leisure Use, Eco Village and Associated Landscaping (Section 42 Application to Remove Condition 2 – Number of Units of Planning Consent P/17/0199) at Land 160 Metres Northeast of Nether Kypeside Farm, Lesmahagow	Employer involved in previous related applications
Shearer	Application P/23/0596 for Erection of Detached House on Agricultural Land (Planning Permission in Principle) at Stockwell Farm, Braidwood Road, Braidwood, Carluke	Prior discussion with the applicant and requested to address the Committee as a local member

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 6 June 2023 were submitted for approval as a correct record.

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

3 South Lanarkshire Local Development Plan 3, South Lanarkshire Development Plan Scheme 2023 and Open Space Strategy

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted:-

- ◆ requesting approval of the commencement of the relevant statutory processes and engagement in relation to the preparation of South Lanarkshire Local Development Plan 3 (SLLDP3)
- ◆ updating the Committee on the work that had been carried out on an Open Space Strategy for the Council's area
- ◆ requesting approval of the South Lanarkshire Development Plan Scheme 2023

The Planning (Scotland) Act 2019 had introduced a number of changes to the development planning system including giving the Scottish Government's National Planning Framework an enhanced status as part of the development plan alongside the Council's local development plan. The 2019 Act also included a revised framework for local development plan preparation and a new statutory duty for councils to prepare an Open Space Strategy. There was no longer a requirement for councils to prepare Strategic Development Plans.

The process for preparing SLLDP3 was set out in the Act, with further detail provided in the subsequent Regulations and guidance published in May 2023. Details of the process for the preparation of SLLDP3, which would cover a 10 year period as opposed to the previous 5 year period, and its format were provided in the report.

As detailed in the report, the local development plan process now comprised the following stages:-

- ◆ development plan scheme
- ◆ evidence report
- ◆ gate check
- ◆ proposed plan
- ◆ examination
- ◆ adoption

The preparation of an annual Development Plan Scheme (DPS) was a statutory duty and the draft South Lanarkshire Development Plan Scheme 2023 was attached as Appendix 1 to the report. The DPS set out the proposed timetable for each stage of the local development plan preparation and also included a Participation Statement which outlined how interested parties could engage in the preparation. The Participation Statement had been subject to consultation, via an on-line survey, and had been reviewed to take account of the responses.

The Open Space Strategy (OSS) would set out the strategic framework of the Council's policies and proposals for the development, maintenance and use of green infrastructure and bring together the policies of services including Planning, Estates, Grounds, Countryside and Greenspace, and Roads and Transportation. Guidance on the preparation of local development plans made reference to the OSS having to be submitted as part of the evidence report and the requirement to achieve the following 6 outcomes:-

- ◆ improving access to green infrastructure, open space and green networks
- ◆ creating successful and sustainable places
- ◆ improving health and wellbeing
- ◆ advancing equality and eliminating discrimination
- ◆ securing positive effects for biodiversity
- ◆ mitigation of and adaptation to climate change

An audit of the Council's open spaces had been completed earlier this year and work had commenced on identifying localities at an appropriate scale for which statements describing the existing quality, quantity and accessibility of open space would be prepared. This would inform the assessment of current and future requirements in terms of the 6 outcomes and the needs of each locality. Engagement with local communities, including children and young people, older people, disabled people and key agencies would be carried out. This work would also align with the requirement to prepare a separate Play Sufficiency Assessment as part of the local development plan process.

Update reports on the preparation of SLLDP3 would be submitted to future meetings of this Committee as appropriate.

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

The Committee decided:

- (1) that officers be authorised to commence the relevant statutory processes and engagement in relation to the preparation of South Lanarkshire Local Development Plan 3;
- (2) that it be noted that work had started on the preparation of an Open Space Strategy for the Council's area in the context of the process for preparing a local development plan; and
- (3) that the South Lanarkshire Development Plan Scheme 2023, attached as Appendix 1 to the report, be approved.

[Reference: Minutes of 21 June 2022 (Paragraph 9) and 21 March 2023 (Paragraph 3)]

4 Application P/21/2155 for Change of Use of Agricultural Farmland to Form an Agricultural Vehicle, Plant and Machinery Sale Yard Including the Erection of 2 Agricultural Sheds and Associated Works (Retrospective) at Stoneside of Dripps Farm, Cartside Highway, Thorntonhall

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/21/2155 by Carnbroe Estates Limited for the change of use of agricultural farmland to form an agricultural vehicle, plant and machinery sale yard including the erection of 2 agricultural sheds and associated works (retrospective) at Stoneside of Dripps Farm, Cartside Highway, Thorntonhall.

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

The Committee decided: that planning application P/21/2155 by Carnbroe Estates Limited for the change of use of agricultural farmland to form an agricultural vehicle, plant and machinery sale yard including the erection of 2 agricultural sheds and associated works (retrospective) at Stoneside of Dripps Farm, Cartside Highway, Thorntonhall be refused for the reasons detailed in the Executive Director's report.

Councillor Toner left and rejoined the meeting during this item of business due to technical difficulties

5 Application P/22/0078 for Erection of House with Associated Works at Land Adjacent to Holmpark, Stonymeadow Road, East Kilbride

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0078 by E Pringle for the erection of a house with associated works at land adjacent to Holmpark, Stonymeadow Road, East Kilbride.

The application had been referred to Committee for consideration, as requested by Councillor Scott, in terms of section 2.4 of the Council's Planning Application Decision Making Process.

Points raised in further representations to elected members were referred to at the meeting and addressed by an officer.

The application had been assessed against the relevant policies and criteria contained in the National Planning Framework 4 (NPF4) and adopted South Lanarkshire Local Development Plan 2 (SLLDP2). Details of the assessment were provided in the report. In the view of the Executive Director (Community and Enterprise Resources), while there was compliance with some aspects of the development plan, the application site was located in the green belt and there was no specific locational requirement for the dwelling to be located in the green belt, therefore, the application was deemed to be contrary to Policies 8, 14, 15 and 16 of NPF4 and Policies 4 and GBRA1 of SLLDP2.

Following discussion, during which an officer responded to members' questions on aspects of the report, Councillor Nelson, seconded by Councillor Devlin, moved that the application be refused for the reasons detailed in the Executive Director's report. Councillor Scott, seconded by Councillor Shearer, 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 brownfield site. The Legal Services Adviser highlighted that, if the application was granted, it would result in a determination contrary to the development plan. On a vote being taken using the electronic voting system, 10 members voted for the motion and 12 for the amendment which was declared carried.

The Committee decided:

that planning application P/22/0078 by E Pringle for the erection of a house with associated works at land adjacent to Holmpark, Stoney Meadow Road, East Kilbride be granted subject to the conditions attached as Appendix 1 to this minute.

6 Application P/22/0122 for Erection of Detached Double Garage at Plot 4, Stanmore Park, St Leonard Street, Lanark

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0122 by A and A Reid for the erection of a detached double garage at Plot 4, Stanmore Park, St Leonard Street, Lanark.

The Committee decided:

that planning application P/22/0122 by A and A Reid for the erection of a detached double garage at Plot 4, Stanmore Park, St Leonard Street, Lanark be granted subject to the conditions specified in the Executive Director's report.

7 Application P/22/0390 for Change of Use of Land from Agriculture to Class 6 (Storage or Distribution), Installation of Modular Office Building, Erection of Vehicle Washing Bay and Creation of Hardstanding Area (Retrospective) and Formation of Haul Road at Townhead Farm, Ponfeigh Road, Sandilands, Lanark

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0390 by JHP Transport Lanark Limited for a change of use of land from agriculture to Class 6 (storage or distribution), installation of modular office building, erection of vehicle washing bay and creation of hardstanding area (retrospective) and formation of haul road at Townhead Farm, Ponfeigh Road, Sandilands, Lanark.

Members of the Committee thanked officers and the applicant for their efforts in overcoming the difficulties related to the application.

The Committee decided:

that planning application P/22/0390 by JHP Transport Lanark Limited for a change of use of land from agriculture to Class 6 (storage or distribution), installation of modular office building, erection of vehicle washing bay and creation of hardstanding area (retrospective) and formation of haul road at Townhead Farm, Ponfeigh Road, Sandilands, Lanark be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 22 September 2020 (Paragraph 3)]

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

8 Application P/22/0878 for Erection of 14 Wind Turbines (12 with 149.9 Metres Maximum Height to Tip and 2 with 180 Metres Maximum Height to Tip) with a Maximum Output of up to 50 Megawatts and Associated Infrastructure Including Substation, Control Building etc (Section 42 Application to Amend Condition 3 of Planning Consent P/18/1540 to Permit Operational Lifetime for a 30 Year Period) at Cumberhead Windfarm, Stockbriggs from New Trows C13 to Cumberhead, Lesmahagow

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/0878 by Cumberhead Wind Energy Limited for the erection of 14 wind turbines (12 with 149.9 metres maximum height to tip and 2 with 180 metres maximum height to tip) with a maximum output of up to 50 megawatts and associated infrastructure including substation, control building etc (Section 42 application to amend condition 3 of planning consent P/18/1540 to permit an operational lifetime for a 30 year period) at Cumberhead Windfarm, Stockbriggs from New Trows C13 to Cumberhead, Lesmahagow.

The Committee decided:

that planning application P/22/0878 by Cumberhead Wind Energy Limited for the erection of 14 wind turbines (12 with 149.9 metres maximum height to tip and 2 with 180 metres maximum height to tip) with a maximum output of up to 50 megawatts and associated infrastructure including substation, control building etc (Section 42 application to amend condition 3 of planning consent P/18/1540 to permit an operational lifetime for a 30 year period) at Cumberhead Windfarm, Stockbriggs from New Trows C13 to Cumberhead, Lesmahagow be granted subject to the conditions detailed in the Executive Director's report.

[Reference: Minutes of 25 August 2020 (Paragraph 11)]

9 Application P/22/1359 for Change of Use of Domestic Office and Gym to a 1-Bedroom Self-Catering Holiday Let (Retrospective) at 3 Mauldslie Castle Orchard, Mauldslie Road, Carluke

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/22/1359 by A Loudon for a change of use of a domestic office and gym to a 1-bedroom self-catering holiday let (retrospective) at 3 Mauldslie Castle Orchard, Mauldslie Road, Carluke.

The Committee decided:

that planning application P/22/1359 by A Loudon for a change of use of a domestic office and gym to a 1-bedroom self-catering holiday let (retrospective) at 3 Mauldslie Castle Orchard, Mauldslie Road, Carluke be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 19 November 2013 (Paragraph 8)]

Councillor Nelson, having declared an interest in the above application, withdrew from the meeting during its consideration. Councillor Devlin, in the absence of the Chair and Depute Chair, took the Chair for this item only

10 Application P/23/0069 for Installation of Battery Storage Facility (Section 36 Scottish Government Consultation) at Land at Broken Cross Open Cast Coal Site, Tower Road, Douglas, Lanark

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/0069 by Alcemi Storage Developments 6 Limited for the installation of a battery storage facility (Section 36 Scottish Government Consultation) at Land at Broken Cross Open Cast Coal Site, Tower Road, Douglas, Lanark.

The proposal had been submitted to the Scottish Government under Section 36 of the Electricity Act 1989 as it had an electricity generating capacity of over 50 megawatts (MW). As a result, the Council was a consultee to the application and not the consenting authority.

The application was considered acceptable on the basis that it accorded with the relevant policies in the National Planning Framework 4 and adopted South Lanarkshire Local Development Plan 2.

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:

- (1) that the Scottish Government be advised that the Council had no objections to planning application P/23/0069 by Alcemi Storage Developments 6 Limited for the installation of a battery storage facility (consultation from Scottish Ministers under Section 36 of the Electricity Act 1989) at land at Broken Cross Open Cast Coal Site, Tower Road, Douglas, Lanark, subject to the conditions specified in the Executive Director's report;
- (2) that the Head of Planning and Regulatory Services be authorised to undertake any discussions in relation to further agreements on the proposed conditions, if required, with the Scottish Government; and
- (3) that, in addition, the Scottish Government be advised that approval should be subject to the conclusion of legal agreements covering:-
 - ◆ the provision of a temporary overbridge solution for the passage of all abnormal loads requiring to cross the B7078 Poniel Bridge
 - ◆ the repair of any damage to roads and bridges arising from extraordinary wear and tear associated with the construction of the development

[Reference: Minutes of 7 July 2015 (Paragraph 15) and 25 August 2020 (Paragraph 12)]

11 Application P/23/0357 for Planning Permission in Principle for the Erection of 25 Chalets, a Commercial Facility, Tourist/Leisure Use, Eco Village and Associated Landscaping (Section 42 Application to Remove Condition 2 - Number of Units of Planning Consent CL/17/0199) at Land 160 Metres Northeast of Nether Kypeside Farm, Lesmahagow

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/0357 by NKS Renewables Company Limited for planning permission in principle for the erection of 25 chalets, a commercial facility, tourist/leisure use, eco village and associated landscaping (Section 42 application to remove condition 2 – number of units of planning consent CL/17/0199) at land 160 metres northeast of Nether Kypeside Farm, Lesmahagow.

Points raised in further representations to elected members were referred to at the meeting and addressed by an officer.

There followed a discussion on the application during which an officer responded to members' questions on aspects of the report and application, including a request by the applicant for consideration of the application to be deferred.

The Committee decided: that planning application P/23/0357 by NKS Renewables Company Limited for planning permission in principle for the erection of 25 chalets, a commercial facility, tourist/leisure use, eco village and associated landscaping (Section 42 application to remove condition 2 – number of units of planning consent CL/17/0199) at land 160 metres northeast of Nether Kypeside Farm, Lesmahagow be refused for the reasons detailed in the Executive Director's report.

[Reference: Minutes of 26 June 2018 (Paragraph 15)]

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

12 Application P/23/0587 for Overcladding of Roof and Walls, Erection of Single Storey Extension, Nursery Playground Extension and Associated Fencing, Creation of New Car Park, Widening of Existing Road, Formation of New Pedestrian Footpath, Stair and Ramp, Substation and Associated Infrastructure at Our Lady of Lourdes Primary School, Carnegie Hill, East Kilbride

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/0587 by South Lanarkshire Council for the overcladding of roof and walls, erection of single storey extension, nursery playground extension and associated fencing, creation of new car park, widening of existing road, formation of new pedestrian footpath, stair and ramp, substation and associated infrastructure at Our Lady of Lourdes Primary School, Carnegie Hill, East Kilbride.

The Committee decided: that planning application P/23/0587 by South Lanarkshire Council for the overcladding of roof and walls, erection of single storey extension, nursery playground extension and associated fencing, creation of new car park, widening of existing road, formation of new pedestrian footpath, stair and ramp, substation and associated infrastructure at Our Lady of Lourdes Primary School, Carnegie Hill, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

13 Application P/23/0596 for Erection of Detached House on Agricultural Land (Planning Permission in Principle) at Stockwell Farm, Braidwood Road, Braidwood, Carluke

A report dated 31 July 2023 by the Executive Director (Community and Enterprise Resources) was submitted on planning application P/23/0596 by Mr and Mrs C Smith for the erection of a detached house on agricultural land (planning permission in principle) at Stockwell Farm, Braidwood Road, Braidwood, Carluke.

The application had been referred to Committee for consideration, as requested by Councillor Shearer, in terms of section 2.4 of the Council's Planning Application Decision Making Process.

The Committee heard Councillor Shearer, a local member, in support of the application.

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

The Committee decided: that planning application P/23/0596 by Mr and Mrs C Smith for the erection of a detached house on agricultural land (planning permission in principle) at Stockwell Farm, Braidwood Road, Braidwood, Carlisle be refused for the reasons detailed in the Executive Director's report.

Councillor Shearer, having declared an interest in the above application, withdrew to the public gallery until invited to make representations to the Committee as a local member. He returned to the public gallery during consideration of the application

14 Urgent Business

There were no items of urgent business.

Chair's Closing Remarks

The Chair referred to the revised report format and advised that it was intended to include links in future reports to enable members to look at photographs and street views of the application sites.

Application P/22/0078 for Erection of House with Associated Works at Land Adjacent to Holmpark, Stoneymeadow Road, East Kilbride

1. 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).

2. 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.

3. 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

Reason: To ensure the appropriate provision of landscaping within the site.

4. 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.

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

5. 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 and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.

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

6. That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees within the site.

7. That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site. Written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority. Existing trees to be retained must be protected in accordance with methods as set out in BS5837/2012 during and until completion of all site operations and building works.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

8. 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.

9. 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.

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.

10. 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.

11. That before the development hereby approved is completed or brought into use, the first 4 metres of the driveway, measured from the edge of the carriageway, shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

Reason: To prevent deleterious material being carried onto the road.

12. That before the dwellinghouse hereby permitted is occupied, 3no. car parking spaces shall be provided within the curtilage of the plot and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.

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

13. That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 120 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.

14. That prior to any works associated with the construction of the development commencing, a Construction Traffic Management Plan shall be submitted to the Council as Roads and Planning Authority for approval. This shall include:-
1. A programme for starting on site
 2. Details of wheel washing / road cleaning regime to ensure mud and debris is not deposited on the public road
 3. A plan showing that all vehicles should be able to access and exit the site in forward gears, therefore a turning area must be provided
 4. A plan showing the turning area and location and number of spaces for site staff / operatives

Reason: In the interests of traffic and public safety.

15. Prior to works commencing on site, details of slope protection along the length of the visibility splays shall be provided for approval and thereafter implemented to the satisfaction of the Council as Roads and Planning Authority.

Reason: These details have not been submitted or approved.

16. The scheme shall ensure that:-

- a) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq, 16hr of 40dB daytime (07:00 - 23:00)
- b) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq, 8hr of 30dB night-time (23:00 - 07:00)
- c) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq, max of 45dB night-time (23:00 - 07:00)
- d) The external levels shall not exceed an LAeq, 16hr of 50dB daytime in any rear garden areas, when measured free-field

Details of any mitigation (glazing specification/close-board fencing) to demonstrate compliance with the above shall be submitted to the Council as Planning Authority for approval prior to habitation.

Reason: To minimise noise disturbance.

17. That before any works commence on site, a bat survey of the outbuilding being demolished shall be carried out by a qualified ecologist, the findings of which shall be submitted to and approved in writing by the Council as Planning Authority. Thereafter any recommendations of the survey shall be implemented throughout the construction process.

Reason: To ensure that any species are protected and suitable mitigation measures are put in place.

18. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for at least one electrical charging point within the development for motor vehicles. Prior to any works commencing on site, details of the proposed arrangements shall be submitted and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure the provision of appropriate facilities on site.