

# Report

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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>21 June 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CL/10/0379
Planning Proposal:	Erection of Ninety Bed Care Home, Formation of Associated Vehicular Access and Parking Areas and Associated Groundworks

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Anwar Ulhaq
- Location : Springfield  
Cleghorn  
ML11

## 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 Conditions Stated).

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: W H Dickie
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted 2009)**
  - Policy STRAT4: Accessible Rural Area
  - Policy ENV30: New Development Design
  - Policy ENV34: Development in the Countryside
  - Policy DM1: Development Management

### ◆ Representation(s):

- ▶ 3 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

### ◆ Consultation(s):

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

Historic Scotland (Ancient Monuments)

Environmental Services

Scottish Water

West of Scotland Archaeology Service

Roads and Transportation Services (Clydesdale Area)

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

# Planning Application Report

## 1 Application Site

- 1.1 The application site consists of a vacant, former plant nursery, located within the rural area at Springfield, approximately half a mile to the north of the village of Cleghorn. The site extends to approximately 1.3 ha and is bounded by the Stobilee Burn with open fields beyond to the east and by a number of modern dwellings to the north, south and west. The A706 Lanark to Forth road fronts the irregular shaped site along its western edge. The site has been cleared of all previous glasshouses and associated structures and ground levels over the majority of the site fall gently from north to south. A significant level change is however evident from the eastern and southern edge of the site, to the adjacent lower lying Stobilee Burn.

## 2 Proposals

- 2.1 The applicant seeks detailed planning consent to construct a 90 bed care home on the site, to form an associated vehicular access onto the A706, to create formalised parking areas and to undertake associated groundworks. The detailed design indicates that the majority of the 4600 sq metre structure will be single storey, with a small 2 storey element incorporated on the southern end of the building by utilising the existing ground levels. Materials are proposed to be concrete roof tiles with render/stonework on the external walls. The proposed development is stated as being required to meet an increased demand for care home facilities, due to a notable rise in the elderly population. A total of 30 car parking spaces, including 3 no. dedicated disabled spaces, are proposed within the confines of the site.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 In the South Lanarkshire Local Plan (Adopted March 2009) there are several relevant policies which apply in respect of this proposal. The site is covered by Policy STRAT4: Accessible Rural Area, which aims to promote the development of the settlements within this area as more sustainable communities. The overall local plan strategy is to ensure that the area's high quality natural and built environment is not eroded.
- 3.1.2 Policy ENV30: New Development Design states that new development will require to promote quality and sustainability in its design and layout and should enhance or make a positive contribution to the character and appearance of the urban or rural environment in which it is located. The Council will require well designed proposals which integrate successfully with their surroundings and which are well related to existing development, public transport, local services and facilities.
- 3.1.3 Policy ENV34: Development in the Countryside provides guidance on design of development in the rural area, and emphasises the need to respect the existing landscape and avoid adversely interfering with existing views in and out of sites.
- 3.1.4 Policy DM1: Development Management aims to avoid detrimental impacts upon visual and environmental amenity, and states that the proposal should respect the local context and encourage sustainability.

### 3.2 Relevant Government Advice/Policy

- 3.2.1 One of the overarching aims of Scottish Planning Policy (SPP) is to support the diversification and growth of the rural economy. The planning system therefore has a significant role in supporting sustainable economic growth in rural areas. The SPP

encourages Councils to take a positive approach to new development, stating that the aim should be to enable development in all rural areas which supports prosperous and sustainable communities, whilst protecting and enhancing environmental quality. Developments which provide employment or community benefits should be encouraged, particularly where they involve the imaginative and sensitive re-use of previously used land and buildings.

### 3.3 **Planning History**

3.3.1 There is an extensive planning history of applications over the past 40 years within the Springfield area, including proposals for a Garden Centre/Tearoom, the erection of individual dwellinghouses, the construction of a bowling green and a craft workshop, a caravan park with 3 no. dwellinghouses and a craft centre with restaurant. Of more relevance to the current proposal, outline planning consent was granted on the present application site for a nursing home in October 1988 (planning ref: P/LK/01880390) with detailed consent for a 90 bed nursing home granted in November 1989 (planning ref: P/LK/01890713). A subsequent detailed application for a 45 bedroom nursing home was also granted consent in December 1994 (planning ref: P/LK/01940508).

## 4 **Consultation(s)**

4.1 **SEPA** – initially objected to the proposals as the applicant had failed to provide adequate information regarding the foul drainage proposals for the site. Following the submission of additional detailed information SEPA have now withdrawn their objection to the proposals, as the applicant has now demonstrated that there may be a viable and sustainable method of treating and disposing of foul drainage, discharging to the Mouse Water located to the south of the site, as opposed to discharging to the adjacent Stobilee burn.

**Response:** Noted. If consent is granted, appropriate conditions and informatives can be applied to cover this matter. The applicant has provided evidence that a wayleave has been agreed with the owner of the intervening land between the site and the Mouse Water.

4.2 **Roads and Transportation Services** – no objections, subject to relevant conditions regarding the proposed access, parking provision, footpath and road gully provision and a drainage system capable of dealing with road surface water run-off.

**Response:** Noted. Appropriate conditions can be attached if planning consent is granted. In particular it should be noted that the parking requirements and necessary sightlines can be achieved.

4.3 **Scottish Water** – no objections to the proposals, however they have advised that a totally separate drainage system will be required, with the surface water discharging to a suitable outlet. A Sustainable Urban Drainage System is required for the development.

**Response:** Noted. Appropriate conditions can be attached if planning consent is granted.

4.4 **Environmental and Strategic Services** – no objections to the proposals, subject to conditions on noise emissions from the development.

**Response:** Noted. Appropriate conditions can be attached if planning consent is granted.

4.5 **Historic Scotland** – have stated that the care home proposal is within the known extent of a Roman temporary camp, albeit within an unscheduled section of the camp, approximately 15 metres from the edge of the scheduled monument to the

north. In light of its location there is a high potential for well preserved remains associated with the Roman occupation to be encountered during any intrusive ground breaking works. It is also the intention of Historic Scotland to revise the scheduled area of the Roman camp. Notwithstanding the above, Historic Scotland consider the proposals will not have an adverse effect on the setting of the Scheduled Ancient Monument and therefore confirm that they have no objection to the application.

**Response:** Noted.

- 4.6 **WOSAS** – state that the previous use of the site as a market garden is likely to have damaged any underlying archaeological deposits, however also note that large quantities of demolition and other materials have been spread over the site, potentially to a depth that may make the retention *in situ* of any sensitive Roman remains an option. Current best practice would be to arrange for an archaeological field evaluation by trial trenching, prior to determining the application, however, if the applicant is unwilling to secure an archaeological evaluation of the site prior to determination an alternative course of action would be to attach a suitable archaeological condition to any consent. The use of such a condition would allow the Council to ensure that an acceptable level of mitigation fieldwork is undertaken and reported upon.

**Response:** Noted. The applicant has stated that he is unwilling to carry out trial trenching on the site in advance of a decision being made on the proposals. I would therefore suggest that an appropriate condition may be attached, if planning consent is granted. The applicant is aware of the potential risk of unearthing remains and the resultant impact on the proposed development.

## 5 Representation(s)

- 5.1 The application was advertised in the local press due to the nature or scale of the development and the Non-notification of neighbours. Following this publicity and the carrying out of statutory neighbour notification 3 letters of objection were received, the points of which are summarised below:

- (a) **The proposal is contrary to the development plan as the site is not zoned for this type of commercial development. In addition, the land use for the area would not lend itself to a development of this nature.**

**Response:** Following a detailed assessment, including consideration of the substantial site history I am satisfied that the application is not contrary to the development plan. In terms of the current land use the application site has a vacant, formerly developed appearance, and is surrounded by modern detached residential properties. Government guidance contained most recently in the Scottish Planning Policy (February 2010) document encourages developments which provide employment or community benefits where they involve the imaginative and sensitive re-use of previously used land. I consider this proposal accords with this guidance.

- (b) **There are continuing road safety issues associated with the nearby railway level crossing, located within a 60mph zone 500 yards from the proposed site access. In addition, there are 2 road junctions between the site access and the railway, further impacting on road safety.**

**Response:** The Council's Roads and Transportation Services have confirmed that they have no objections to the proposals, subject to various conditions being attached to any consent. They have also confirmed that the junction spacing proposed for the new access point is acceptable.

- (c) **The size and scale of the proposed building is out of proportion and would dwarf both the site and the surrounding residential properties. In addition the objector understands that no back building was to be allowed on this site.**

**Response:** Disagree. The detailed plans indicate that consent is sought for a predominantly single storey building, with only a small 2 storey element created at the rear by utilising the existing ground levels. The overall height of the proposed building on the public, west elevation is 7 metres, similar to that of a single storey dwellinghouse. In terms of the overall scale of the development I note from historical plans that a number of large scale glasshouses occupied both the current application site and the adjoining land to the north. Whilst these properties have been demolished I would contend that in view of all of the above the scale of the new build proposed will not dwarf the site or the surrounding area. The comments in respect of backland building are also noted, however I do not consider the submitted proposals represent backland development.

- (d) **Noise and traffic associated with the use of the care home will create problems for the surrounding residents, given that service and tradesmen may visit the site 24 hours a day. Visiting times throughout the day may also impact on amenity.**

**Response:** The application seeks consent for a 90 bed care home on the site. Analysis of the previous planning history for the site indicates that consent has been granted for a number of uses, including commercial activities that would also create associated noise and activity. Taking this into account and given the scale of the development now proposed I consider that whilst there is likely to be an increase in activity if approval is given, it is unlikely to be to an extent that warrants refusal of the current application.

- (e) **Surface water drainage from the adjoining land to the north flows under the application site. This drainage infrastructure has already been broken up by previous work on the site, creating a back up of water.**

**Response:** Noted. This is essentially a private legal matter, however the applicant's agent has been advised of the existence of the drainage infrastructure.

- (f) **There are a number of sewerage drainage and septic tanks within the application site. The objector's own septic tank would be located under the new access road proposed. Any ground works would have to consider these issues.**

**Response:** Noted. This is again essentially a private legal matter, however the applicant's agent has been advised of the existence of the septic tank and pipework.

- (g) **The application site has been subject to numerous enquiries regarding its development potential over the last 10 years, with negative feedback provided on every occasion. Has there been a shift in policy?**

**Response:** Rural Planning Policy has indeed shifted direction in recent years, with an emphasis now on the effective re-use of formerly developed land. I note that no comfort has been given for residential development on the site, however each application is assessed on its individual merits.

- (h) **The site lends itself to residential development, rather than a commercial development of the size and nature proposed.**

**Response:** Noted, however the applicant is not seeking consent for residential development on the site.

- (i) **The application would further increase the over capacity of care homes in the Lanark area as a previous application in Lanark is still pending construction or sale.**

**Response:** There is an increasing demand for care home facilities throughout the UK, due to a notable significant rise in the elderly population. The applicant is of the opinion that there is sufficient demand for this type of facility in this location. In addition, a recent application approved for a care facility in Lanark is now under construction.

- (j) **When the objector purchased their dwelling a condition of the sale was that no back building would take place to the rear of their property. This requirement was included in the title deeds.**

**Response:** Noted, however this is a private legal matter between the relevant parties. Notwithstanding this the submitted plans indicate that the care home building proposed will not be positioned on the area of ground at the back of the affected objector. The detailed plans indicate that a SUDS detention pond is proposed to be located on this ground.

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

## **6 Assessment and Conclusions**

- 6.1 The application seeks detailed consent for the erection of a ninety bed care home on the site, together with the formation of an associated vehicular access, parking areas and associated groundworks. The principle of developing this site for commercial purposes has already been established, including a new build nursing home, most recently in 1994. The main planning issues in determining the current application are compliance with the adopted Local Plan policies, impact upon visual and rural amenity and road safety.

- 6.2 The adopted South Lanarkshire Local Plan covers the application site, identifying the site as being located within the countryside, subject to Policy STRAT4: Accessible Rural Area. This policy aims to promote the development of the settlements within this area as more sustainable communities, and ensure the protection of the area's high quality natural and built environment. New building development outwith settlement boundaries will only be permitted on gap sites within existing building groups or where the proposal consolidates such groups. The vicinity of the site is characterized by a number of detached dwellinghouses that have been developed in recent times. This has resulted in the creation of a discrete building group. In addition the application site lies between two houses on the south side of the A706 while there is a detached dwellinghouse on the opposite of the road. I conclude that the proposals can be considered to consolidate the existing and historic built form at Springfield while the application site represents a gap site. I am therefore satisfied that the proposal meets the terms of Policy STRAT4. In addition I consider the proposals represent an appropriate reuse of a formerly developed, brownfield site, for a commercial use. This reflects guidance on new development in the rural area in the SPP. Finally, the extensive planning history of the site includes earlier approvals for a range of uses including a nursing home of the scale now proposed. This proposal therefore reflects the previous aspirations for, and constraints of, the site which I consider have not changed in the time since the consents were granted.

- 6.3 The application has been subject to various consultations during its assessment. Responses to these indicate that the Council's Roads and Transportation Services are content with the proposal in terms of road safety. SEPA originally objected to the application due to the lack of information for dealing with foul drainage for the site, however following the submission of additional information are now satisfied that an acceptable drainage solution is achievable. Historic Scotland and WOSAS have both been consulted on the proposal, due to the proximity of the application site to a Scheduled Ancient Monument located to the north. Neither body objects to the application, however they suggest that a precautionary approach is taken from an archaeological point of view, requiring the implementation of a programme of archaeological works in accordance with a written scheme of investigation, submitted to and approved by the planning authority prior to works commencing on site. This will be covered by a suspensive condition if consent is granted.
- 6.4 Policy ENV30: New Development Design states that new development will require to promote quality and sustainability in its design and layout and should enhance or make a positive contribution to the character and appearance of the urban or rural environment in which it is located. In addition, well designed proposals which integrate successfully with their surroundings and which are well related to existing development are required. Policies ENV34 and DM1 encourage development which respects the local surroundings, landscape, biodiversity, avoiding infringing upon views in and out of the site, discourage sub-urbanisation and adhere to the principles of sustainability. Following a detailed assessment of the proposals I am of the opinion that the nursing home development will be visually contained by a combination of both the single storey design proposed and the topography of the site in relation to the wider area. I also consider that any visual impact upon the landscape setting of the wider rural area will be minimal and that the applicant's proposals will be well related to and integrate with the existing surrounding built environment.
- 6.5 In view of all of the above and following a detailed assessment, I am satisfied that the proposals represent an appropriate form of development for the site and therefore recommend that detailed planning consent be granted.

## **7 Reasons for Decision**

- 7.1 The proposals comply with Policy STRAT4, ENV30, ENV34 and DM1 of the adopted South Lanarkshire Local Plan and reflect the extensive planning history of the site. In addition, there would be no adverse impact on road safety and the required infrastructure can be provided to serve the development.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**2 June 2011**



## Previous References

- ◆ P/LK/73/2023, P/LK/82/0478, P/LK/86/0145, P/LK/86/0146, P/LK/87/0322, P/LK/01880390, P/LK/01890713, P/LK/01900553, P/LK/01910680, P/LK/01910469, P/LK/01940508

## List of Background Papers

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  - Scottish Water 10/09/2010
  - Roads and Transportation Services (Clydesdale Area) 10/09/2010
  - Historic Scotland (Ancient Monuments) 08/10/2010
  - Environmental Services 10/09/2010
  - West of Scotland Archaeology Service 13/09/2010
  - S.E.P.A. (West Region) 30/11/2010
  - S.E.P.A. (West Region) (Flooding) 07/09/2010
  - S.E.P.A. (West Region) 19/04/2011
  - Roads and Transportation Services (Clydesdale Area) 25/05/2011
  
- ▶ Representations
  - Representation from : Mr & Mrs J Frame, The Five Jays, Edinburgh Road, Cleghorn, Lanark, ML11 7RW, DATED 03/09/2010
  - Representation from : Mr & Mrs Frame, The Five Jays, Edinburgh Road, Cleghorn, ML11 7RW, DATED 08/09/2010
  - Representation from : Mr & Mrs Davidson, Craigleish, Springfield Nursery, Edinburgh Road, Cleghorn, ML11 7RW, DATED 13/09/2010

## Contact for Further Information

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

Stuart Ramsay, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT  
Ext 3187 (Tel :01555 673187 )  
E-mail: [Enterprise.lanark@southlanarkshire.gov.uk](mailto:Enterprise.lanark@southlanarkshire.gov.uk)

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CL/10/0379

### CONDITIONS

- 1 This decision relates to drawing numbers: 10728(20)01, 955/01a, 955/02c, 955/03b, 955/04, 055/05, Pinnacle Surveys 1:200 Topographic Survey, DS0945P, DS0949P, DS0944P, 10728(00)01, 10728(04)01, 10728(06)02, 10728(40)01, 10728(40)02, 10728(06)04, 10728(SK)03, 10728(02)01, 10728(03)01, 10728(06)01, 10728(08)01, 10728(35)01, 10728(07)01.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 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.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 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.
- 6 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 5 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 That before any work commences on the site, a scheme of landscaping for the area shaded green on the approved plans 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.; (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.
- 8 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.
- 9 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.
- 10 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and

access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. The premises shall not be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.

- 11 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 12 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 requirements.
- 13 That before the development hereby approved is brought into use, a dropped kerb access incorporating a minimum 7.3 metre wide access point with 6 metre radii to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 14 That before the development hereby approved is completed or brought into use, the 7.3 metre wide access shall be carried in approximately level with the existing road for a distance of 10 metres from the edge of the public carriageway.
- 15 That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed along the frontage of the site to the specification of the Council as Roads and Planning Authority.
- 16 That before the development hereby approved is completed or brought into use, new road gullies shall be constructed along the A706 fronting the site, to the specification of the Council as Roads and Planning Authority.
- 17 That before the development hereby approved is completed or brought into use, 30 no. parking spaces (2.5m x 5m modules) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 18 That before the development hereby approved is brought into use, 3 car parking spaces for the sole use by disabled persons shall be provided to the satisfaction of the Council as Planning Authority:
- 19 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 215 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.
- 20 That before the development hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 21 No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a

programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

- 22 That the developer shall undertake recording of archaeological resources within the development site to the satisfaction of the Council as Planning Authority.
- 23 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.
- 24 Before the development is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The development shall not be brought into use until the ventilation systems are operational in accordance with the approved details.  
All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.  
The ventilation system shall:  
a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.  
b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.  
c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.
- 25 That the development shall not be occupied until the site is served by a sewerage scheme constructed in accordance with SEPA's standards and as approved by the Council as Planning Authority in consultation with SEPA.

## REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 These details have not been submitted or approved.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of the visual amenity of the area.
- 8 In the interests of amenity.
- 9 To ensure the protection and maintenance of the existing mature trees within the site
- 10 To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 11 In order to retain effective planning control
- 12 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.
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 In the interest of public safety
- 16 In the interest of public safety
- 17 To ensure the provision of adequate parking facilities within the site.
- 18 To ensure the provision of adequate parking facilities within the site.
- 19 In the interest of road safety
- 20 To ensure the provision of a satisfactory drainage system.
- 21 In order to safeguard any archaeological items of interest or finds.
- 22 In order to safeguard any archaeological items of interest or finds.
- 23 To minimise noise disturbance to adjacent occupants.
- 24 To minimise nuisance to occupants of nearby buildings as a result of cooking smells, vapours, airborne pollutants or noise from the premises.
- 25 To ensure the provision of an adequate sewerage disposal system.

For information only

For information only

