

Report to:	Planning Committee
Date of Meeting:	8 February 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CL/10/0271
Planning Proposal:	Erection of 25 Dwellinghouses, Associated Roadworks and Landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Lynnet Leisure (Properties) Ltd
- Location : Land adjacent to 21 Braidwood Road
Braidwood

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 Attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice should be withheld until a section 75 agreement between the applicants and the Council to ensure the submission of a financial contribution of £15,000 for the improvement of community facilities in the area has been concluded.
- (3) The applicants will be responsible for the Council's legal costs in the preparation of the agreement.

3 Other Information

- ◆ Applicant's Agent: DTA Chartered Architects Ltd
- ◆ Council Area/Ward: 01 Clydesdale West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 - Policy RES2: Proposed Housing Sites
 - Policy RES6: Residential Land Use
 - Policy DM1: Development Management
 - Policy ENV11: Design Quality
 - Policy ENV31: New Housing Development

- ◆ Representation(s):

▶	8	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Roads and Transportation Services (Clydesdale Area)

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

Community Resources

Scottish Natural Heritage

Planning Application Report

1 Application Site

- 1.1 The site extending to 1.06 ha is located at the north-eastern edge of the settlement of Lower Braidwood. Nursery buildings previously occupied the site, however the land is now vacant and overgrown with a number of trees and shrubs located in the north and north-eastern portion of the site. The land slopes downwards from the frontage of the site at Braidwood Road, to the rear of the site and downwards towards Beanshields Road.
- 1.2 The site is bounded to the west and south-west by a number of dwellinghouses accessed from either Braidwood Road or Loch Avenue and by vacant ground. The south-eastern edge of the site is bounded by open fields and dense woodland bounds the site to the north-east. The northern part of the site lies adjacent to Braidwood Road (B7056). A pond and grounds associated with Braidwood House are located on the opposite side of the road.

2 Proposals

- 2.1 The applicant seeks detailed planning permission for the erection of 25 dwellinghouses together with associated roadworks and landscaping. Vehicular access to the site would be taken from Braidwood Road (B7056), at a point approximately 15 metres from the boundary with 21 Braidwood Road. The proposal consists of a mix of two different house types both of which have 3 bedrooms and are two storeys in height. An element of open space has been incorporated at the entrance to the site and within the central area. After discussions with the applicants they have amended the layout and have included a footpath within the site which will extend to the south-western boundary. This will then allow connection to any future development within the adjacent site with a view to providing a pedestrian link towards Beanshields Road and Loch Avenue and the primary school.
- 2.2 The applicant submitted a Planning Support Statement with the application which included a tree survey and bat survey. The tree survey assesses the trees as either being of fair or poor quality. It notes that there are two groups of Sycamore trees at the northern part of the site which are growing along the top of an old brick wall and there is a real possibility of them becoming unstable as the wall deteriorates. In addition to this throughout the northern half of the site there are a large number of old foundations. Many of the trees are growing on or immediately adjacent to these foundations and the removal of some of the foundations could damage the long term stability and viability of the adjacent trees.
- 2.3 The bat survey concludes that there are no roosts on the proposed development site but that a few trees have limited summer roosting potential. A habitat survey was also carried out to determine if there were any badgers or reptiles on the site. This survey found no evidence of Badgers within the site or up to 100m from the site boundary and the reptile habitat survey identified no suitable reptile habitat within the site.

3.0 Background

3.1 Local Plan Status

- 3.1.1 The application site is located within the settlement boundary of Lower Braidwood and forms part of a site which is identified in the adopted South Lanarkshire Local Plan as a proposed housing site where Policy RES2: Proposed Housing Sites applies. In addition, Policies RES6: Residential Areas, DM1: Development

Management, ENV11: Design Quality and ENV31: New Housing Development are also relevant.

3.2 **Relevant Government Advice/Policy**

3.2.1 Scottish Planning Policy (SPP) states that the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. It further advises that Planning Authorities should promote the re-generation and re-use of previously developed land, making use of existing infrastructure and service capacity.

3.3 **Planning History**

3.3.1 In the late 1960's outline planning permission for a housing development was refused on part of the current application site (P/LK/68/1048). In the early 1970's planning permission for a housing development on part of the site was again refused (P/LK/72/1877). In July 1997 a further application for a residential development including a road and plot layout was refused (CL/97/0108). The applicant appealed the decision which was subsequently dismissed. The local plan zoned the land at the time of these applications as Greenbelt. The land has since been allocated as a proposed housing site in the current local plan.

3.3.2 Planning permission was refused in October 2006 for the erection of a one and a half storey dwellinghouse within the side garden of the existing house at 21 Braidwood Road, which lies immediately adjacent to the current application site (CL/06/0605).

4.0 **Consultations**

4.1 **Environmental Services** – offer no objections subject to conditions and informatives in relation to refuse storage, dust mitigation, contaminated land investigation and noise.

Response: Noted. Should consent be granted relevant conditions and informatives can be attached.

4.2 **Roads and Transportation Services HQ (Flooding Unit)** – offer no objection, however as no drainage details were submitted they request that conditions are attached to ensure the submission of drainage details incorporating a Sustainable Urban Drainage System (SUDS) and the submission of a flood risk assessment.

Response: Relevant conditions can be attached to any consent granted to cover the submission and approval of an appropriate drainage system prior to any work commencing on site.

4.3 **Scottish Water** – offer no objection. They advise that Camps Water Treatment Works and Crossford Waste Water Treatment Works currently have capacity to service the proposed development.

Response: Noted.

4.4 **Roads and Transportation Services (Area Manager-Clydesdale)** – offer no objections subject to conditions in relation to access standards, and provision of footpaths parking and drainage.

Response: Noted. Should consent be granted relevant conditions can be attached.

4.5 **SEPA** – offer no objections to the application. They clarify that the foul drainage from the site must be discharged to the public sewerage system. They also note that the site is adjacent to a small watercourse and is located in close proximity to a man-made pond, therefore the site may be at risk of flooding.

Response: Noted. The applicant was advised of SEPA's comments. Conditions can be attached to any consent granted to cover the submission and approval of an appropriate drainage system prior to any work commencing on site which would include a flood risk assessment.

- 4.6 **Community Resources** – confirm that they have no objection provided a replacement planting scheme is undertaken.

Response: Noted. The layout of the proposed development includes areas of open space both at the entrance to the site and in the central area, a condition can be attached to any consent granted to ensure that a scheme of tree planting is submitted and carried out within these areas.

- 4.7 **Scottish Natural Heritage** – offer no objections. Recommend that any trees to be felled during the summer months, which have summer roosting potential for bats should be checked by a qualified Ecologist prior to the commencement of felling. They also recommend that a badger and reptile habitat survey is carried out prior to the determination of the application.

Response: Noted. Conditions can be attached to any consent granted to cover the additional checks for bats. The applicant undertook a badger and reptile habitat survey which found no evidence of Badger within the site or up to 100m from the site boundary and the reptile habitat survey identified no suitable reptile habitat within the site.

5 Representation(s)

- 5.1 The application was advertised in the press as 'Non-notification of Neighbours'. Following this publicity and the statutory neighbour notification process, 8 letters of objection were received. The contents of the letters are summarised as follows:

- (a) **Four objectors claim that the applicant does not own all of the land in the application site, but that a significant part of the site encroaches onto land owned by them. They advise that they have not been served with the appropriate 'ownership notification' by the applicant. They consider that the development would have an impact on any future development plans for the remaining portion of land in order to maximise the use of the site in line with the allocation in the South Lanarkshire Local Plan.**

Response: The issue of ownership was discussed with the applicant's agent who has provided a copy of the applicant's title deeds. This shows that the applicant does own the land. I am therefore satisfied that there was no requirement for the applicant to serve ownership notification. Any remaining dispute over the ownership of the area of land in question is a legal matter which requires to be resolved between the relevant parties. The issue of the development of this site in relation to the wider allocated housing site will be assessed under the Assessment and Conclusions section of this report.

- (b) **The construction of the dwellings would result in a significant increase in heavy traffic on Braidwood Road and the objector has concerns about safety implications for the children walking to and from Braidwood Primary School.**

Response: I do not consider that the development, once complete will bring a significant increase in traffic to the area. It is acknowledged that the development process itself will bring construction traffic, however the developer has a responsibility to ensure that this is managed in an appropriate way. The Council's Roads Service were consulted on this proposal and offer no objection.

- (c) **The proposed development and the associated roadworks would have a negative impact on the natural environment of the village and in particular on the area around Braidwood pond.**

Response: The principle of development of this site has already been established by the allocation of the site in the South Lanarkshire Local Plan. The applicant has incorporated an area of open space at the entrance to the site which would be landscaped appropriately. The dwellinghouses will therefore be set back from the road frontage, which, coupled with the location of the existing dense woodland adjacent to the site, will help to integrate this site with the surrounding environment. I therefore do not consider that the proposal will have an adverse impact on the area around the pond or with the wider village of Braidwood.

- (d) **This area of land has been undisturbed for many years and is a haven for a huge number of wildlife species and a feeding ground for a large variety of birds, bats and amphibians. The biodiversity of this site is of more value to the local area than using it for housing in an already depressed market area.**

Response: It is noted that this area has naturally regenerated since the nursery buildings were removed, however it has been allocated as a proposed housing site in the South Lanarkshire Local Plan. Surveys were undertaken on the site which found no evidence of Badgers and no suitable reptile habitat within the site. Conditions can be attached to any consent granted to ensure no bats are present on site before the site is cleared.

- (e) **Previous developments in 1972 and 1997 were both rejected, with an appeal on the latter application being dismissed by the Scottish Executive at the time.**

Response: Noted. Circumstances have changed in terms of the local plan policy since the assessment of the previous planning applications. The site was previously located within the Greenbelt, however it has now been allocated as a proposed housing site in the South Lanarkshire Local Plan. The principle of development of this site has therefore been established.

- (f) **Braidwood is a small community which could not cope with another 25 dwellings. The school will not be able to cope with extra children and there is one shop which is only open in the mornings. The dwellings will be for commuters bringing no benefit to local businesses.**

Response: As previously stated, the principle of development of this site has been established by the local plan zoning as a proposed housing site. The allocation of this land was considered during the local plan preparation process and matters of school size and local services were taken into account at that time.

These letters have been copied and are available for inspection in the usual manner and on the Council's Planning Portal.

6 Assessment and Conclusions

- 6.1 The application entails the development of 25 dwellinghouses with associated roadworks and landscaping. The determining issues in determining this application relate to local plan policy and the implications of allowing development on part of the allocated housing site in the interests of proper planning of the area.

- 6.2 The site forms part of a larger housing site which is allocated in the adopted South Lanarkshire Local Plan. The relevant policy is Policy RES2: Proposed Housing Sites. This policy states that the Council will support development for housing on these allocated sites, I am therefore satisfied that the proposal complies with this policy.
- 6.3 As the site is located within the settlement boundary of Lower Braidwood, Policy RES6: Residential Areas is also relevant. This policy resists any development that will be detrimental to the amenity of the area and states that all new development must comply to certain criteria i.e. the proposal must relate satisfactorily to adjacent and surrounding development, the character and amenity of the area must not be impaired, there must be no resultant loss of, or damage to open or play spaces, trees, bushes or hedgerows which make a significant contribution to the character or amenity of the area, it must be adequately serviced with cycle, pedestrian and vehicular access, parking and accessibility to public transport, and there must be no adverse effect on public safety.
- 6.4 The scale and design of the proposed units are acceptable and will relate satisfactorily to the surrounding area. After detailed discussions the applicant has amended the proposal to a more appropriate layout. The dwellings have been re-orientated and repositioned to ensure the layout is less linear in appearance. I consider the site is well contained, it is screened by the adjacent woodland and the applicant has included a landscaped area at the frontage of the site. In view of this the visual impact of the dwellings will be minimised.
- 6.5 The majority of the trees and shrubs within the site are self seeded and are growing on top of the old foundations of the former nursery buildings, the Council's Arboricultural Manager has confirmed that he has no objections to the removal of the trees so long as a replanting scheme is incorporated within the development. There are a number of areas within the site which could accommodate a tree planting scheme, in particular the area at the entrance to the site. A condition can therefore be attached to ensure that a suitable re-planting scheme is carried out within the site.
- 6.6 The Roads Service has confirmed that they have no objections to the proposal and that it can be safely accessed from Braidwood Road. The existing footpath which terminates at 21 Braidwood Road will be extended along the full frontage of the site. The amended layout also shows a footpath within the site which will extend to the south-western boundary. This will then allow connection to any future development within the adjacent site with a view to providing a pedestrian link towards Beanshields Road and Loch Avenue.
- 6.7 In view of the above I am satisfied that the proposal complies with the criteria contained within Policy RES6. There are a number of other policies which are relevant including Policy DM1: Development Management, Policy ENV11: Design Quality and Policy ENV31: New Housing Development. These policies all seek to promote quality and sustainability in development design and require that any new development should enhance and make a positive contribution to the character and appearance of the environment. I am satisfied that the layout and the design of the proposed units respect the character and appearance of the surrounding area and will fit into the landscape in a satisfactory manner.
- 6.8 The boundary of the application site excludes adjoining undeveloped land which forms part of the larger proposed housing site as shown in the South Lanarkshire Local Plan. The land in question consists of vacant land which lies between 9 Loch Avenue and an Electricity Sub-station and fronts onto Beanshields Road. This area

of ground joins onto an irregular shaped pocket of land situated immediately to the rear of 5-9 Loch Avenue by a 6m wide strip of ground. The objectors who own this land raised concerns that if the current proposal is granted consent it may limit the development potential of their land. The proposed layout shows a vehicular access running through the site, terminating with a turning area which does not extend to the application site boundary, therefore preventing vehicular access to the adjoining land. A meeting was facilitated by this Service between the applicant's agents and the four objectors at which time the possibility of developing the allocated site as a whole was discussed. The outcome of the meeting was positive and the objectors are currently assessing their position. The applicant's agent has confirmed in writing that his client has a positive interest in continuing negotiations with the adjacent landowners in order to obtain a composite development for the proposed housing site. This would be subject to a further future application. If the two parties cannot agree an alternative scheme to develop the site as a whole, the smaller site owned by the objectors can be accessed by vehicles from Loch Avenue at the junction with Beanshields Road.

- 6.9 The Council's Residential Development Guide aims to provide advice and guidance on the key development standards for residential developments. I am satisfied that the proposed development complies with the aims of this document. In addition, the applicant has agreed to submit a financial contribution of £15,000 to allow the upgrade of community facilities in the area. A Section 75 Agreement will be entered into between the applicant and the Council to allow the phased submission of this contribution.
- 6.10 After carefully assessing all relevant factors I consider planning permission should be granted.

7 Reasons for Decision

- 7.1 The application site forms part of a proposed housing site and is consistent with Policies RES2, RES6, DM1, ENV11 and ENV31 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

31 January 2011

Previous References

- ◆ P/LK/68/1048
- ◆ P/LK/72/1877
- ◆ CL/97/0108
- ◆ CL/06/0605

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Planning Support Statement prepared by Hg Planning dated June 2010
- ▶ Tree Survey by David Hetherington Landscape Consultant dated 23 May 2010
- ▶ Bat Survey Report by Enviro Centre dated June 2010
- ▶ Badger Sett and Reptile Habitat Survey dated January 2011
- ▶ Email from DTA Architects dated 20 January 2011

- ▶ Consultations
 - Scottish Natural Heritage 08/07/2010 & 19/07/2010
 - Roads & Transportation Services H.Q. (Flooding) 28/07/2010
 - S.E.P.A. (West Region) 08/07/2010
 - Roads and Transportation Services (Clydesdale Area) 17/01/2011
 - Environmental Services 15/07/2010
 - Scottish Water 01/07/2010
 - Community Resources 21/01/2011

- ▶ Representations
 - Representation from : Mrs A Hamilton, 20 Lee Meadow Road, Braidwood, ML8 5PJ, DATED 07/07/2010
 - Representation from : Dr J Fraser Kay, 25 Braidwood Road, Braidwood, ML8 5PD, DATED 14/07/2010
 - Representation from : Ms Mary Colquhoun, 2 Braidwood Road, Braidwood, ML8 5PD, DATED 12/07/2010
 - Representation from : Mrs Eileen Robertson, 7 Loch Avenue, Braidwood, ML8 5PB, DATED 12/07/2010
 - Representation from : E Muirhead, 193 Glenafeoch Road, Carluke, ML8 4NY, DATED 12/07/2010
 - Representation from : J Muirhead, 18 Bruce Avenue, Dunblane, FK15 9JB, DATED 12/07/2010
 - Representation from : R Muirhead, 38 Glencoe Road, Carluke, ML8 4JQ, DATED 12/07/2010
 - Representation from : Mr Alexander M Muirhead, 102 Hillfoot Road, Ayr, KA7 3LB, DATED 05/08/2010

Contact for Further Information

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

Gail Rae, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT
 Ext 3205 (Tel :01555 673205)
 E-mail: Enterprise.lanark@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CL/10/0271

CONDITIONS

- 1 This decision relates to drawing numbers: L(0-)01, L(1-)01 Rev B, L(2-)02, L(2-)03, L(2-)04, L(2-)01, L(1-) 02, L(1-)03
- 2 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 3 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 2 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 4 That 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 a scheme of replacement tree planting including 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.
- 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 the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 7 That the hedging running along the south-eastern boundary of the site shall not be removed without the prior written consent of the Council as Planning Authority.
- 8 That the open space relating to the development shall be laid out simultaneously with the development or each phase thereof, and shall be completed to the satisfaction of the Council as Planning Authority.
- 9 That proposals for the maintenance of all areas of open space within the development shall be submitted to the Council as Planning Authority and no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.
- 10 That no development shall commence until details of surface water drainage arrangements, maintenance arrangements and a flood risk assessment 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.

- 11 That no dwelling unit shall be occupied until the flood prevention measures required under Condition 10 above have been completed in accordance with the approved scheme.
- 12 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. No dwelling unit shall 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.
- 13 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
 - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
 - (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
 - (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 14 Prior to 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.
- 15 That before the development hereby approved is completed or brought into use, a 2.0 metre wide footway shall be constructed along the full frontage of the site linking into the existing footway network, incorporating dropped kerbs at the proposed junction to the specification of the Council as Roads and Planning Authority.
- 16 That before any of the dwellinghouses hereby approved are 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.

- 17 That before each of the dwellinghouses hereby permitted are occupied, 2 car parking spaces shall be provided within the curtilage of each plot and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.
- 18 That before any of the dwellinghouses hereby approved are completed or brought into use, a driveway of at least 6 metres in length shall be provided within each plot and the first 4 metres of the access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 19 That before the last dwellinghouse 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.
- 20 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.
- 21 That during the summer months (June, July, August), the applicant shall submit a report from a qualified Ecologist confirming if any trees to be removed have been identified as having summer roosting potential for bats. If so, these trees shall be checked for the presence of bats by an Ecologist prior to the tree being removed all to the satisfaction of the Council as Planning Authority.
- 22 Notwithstanding the plans hereby approved, before any work commences on site additional site sections through the site shall be submitted to and approved in writing by the Council as Planning Authority. The sections shall show the existing and proposed ground levels for the application site and shall include details of the level of the land neighbouring the site. Ridge heights of the adjacent existing dwellinghouses shall also be shown in relation to the ridge height of the approved dwellinghouses.
- 23 That no earlier than 6 months prior to works commencing on site, a bat, badger and reptile survey shall be undertaken and approved in writing by the Planning Authority and thereafter the appropriate mitigation measures shall be implemented to the satisfaction of the Council as Planning Authority.

REASONS

- 1.1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2.1 These details have not been submitted or approved.
- 3.1 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 adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 7.1 To ensure the protection and maintenance of the existing landscape feature within the site.

- 8.1 In the interests of amenity.
- 9.1 In the interests of amenity.
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.
- 10.1 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity
- 11.1 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.
- 12.1 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 13.1 To minimise the risk of nuisance from dust to nearby occupants.
- 14.1 In the interest of public safety
- 15.1 To ensure the provision of a satisfactory drainage system.
- 16.1 To ensure the provision of adequate parking facilities within the site.
- 17.1 To prevent deleterious material being carried into the highway.
- 18.1 In the interest of public safety
- 19.1 In the interests of amenity and in order to retain effective planning control.
- 20.1 To ensure there is no impact on European Protected Species
- 21.1 In order to retain effective planning control
- 22.1 In the interests of nature conservation and to safeguard European Protected Species
- 23.1

For information only

For information only

