

REPORT SUMMARY

REFERENCE NO - 16/506707/FULL		
APPLICATION PROPOSAL Demolition of office building and construction of 12 dwellings (flats and houses), car parking, cycle storage and amenity space. (Resubmission of 16/503147/FULL)		
ADDRESS 57 - 59 Church Street Tovil Kent ME15 6RB		
RECOMMENDATION – SUBJECT TO THE PRIOR COMPLETION OF LEGAL AGREEMENT, HEAD OF PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO APPROVE SUBJECT TO CONDITIONS		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposed development is considered to comply with the policies of the Maidstone Borough-Wide Local Plan 2000, the Submission Version of the Maidstone Borough Local Plan, and the National Planning Policy Framework and there are no overriding material considerations to indicate a refusal of planning consent.		
REASON FOR REFERRAL TO COMMITTEE <ul style="list-style-type: none"> - Councillor Mortimer has called application into Planning Committee - Tovil Parish Council wish to see the application refused 		
WARD South	PARISH COUNCIL Tovil	APPLICANT Mr Goldsmith & Davis AGENT Allen Planning Ltd
DECISION DUE DATE 06/02/17	PUBLICITY EXPIRY DATE 16/01/17	OFFICER SITE VISIT DATE 19/10/16
RELEVANT PLANNING HISTORY:		

- 16/503147 - Demolition of building and construction of 14 dwellings – Withdrawn
- MA/74/0777 - Manufacturing opticians workshop - Approved

MAIN REPORT

1.0 Site description

- 1.01 The proposal relates to vacant site on Church Street that was previously used by a construction company, including office space and yard area; and despite it being marketed it is understood that the site has been vacant since 2013. The site covers an area of some 0.2ha and the land level noticeably drops away to the southern (rear) boundary of the site. Currently, the site is largely given over to areas of hardstanding and a 2-storey building of no architectural merit is centrally located within the plot. A protected row of conifers (TPO No. 3 of 1991), runs along the backs of the properties in Church Street, but as a number of these trees have been removed, the row ends at the south-western corner of the site, so there are no protected trees at the southern boundary of the site.
- 1.02 Church Street is predominantly characterised by residential properties of differing size, design and age; there are commercial units and a car park close to the eastern boundary of the site which front onto Tovil Hill; and the site is some 30m to the west of the junction with Tovil Hill. For the purposes of the adopted Development Plan, the site is within the defined urban area.

2.0 Proposal

- 2.01 The proposal is for the erection of 12 residential units split into 2 buildings. Broken down, this would be seen as a terrace of 8 (3-bed) houses at the rear of the site; and the building to the front would have a 2-bed house at its eastern-end, a 2-bed flat at ground floor level and then 2 flats above (1-bed & 2-bed).

- 2.02 Given the land levels of the site, the rearmost building would be split level, so that from the front it would be seen as 2-storey but then to the rear a lower ground level would open out onto the garden areas. The building to the front would be 2-storey and the house at the eastern-end would benefit with outdoor amenity space to the rear. The ground floor flat would also have a small area of outdoor space to the front of the building; and the first floor flats would also benefit from a terrace area.
- 2.03 In terms of materials, the predominant facing brick would be of a grey to brown blend, with a black facing brick to reference the entrances; elements of timber cladding would be used; and zinc cladding would be used in projecting bay windows and for the upper floor of the rearmost building. Both buildings would also benefit from a 'green' roof and the frontage building would have a 'green' wall on its eastern flank.
- 2.04 In terms of parking, the proposal would provide 11 off-road parking spaces that would be located centrally within the site; there would be the provision of a cycle store for 10 bikes; and the proposal would make use of the existing site access.

3.0 Policies and other considerations

- Maidstone Borough-Wide Local Plan 2000: ENV6, T13, CF1
- National Planning Policy Framework
- National Planning Practice Guidance
- Maidstone Local Plan (Submission version): SP1, DM1, DM2, DM4, DM22, DM27, ID1
- Open Space DPD (2006)

4.0 Consultee responses

- 4.01 **Councillor Mortimer:** Report application to Committee for following reasons:

"Although this new application reduces the mass of the site and perhaps improves some loss of amenity space the proposal again is completely out of keeping with the local area and still affects the privacy and enjoyment of neighbouring properties. The design and contemporary nature of the proposal is completely out of keeping with the historic features of the surrounding area and that of Church Street. Recent developments such as The Victory public house site in Church Street and the Rose public house site on the junction of Straw Mill Hill have all incorporated links through design and materials associated with the old historic nature of the Tovil area. The redevelopment of the Archbishop Courtenay School in Church Road is also another example of a sympathetic approach in preserving the historic nature of this area. Although modern contemporary design can and does fit in well with some schemes I feel in this case the proposal would significantly conflict with the majority of neighbouring older style buildings and especially impact upon the unique aspect that Church Street offers as an historical reminder to the urban centre of Tovil parish. Although the site is a stand-alone site the mass of the front block directly positioned onto Church Street would dwarf neighbouring properties, the road, and completely change the street scene. The proposed block does cause concern of overlooking and privacy issues to the properties and gardens in Albert Reeds Gardens. I also feel the application produces a cramped effect within the site and the square block design would not assist with the enjoyment of the properties by future occupants. The application does not provide enough parking spaces on site for future residents or visitors. As a ward councillor the parking issues in Church Street are one of the main issues I deal with on almost a weekly basis. We suffer from extensive pavement parking and complete obstruction on the footways and on the road and these issues occur the whole length of the road. This is mainly due to the many properties in the road who do not benefit from any allocated parking. The car park next to the Post Office is private land and the parish car park only offers two hours enforced stay and there to support the local shops. A very large proportion of the properties associated with Church Street are designed for elderly living, which must be taken into account in terms of highway safety and emergency vehicle access along the road. Broken car wing mirrors and damaged cars and garden walls are a regular occurrence. This road is unique in terms of its narrow width and pedestrian safety is a major daily concern. We recently introduced a two-metre width

restriction scheme with KCC highways to try and elevate the many pressures this road has to deal with. This site proposal must provide parking spaces above the normal design recommendations for all future residents and visitors of the site. So any over spill parking will directly affect the majority of current residents. I have concerns over footway and disabled mobility safety should residents of the site use the supermarkets at Tovil Hill due to the fact that there is limited designated footpath on the Church Street side of Tovil Hill. Car use will increase at the junction of Tovil Hill and this junction is a recognised pinch point on the main road. I am also concerned that the loss of this employment site to a residential development would be detrimental to the area."

- 4.02 **Tovil Parish Council:** Wishes to see the application refused for the following reasons;

*"- Design of proposed buildings is not in accordance with existing streetscene.
- Too few parking spaces with no provision for visitor parking.
- Attention is drawn to the already difficult circumstances of parking in Church Street.
- There will be serious overlooking of properties in Albert Reed Gardens to rear of proposed development - properties which are set at lower level."*

- 4.03 **KCC Highways:** Raise no objection.
4.04 **Environmental Health Officer:** Raises no objection.
4.05 **KCC Sustainable Drainage:** Raises no objection.
4.06 **Landscape Officer:** Raises no objection.
4.07 **Southern Water:** Raises no objection.
4.08 **Upper Medway IDB:** Has no comment to make.
4.09 **KCC Archaeology Officer:** Has no comment to make.
4.10 **Kent Police:** Have not raised a specific objection to the proposal.

HEADS OF TERMS

- 4.11 **KCC Education:** Seeks contributions of £23,019.36 towards primary education and £576.19 towards libraries (see report for justification).
4.12 **Parks and Open Space:** Seeks contributions of £18,900 (see report for justification).
4.13 **NHS West Kent CCG:** Seeks contributions of £10,944 (see report for justification).

5.0 Neighbour responses:

- 5.1 3 representations received from 21-25 Tovil Hill raising concerns over loss of light to first floor office space; loss of property value and residential redevelopment potential; overlooking/loss of privacy; parking provision/highway safety; out of character with area; potential disturbance at construction phase; and potential landscaping.

6.0 Policy background

- 6.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that all planning applications must be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
6.02 The planning policy context comprises the saved policies of the adopted Local Plan and the National Planning Policy Framework (NPPF). There are no specific Local Plan policies relating to residential development in locations such as this, however the NPPF states that housing applications should be considered in the context of the

presumption of sustainable development, which is identified as one of the key objectives of the planning system. The site is located in a sustainable location in close proximity to Maidstone town centre with its facilities/amenities and public transport links; and the site is also considered to represent previously developed land and has no specific economic designations in the Local Plan. The NPPF also seeks sustainable development to contribute, protect and enhance the built environment. As such, the principle of residential use in this location is considered to be acceptable in terms of the general principle of the siting of new residential development and sustainable development in general.

- 6.03 The applicant has agreed to the requested Heads of Terms from KCC Education, NHS and the Council's Parks and Open Spaces Department, in accordance with saved policy CF1 of the adopted Local Plan and the Council's 2006 Open Space DPD. The proposal is for 12 houses and the site area covers some 0.2ha, and so in accordance with the Council's adopted DPD, no affordable housing provision is required.
- 6.04 The submitted version of the Development plan went to the Secretary of State for examination on the 20th May 2016; the interim report from the Planning Inspector has been received (December 2016); and the closing hearing was held at the end of January 2017. Policies within the emerging Plan are considered relevant, with emerging policy SP1 allowing for residential development in this location; emerging policy DM1 seeking good design; emerging policy DM2 seeking sustainable design; emerging policy DM4 allowing for development of brownfield land in urban areas; emerging policy DM22 sets out open space provision; emerging policy DM27 setting out parking standards; and emerging policy ID1 which seeks community contributions when relevant.
- 6.05 In line with a presumption in favour of sustainable development on previously developed land, I accept the principle for this proposed development and will now go on to assess the details of the scheme.

7.0 Visual impact and design

- 7.01 Church Street is predominantly residential in character that has a variety of houstypes of differing scale and age with differing set-backs from the road, including a number of properties that immediately front onto the highway or that have a modest set-back within close proximity to the site. In my view the proposal site is an anomaly within the street in this sense, and the proposal would better reflect the pattern and grain of development in the area whilst providing more presence than the centrally located commercial building surrounded by hardstanding that currently exists. It is also worth noting that historical maps of the area do show buildings along the frontage of this site, which further suggests the frontage building relates to the historical layout of the street better. I am also satisfied that the proposal would not appear cramped within the plot, given the layout of the site providing a good level of space between the buildings, as well as there being the provision of parking and adequately sized gardens.
- 7.02 In terms of appearance, the frontage building would be 2-storey in height and with its flat roof, it would stand taller than the eaves height of the adjacent terrace to the west of the site. However, this difference in height reflects the rising-up of the road towards Tovil Hill; and in general terms properties in the road do stagger upwards in height to compensate for this changing land level. When approaching the site from the east, the proposal would also better define the street as being a residential area than what currently exists; and the use of a green wall here would further soften the scheme. In addition, the rearmost building would stand no higher than the existing

building to be demolished (which would be noticeably set lower than the frontage building); and views into site would not appear significantly harmful or result in the loss of any important view through the site. There would also be views of the proposal from surrounding roads, like Tovil Hill and Albert Reed Gardens, but again it would not appear out of character within this mixed, densely built up area.

- 7.03 The proposal is of a contemporary design making use of modern materials and the NPPF (paragraph 60) is clear in allowing for originality or initiative, and not imposing a particular architectural style. The proposal site is not within a conservation area and in my view there is no planning reason not to allow such a development in this location, particularly given the variety of property styles within close proximity of the site and their differing levels of architectural merit. Furthermore, the strong use of a light stock brick would complement the other properties in the street; and the incorporation of recessed terraces, glazing, projecting bay windows, timber cladding and a contrasting darker facing brick at ground floor level would provide relief and interest to the frontage building.
- 7.04 Given the position of the frontage building, there is limited scope for soft landscaping, but as with other developments along Church Street, the proposal would provide a strip of planting along the front; and the development will also incorporate green roofs and a green wall on the eastern flank of the front building. The hardstanding within the site will also be of block paving, giving the sense of a good quality development; and to ensure a satisfactory appearance to the development conditions will be imposed requesting details of external materials, hardsurfacing, boundary treatments and native landscaping. The protected row of conifers (TPO No. 3 of 1991) running along the backs of the properties in Church Street end at the south-western corner of the site, so there are no protected trees at the southern boundary of the site. With this considered, the Landscape Officer raises no objection on arboricultural grounds and does not consider this to be a harmful constraint to development on this site.
- 7.05 With this considered, I therefore raise no objection to the proposal in terms of its scale, appearance and layout within the plot; and take the view that this proposal is of a good contemporary design that would make use of quality materials and contribute positively to making this area better in terms of its character and appearance.

8.0 Residential amenity

- 8.01 The properties to the rear of the site, in Albert Reed Gardens, have their gardens backing on to the proposal site and the land here is noticeably lower than the plot set for development.
- 8.02 The rearmost building is positioned as such so that it is set closer to the south-western corner of the site than the south-eastern corner, resulting in these 8 houses having different sized gardens.
- 8.03 Given the lowering of the land levels towards the rear of the site, I am of the view that the appropriate use of boundary treatments, including 1.8m high screening along the southern edge of the outdoor terraces to the rearmost building, would ensure acceptable levels of privacy for both the residents in Albert Reed Gardens and future occupants when using their gardens.
- 8.04 At its closest, the proposed rearmost building would be approximately 18.8m from 6 and 8 Albert Reed Gardens; and more than 25m from 2 Albert Reed Gardens; and its upper level would also be pulled forward 1.5m, extending the separation distances of

this element of the building to the houses in Albert Reed Gardens. Given these separation distances; the change in land levels to the rear (which will be lowered at most by 1.5m from the existing level); and appropriate screening, I am satisfied that the proposal would not appear overbearing upon and would not result in a significant loss of privacy, outlook or light to the residents of Albert Reed Gardens.

- 8.05 I am satisfied that the proposal, given its location, scale and design, would not result in unacceptable living conditions for any resident in Church Street; and would add that the frontage building's relationship with the dwellings opposite (across the road) is not unusual in high density residential areas, where houses have limited-t-no set back from the road.
- 8.06 I do not raise objection to the proposal in terms of its impact upon the commercial premises to the east of the site; and I am satisfied that no other residential property would be adversely affected by this proposal.
- 8.07 With regards to future occupants, I am satisfied that the proposal would provide adequate living conditions in terms of light, privacy and outlook; and raise no objection in terms of outdoor amenity space. However, the site is close to a busy road and road junction, as well as a car park and some commercial properties. As such, and in accordance with the Environmental Health Officer's recommendations, I consider it reasonable for the applicant to carry out a noise assessment for the approval of the local planning authority prior to any occupation of the site, to safeguard the amenity of future occupants.

9.0 Highway safety implications

- 9.01 The proposal will make use of the existing vehicle access which the Highways Officer confirms has no recorded incidents of personal injury; and the level of on-site car parking spaces (11 in total) is within the maximum parking standards which is 12 spaces. The Highways Officer is also satisfied that there is adequate turning provision within the site to allow vehicles to enter and exit in a forward gear; the secure cycle parking is welcomed; no objection is raised in terms of the proposal's impact upon the surrounding road network; and a refuse and collection area is suitably located adjacent to the highway for efficient collection. Potential tenancy allocation of parking spaces within the site will be down to the management of the site and I do not consider it necessary to pursue this matter any further in this instance. The Highways Officer considers there to be no justifiable or sustainable reasons to recommend a refusal to this application and I am minded to agree and so no objection is raised on highway safety and parking provision grounds.

10.0 Community infrastructure contributions

- 10.01 A development of this nature is likely to place extra demands on local services and facilities and it is important to ensure that the development can be assimilated within the local community. As such suitable contributions to make the development acceptable in planning terms can be sought in line with policy CF1 of the Local Plan and the Council's Open Space DPD. As previously set out, this proposal is not obligated to provide any affordable housing.
- 10.02 Any request for contributions needs to be scrutinised, in accordance with Regulation 122 of the Act. This has strict criteria setting out that any obligation must meet the following requirements: -
It is:
(a) Necessary to make the development acceptable in planning terms;
(b) Directly related to the development; and
(c) Fairly and reasonably related in scale and kind to the development.

NHS West Kent CCG -

- 10.03 NHS West Kent CCG seeks a healthcare contribution of £10,944, to be invested into the College Road Practice and will be put towards refurbishment of a clinical room and/or potential conversion of a non-clinical space into a clinical space. This surgery is approximately 0.6 miles away from the proposal site and considered to be within a reasonable distance of the development.

Parks and Open Space -

- 10.04 An off-site contribution of £18,900 has been sought from Maidstone Borough Council Parks and Open Space as the proposed development offers no opportunity for provision of publicly accessible onsite open space, which is a stated infrastructure priority for the council in terms of residential development. The financial contribution would therefore be utilised at an off-site open space area which is known as Bridgemill Way Open Spaces. This play area is to the west of the proposal site, within walking distance, and the monies received would be used for the improvement and refurbishment of the existing play facilities and any ancillary items (such as benches/bins etc).

KCC Education -

- 10.05 A contribution of £23,019.36 has been requested towards primary education. The proposal gives rise to additional primary school pupils during occupation of the development; and this need, cumulatively with other new developments in the vicinity, can only be met through the provision of an additional classroom at South Borough Primary School.
- 10.06 In terms of secondary school provision, whilst the Education Authority can demonstrate a forecast lack of provision which will require school expansions, due to the Government pooling restrictions KCC can now not collect secondary contributions from every development, only those creating the largest amount of demand. Therefore, no contributions are sought in this instance.
- 10.07 A contribution of £576.19 has been requested towards the library Bookstock to mitigate the impact from this development. The bookstock in Maidstone Borough at 1119 items per 1000 population is below the County average of 1134 and both the England and total UK figures of 1399 and 1492 respectively. To mitigate the impact of this development, the County Council will need to provide additional library books and the monies will be directed to the mobile Library service attending in Tovil, to meet the additional demand to borrow library books which will be generated by this proposal.
- 10.08 I am satisfied that all of the contributions sought meet the tests of Regulation 122 and 123 of the Act and as such should be provided by the applicant. The applicant has also agreed to the Heads of Terms as set out.

11.0 Other considerations

- 11.01 The Environmental Health Officer has requested no further information in terms of air quality and I accept these findings; and they do note that the possibility of contamination on site has already been identified and so a contaminated land condition will be duly imposed. The applicant has indicated that surface water and foul sewage will be disposed of by mains sewer and Sothorn Water raises no objection to this; and the Sustainable Drainage Officer at KCC is satisfied that details of a sustainable surface water drainage scheme can be submitted by way of

condition, to ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

11.02 The site largely comprises of hardstanding and has a modern building in good condition with profile roofing. Given the nature of the site, I am satisfied that no further biodiversity information is required before the determination of this application. Notwithstanding this, one of the principles of the NPPF is that *“opportunities to incorporate biodiversity in and around developments should be encouraged”*. The development incorporates green roofs and wall as part of the application; and a suitable condition will be imposed requesting details of to ensure the provision of swift and/or bat/bird bricks/boxes within the development.

11.03 The concerns raised by Councillor Mortimer, Tovil Parish Council and the local residents have been addressed with in the main body of this report.

12.0 Conclusion

12.01 For the reasons outlined, I am of the view that this sustainably located proposal is of a good contemporary design that would make use of quality materials and contribute positively to making this area better in terms of its character and appearance. In addition, the proposal would not harm the amenities of existing or future residents; and it would not result in adverse highway safety conditions. It is considered that the proposal is acceptable with regard to the relevant provisions of the Development Plan, the National Planning Policy Framework, and all other material considerations such as are relevant. I therefore recommend conditional approval of the application on this basis subject to a legal agreement as set out below.

RECOMMENDATION – SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT, IN SUCH TERMS AS THE HEAD OF THE LEGAL PARTNERSHIP ADVISES, TO PROVIDE THE FOLLOWING:

- *Contribution of £10,944 towards the refurbishment of a clinical room and/or potential conversion of a non-clinical space into a clinical space at College Road Practice*
- *Contribution of £576.19 towards mobile Library service attending in Tovil*
- *Contribution of £23,019.36 towards the provision of an additional classroom at South Borough Primary School*
- *Contribution of £18,900 towards the improvement and refurbishment of the existing play facilities and any ancillary items at Bridge Mill Play Area*

THE HEAD OF PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO APPROVE SUBJECT TO THE FOLLOWING CONDITIONS SET OUT BELOW:

CONDITIONS to include:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) Prior to commencement of works/development above damp-proof course (DPC) level, written details and samples of the materials to be used in the construction of the external surfaces of the buildings and hard surfacing (to be of block pavements) shall be submitted to and approved in writing by the Local Planning Authority and shall include:

- 2 contrasting facing brick types
- Timber cladding to first floor recessed areas on front building and cycle store
- Graphite grey zinc cladding for projecting windows and top floor of rearmost building

The development shall be constructed using the approved materials and maintained thereafter unless otherwise agreed in writing by the local planning authority;

Reason: To ensure a good quality appearance to the development.

- (3) Prior to commencement of works/development above damp-proof course (DPC) level, written details of all fencing, walling and other boundary treatments, to include 1.8m high screening along the southern edge of the outdoor terrace areas to the rearmost building, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Reason: To ensure a good quality appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

- (4) Prior to commencement of works/development above DPC level, written details of a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority, using indigenous species, which shall include tree and hedge protection details and long term management plan. The scheme shall be designed using the principles established in the Councils adopted Landscape Character Assessment and Landscape Guidelines and shall include:

- a) Details of planting for green roofs for both buildings and green wall to eastern flank of front-most building, as shown on drawings 15-1147-303A and 305A received 06/12/16;
- b) Details of native planting along front (northern) and rear (southern) boundaries of site.

Reason: To ensure a good quality setting and external appearance to the development and in the interests of biodiversity.

- (5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure a good quality external appearance to the development.

- (6) Prior to commencement of works/development above DPC level, written details of the provision of swift and/or bat/bird bricks/boxes within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the first occupation of the property and maintained thereafter unless otherwise agreed in writing by the local planning authority;

Reason: In the interests of biodiversity enhancement.

- (7) Prior to the first occupation of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To ensure acceptable living conditions for future occupants.

- (8) Prior to commencement of works/development above DPC level, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: To prevent harm to human health and pollution of the environment.

- (9) Prior to commencement of works/development above DPC level, details of how decentralised and renewable or low-carbon sources of energy (to include solar panels) will be incorporated into the development hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter;

Reason: To ensure an energy efficient form of development.

- (10) (i) Prior to commencement of works/development above DPC level, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

(ii) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

- (11) The development shall not commence until details of the proposed slab levels of the buildings and the existing site levels have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels;

Reason: In order to secure a satisfactory form of development.

- (12) Prior to commencement of works/development above DPC level, the proposed means of foul and surface water sewerage disposal shall be submitted to and approved by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of pollution prevention.

- (13) The approved details of the parking/turning areas and bicycle parking facilities shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: To ensure a sustainable development.

- (14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension to any property shall be carried out without the permission of the Local Planning Authority;

Reason: To ensure a satisfactory appearance to the development and safeguard the residential amenity of future occupiers.

- (15) The development hereby permitted shall be carried out in accordance with the following approved plans: 15-1147-300A, 301A, 302A, 303A, 304, 305A and 306A received 06/12/16;

Reason: To ensure a satisfactory appearance to the development and safeguard the residential amenity of future occupiers.

Case Officer: Kathryn Altieri

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.