

Report of the Head of Planning

Deferred Items

Reports shown in previous Minutes as being deferred from that Meeting.

Deferred Item 1 SW/14/0367		<u>Selling</u>	
APPLICATION PROPOSAL			
Erection of 11 houses (4 x three bed and 7 x four bed) and 2 flats (2 x two bed), as amended by drawings received 24 June 2014 and 23 rd September 2014.			
ADDRESS The Old Goods Yard, Station Approach Road, Neames Forstal, Selling, Faversham, Kent			
RECOMMENDATION GRANT SUBJECT TO: Completion of Section 106 Legal Agreement, receipt of additional ecology information and the further views of KCC Ecology and views from Network Rail.			
REASON FOR REFERRAL TO COMMITTEE			
Local representations			
WARD	PARISH/TOWN COUNCIL	APPLICANT Mr S Kelf	
Boughton & Courtenay	Selling	AGENT Mr P Cook	
DECISION DUE DATE 14 th October 2014			
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
SW/96/0939	Change of use of goods yard to demolition contractors yard	Approved	15/10/1986

MAIN REPORT

1.0 BACKGROUND

- 1.01 Members will recall that this application was first reported to the planning committee on 17th July 2014. I have attached the original committee report as Appendix A. Members resolved to visit the site and the Planning Working Group site meeting took place on 28th July 2014. The application was then considered at the 7th August 2014 planning committee and subsequently deferred for revisions to the block of flats. A copy of the minutes is attached to this report at appendix B. Members asked that the application be deferred to allow for re-negotiation for the removal of the three-storey aspect of the development and clarification of intended ground levels.
- 1.02 The applicant was asked to amend the proposal in the manner suggested by Members. I can confirm that the third floor of the block of flats has been removed therefore reducing the overall height of the block by 2.85 metres. The number of units has been reduced from 13 dwellings to 12 dwellings.

2.0 CONCLUSION

- 2.01 It is my view that the development is acceptable in principle. The site is inappropriate for continued use as a commercial site and the development of dwellings here would conform to the predominant use of the area.
- 2.02 The design of the scheme would complement the surrounding area and result in an interesting site layout with some attractive focal features such as the block of flats located at the site entrance. The reduction of the height of flats addresses Members' concerns and certainly ensures that the block of flats is not overbearing to the surrounding built environment.
- 2.03 The submitted site sections clearly show this relationship, and corresponding relationships between the proposed Houses 01 / 02 and House 11 with the existing and proposed development on adjacent land. The drawing also includes a 'height study' demonstrating that the proposed dwellings would be less tall than one of the recently-built houses at Sondes Court.
- 2.04 I am still awaiting additional ecological information from the agent. I am awaiting comments from Network Rail and Kent County Council Ecology Team and will update Members at the meeting.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Grounds: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby approved shall be carried out in accordance with the following approved drawings:

001; 002 Rev D; 003 Rev C; 004 Rev c; 005 Rev C; 006 Rev B; 007 Rev B; 008; 009; 010 Rev B; 011 Rev B; 12004/P052; 12004/P053; 12004/P054; 12004/P055; 12004/P056 dated 24th June 2014 and 23rd September 2014.

Grounds: For the avoidance of doubt and in the interests of proper planning.

- (3) Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and works shall be implemented in accordance with the approved details.

Grounds: In the interest of visual amenity.

- (4) Details in the form of cross-sectional drawings through the site, of the existing and proposed site levels shall be submitted to and approved in writing by the Local

Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

Grounds: In order to secure a satisfactory form of development having regard to the nature of the surroundings of the site.

(5) Prior to the commencement of development hereby approved, a programme for the suppression of dust during the construction of the development shall have been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless any variation has been approved by the Local Planning Authority.

Grounds: In the interests of the amenities of the area.

(6) No development shall take place until full details of the method of disposal of foul and surface waters have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented before the first use of the development hereby permitted.

Grounds: In order to prevent pollution of water supplies and localised flooding.

(7) No development approved by this permission shall be commenced prior to a contaminated land assessment (and associated remediation strategy), being submitted to and approved in writing by the Local Planning Authority, comprising:

a) A desk study and conceptual model, based on the historical uses of the site and proposed end-uses, and professional opinion as to whether further investigative works are required. A site investigation strategy, based on the results of the desk study, shall be approved by the Local Planning Authority prior to any intrusive investigations commencing on site.

b) An investigation, including relevant soil, soil gas, surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analyses, risk assessment to any receptors and a proposed remediation strategy which shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment, including any controlled waters.

Grounds: To ensure any land contamination is adequately dealt with and to protect groundwater because the site is located on a Principal Aquifer and within a source protection zone.

(8) No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It

shall also include any plan (a 'long term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Grounds: To ensure any contaminated land is adequately dealt with and to protect groundwater because the site is located on a Principal Aquifer and within a source protection zone.

(9) Upon completion of the works identified in the contaminated land assessment, and before any part or agreed phase of the development is occupied, a closure report shall be submitted which shall include details of the proposed remediation works with quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Grounds: To ensure any contaminated land is adequately dealt with.

10) Prior to the commencement of development hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species, plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Grounds: In the interests of the visual amenities of the area.

(11) If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority of how this contamination shall be dealt with.

Grounds: To ensure any contaminated land is adequately dealt with.

(12) No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Grounds: To protect groundwater because the site is located on a Principal Aquifer and within a source protection zone.

(13) Details of the measures to be used acoustically treat ventilation to the living room and bedroom windows of the development that have a line of sight to the railway line shall be submitted to and approved in writing by the Local Planning

Authority and upon approval shall be installed in accordance with the recommendations for perpetuity.

Grounds: In the interests of residential amenity.

(14) Prior to the works commencing on site details of parking for site personnel / operatives / visitors shall be submitted to and approved by the Local Planning Authority and thereafter shall be provided and retained throughout the construction of the development. The approved parking shall be provided prior to the commencement of the development.

Grounds: To ensure provision of adequate off-street parking for vehicles in the interests of highway safety and to protect the amenities of local residents.

(15) Prior to the commencement of development hereby approved, a report demonstrating how the proposal will incorporate measures to encourage and promote biodiversity and wildlife to include bird and bat boxes/bricks shall be submitted to and approved in writing. Development shall be carried out in accordance with those approved details and shall thereafter be retained.

Grounds: In the interests of promoting wildlife and biodiversity and wildlife in urban areas.

(16) The dwellings hereby approved shall be constructed to Level 4 of the Code for Sustainable Homes or an equivalent standard and prior to the occupation of any of the dwellings the relevant certification shall be submitted to the Local Planning Authority confirming that the required standard has been achieved unless otherwise agreed in writing by the Local Planning Authority.

Grounds: In the interest of promoting energy efficiency and sustainable development.

(17) As an initial operation on site, adequate precautions shall be taken during the progress of the works to guard against the deposit of mud and similar substances on the public highway in accordance with proposals to be submitted to, and agreed in writing by the Local Planning Authority. Such proposals shall include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances.

Grounds: In the interests of highway safety.

(18) The areas shown on the layout plan hereby approved drawing number 002 rev D as parking and cycle parking facilities, shall be used for or be available for such use at all times when the premises are in use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on that area of land or in such a position as to preclude vehicular access to this reserved area; such land and facilities, and access thereto shall be provided prior to the occupation of the buildings hereby permitted.

Grounds: The development, without the provision of parking space, would be detrimental to amenity and likely to lead to inconvenience and danger to road users by virtue of vehicles parked on the public highway amenity.

(19) Adequate underground ducts shall be installed before any of the buildings hereby permitted are occupied to enable telephone services and electrical services to be connected to any premises within the application site without resource to the erection of distribution poles and overhead lines, and notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 no distribution pole or overhead line shall be erected other than with the express consent of the Local Planning Authority.

Grounds: In the interests of the amenities of the area.

(20) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Grounds: In the interests of the visual amenities of the area.

(21) Upon completion of the approved landscaping scheme, any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Grounds: In the interests of the visual amenities of the area

(22) All materials used for landscaping, or as infill, shall be clean, uncontaminated, naturally occurring, non-putrescible and non-leachate forming.

Grounds: To prevent pollution of the water environment, especially groundwater.

(23) Piling or other foundation designs using penetrative methods shall not be permitted other than with the express consent of the Local Planning Authority.

Grounds: To prevent pollution of the water environment, especially groundwater.

(24) Before the first occupation of a dwelling the following works following that dwelling and the adopted highway shall be completed as follows:

(a) Footways and or/ footpaths shall be completed, with the exception of the wearing course;

(b) Carriageways completed, with the exception of the wearing course, including the provision of a turning facility beyond the dwelling together with related:

(1) highway drainage, including off-site works,

(2) junction visibility splays,

(3) street lighting, street nameplates and highway structures if any.

Grounds: In the interests of highway safety.

(25) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:-

Monday to Friday 0730 -1800 hours, Saturday 0830 - 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Grounds: In the interests of the amenities of the area.

(26) No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor any other day except between the following times:-

Monday to Friday 0900-1700 hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Grounds: In the interests of residential amenity.

(27) Notwithstanding the provisions of Class A, Part 2, Schedule 2, of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order, no fences, gates walls or other means of enclosure shall be erected within the application site without the prior written approval of the Local Planning Authority.

Grounds: In the interests of residential amenity.

(28) The hereby approved development shall be carried out in accordance with the recommended noise mitigation measures as outlined in the Railway noise and vibration assessment dated April 2012. The approved scheme shall be implemented in full prior to the first occupation of the development.

Grounds: In the interests of residential amenity.

(29) The cycle spaces shown on drawing 002 rev C shall be provided prior to occupation of Units H01-02.

Grounds: To ensure the provision and retention of adequate off-street parking facilities for cycles in the interests of sustainable development and promoting cycle visits.

(30) And any further conditions required by KCC Ecology and Network Rail.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a

positive and proactive manner by: Offering pre-application advice; where possible, suggesting solutions to secure a successful outcome and, as appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was considered by the Planning Committee and the agent amended the scheme following comments received from Members.

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

2.3 SW/14/0367		(Case 10016)		Selling
APPLICATION PROPOSAL				
Erection of 11 houses (4 x three bed and 7 x four bed) and 3 flats (3 x two bed), as amended by drawings received 24 June 2014.				
ADDRESS The Old Goods Yard, Station Approach Road, Neames Forstal, Selling, Faversham, Kent				
RECOMMENDATION GRANT SUBJECT TO : Completion of Section 106 Legal Agreement and the further views of Kent Highway Services, KCC Ecology and the Council's Tree Consultant				
REASON FOR REFERRAL TO COMMITTEE				
Local representations				
WARD	PARISH/TOWN COUNCIL	APPLICANT Mr S Kelf		
Boughton & Courtenay	Selling	AGENT Mr P Cook		
DECISION DUE DATE 31 July 2014				
RELEVANT PLANNING HISTORY				
App No	Proposal	Decision	Date	
SW/96/0939	Change of use of goods yard to demolition contractors yard	Approved	15/10/86	

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.1 The site of 0.4ha is located on land known as the Former Goods Yard, Station Road, Selling. The site is located on the approach to Selling Station along Station Approach Road. The site is long and narrow in shape ending in a thin strip of land to the north-east of the site. There is limited existing landscaping and a large amount of the site is covered in hardstanding.

1.2 The site runs along the railway tracks and is currently surrounded by palisade fencing on all boundaries.

1.3 The site is level and narrows towards the rear .

1.4 Planning permission was granted for 14 units adjacent to the site on the former Cold Store site under planning reference SW/13/1441. Five 4 bed detached properties were approved in 2009 under SW/09/1108; these properties are sited adjacent to the western boundary of the site near the proposed entrance to the site.

2.0 PROPOSAL

2.01 Planning permission is sought for the provision of 11 houses and 3 flats at the former Goods yard, Station Road, Selling.

The proposed mix of housing is as follows:

- 4 x three bed houses
- 7 x four bed houses
- 3 x two bed flats

2.02 The residential flats would be located at the entrance to the site containing three 2 bed flats, each having one parking space. The flats are set over three floors with a varied ridge height and clad elevations. Two of the flats would have a balcony area which would look towards the access road to the station (north-west direction). The tall windows on the front elevation (looking towards the south-west) which provide light into the living/kitchen/dining area of the flats turn the corner to create a design feature. The distance window to window from the flats to the adjacent properties is 21 metres.

2.03 Four sets of semi-detached dwellings would be located alongside the proposed road through the development (units H01- H08). Though some of these units do not have a 10 metre rear garden they do have some side garden or wide gardens to compensate for this. Two parking spaces are provided for each of these units.

2.04 Units H09 and H10 are located towards the end of the site where the new road bends adjacent to the turning head. These two units also have two parking spaces each.

2.05 High level windows at first floor are proposed on the rear elevations to Units H05, H06, H07 and H08 to avoid loss of privacy to the existing residential gardens of the properties located in The Warren located on the boundary to the site.

2.06 Unit H11 is located to the rear of the site and lies directly adjacent to the residential development approved under SW/13/1441. There is no direct overlooking on to the adjacent properties (which have not yet been built).

2.07 The general design of the site consists of a mix of two and two and a half storey units. Planting is proposed on the north east boundary to soften the development whilst allowing access for Network Rail for maintenance. Supplementary planting is proposed on the southwest boundary.

2.08 It is proposed to construct speed bumps along the access road to slow traffic and to create a pedestrian path clearly defined by different surface treatments. Some on-street parking has been accommodated in the development as well as one visitor space.

2.09 All units would have photovoltaic panels to supply renewable energy. A new pedestrian link would be created through the proposed site and into the development approved under SW/13/1441. The pedestrian link would be located adjacent to Unit H10.

2.10 The Planning Application pack contains the following documents:

- Design and Access statement
- Railway noise and vibration assessment
- Code for Sustainable Homes Pre-assessment report
- Parking cover note

2.11 The Design and Access statement makes the following summarised comments:

- Pre-application discussions took place and the initial scheme was reported to the Design Panel in October 2014
- Design Panel confirmed that a block should be provided at the site entrance to create more of a gateway to this entrance
- Houses are set at angles to the access road to avoid overlooking
- An interesting and varied street frontage has been created
- Designed a kink in the road and set a detached unit to the rear that acknowledges that a neighbouring site is also proposed for development
- The re-design of the rear allows a more possible pedestrian route through from the western area of Neames Forstal which would obviate using the road where there is no pavement to the northern side. This significantly enhances pedestrian safety and creates a physical connection between the site and the village that would otherwise be a little lacking
- Because the scheme is set to the north of adjoining development there is no over shadowing
- We have also been at pains to design to achieve oblique views and limited views to the sides and rear of our scheme, by way of careful design and positioning such that there is no overlooking issues
- Amenity areas for the units are of reasonable standard and by way of contrast with other units may be considered generous. Setting units at an angle has aided in creating garden depth
- The flats will have balconies such that each has an external amenity area attached to the main living accommodation

2.12 In response to a number of objections received the agent has made the following comments:

- Sondes Court is circa 9.6m tall whereas H01 and H02 are just 8.1m tall - they are lower than Sondes Court even when topographical differences are taken into account
- No habitable windows of H02 look towards Sondes Court such as to impact on it - H01 has a high level window with an 1800mm cill height facing Sondes Court
- There is no overlooking, no significant and direct impact
- There is already 2m high close-boarded fencing between the 2 development sites, as erect by the developers of Sondes Court
- There are a significant number of evergreen trees and bushes to 2 boundaries of No 2 The Warren and H01 and these 2 rows of trees lie between H02 and Sondes Court

- Most objections are based on the development being 3 storey and the fact that there is no 3 storey development in Neames Forstal. I would respond by pointing out that most if not all of the proposed units are 2.5 storey and the rest are 2 storey.
- There are already a significant number of 2.5 storey units in Neames Forstal of a height to match the development and therefore the proposed units are not an abnormality but follow an existing development form

2.13 The parking cover note confirms the following:

“The scheme has a requirement for 25 spaces and the actual provision would be for 27 spaces. However, even though we exceed standards we would point out that this is a quiet cul-de-sac and there is sufficient space created by the road formation to have off-street parking for visitors. We also make the point that the area in front of Selling Station (which is currently used as a parking area and a drop-off and collection area) has spare capacity for parking, particularly at weekends and in the evenings. Therefore given the capacity on the existing highway and the proposed road the parking spaces provided which are in excess of policy minimum standards, we believe there to be sufficient parking.”

2.14 The Railway Noise and Vibration Assessment suggests the following mitigation measures:

- Glazing - standard double glazing will be acceptable and that all glazing is well sealed when close to prevent air caps. For all living room and bedroom windows with a line of sight to the railway line i.e those on the north-east, north and south facing elevations of the dwellings standard trickle vents must not be used
- Ventilation - Acoustically treated ventilation will be required to meet the adopted internal noise limits without the need to open the windows for ventilation. Rooms with windows which are full screened from the railway i.e. those on the south-western facing elevations, may have standard thermal double glazing of 4/12/4 construction with standard window frame trickle vents. We recommend the following options instead of window frame slot vents:
 - Wall-mounted Silavent Freshflo Permanent Type A Acoustic Airbricks; or
 - Wall-mounted Greenwood AAB Acoustic Airbricks; or
 - Wall-mounted mechanical (i.e. powered) acoustic ventilators such as Titon ‘Sonair F+’ or Silavent SM2/C units; or
 - A fully ducted ventilation system with duct termination in the shielded side of the dwellings, i.e. the south-western elevations facing away from the railway line
- Gardens - even without any timber perimeter fencing it is considered that the required acoustic limit in any proposed garden areas will be easily achieved.

2.15 The Code for Sustainable Homes pre-assessment confirms that the development can achieve Code Level 4.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Parking Spaces	0	27	+27
No. of Residential Units	0	14	+14

4.0 PLANNING CONSTRAINTS

Rights of way – Public Footpath ZR631 passes along Station Road.

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 The National Planning Policy Framework (NPPF)

The NPPF was released in March 2012 with immediate effect, however, para 214 states *“that for 12 months from this publication date, decision-makers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.”*

The 12 month period noted above has expired and as such, it was necessary for a review of the consistency between the policies contained within the Swale Borough Local Plan 2008 and the NPPF. This has been carried out in the form of a report agreed by the Local Development Framework Panel on 12 December 2012. All policies cited below are considered to accord with the NPPF for the purposes of determining this application and as such, these policies can still be afforded significant weight in the decision-making process.

At Paragraph 17 it states that the planning system should:

‘proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.’

Paragraph 22 states that:

‘Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.’

Paragraph 51 states that:

‘They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area,

provided that there are not strong economic reasons why such development would be inappropriate.'

Paragraph 56 states that:

'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making better places for people.'

5.02 Swale Borough Local Plan 2008:

- SP4 (Housing)
- SH1 (Settlement Hierarchy)
- E1 (General Development Criteria)
- E19 (Design Criteria)
- B1 (Supporting and Retaining existing employment land and businesses)
- H2 (Providing for new housing)
- T1 (Providing safe access for new development)
- T3 (Vehicle parking for new development)

6.0 LOCAL REPRESENTATIONS

6.01 Ten letters of objection received making the following summarised comments:

- Obscure views
- Too many little villages are now becoming so built up they are losing their charm
- Distances to boundary of the site from rear gardens of Sondres Court are in some parts just 10 metres not 18 metres at all points
- Units H01 and H02 will result in direct over looking
- Some views from the high level windows
- Direct views towards private gardens
- Ground levels are significant above those of the neighbouring properties- estimated at 1.5 and 2 metres.
- Buildings are significant in their scale
- The buildings will appear as one large mass
- Over-dominant in relation to the surrounding area
- Over-development of the site
- Loss of privacy and a perception of being overlooked
- Concerns over the right of access across Station Road Approach to the site
- Contrary to NPPF, para 66 and 196 (design/demonstrably harm from development)
- Objection against the scale, massing and design
- The separation distances from Sondres Court and the proposed development are not significant and direct and sustained views would be created
- The limited depth of the application site means the proposed units are tightly packed further increasing the sense of enclosure and loss of privacy from the proposed dwellings
- Traffic congestion
- Three storey development is not acceptable and not in keeping with the rest

- of the area
- Insufficient space for landscaping- especially along the boundary with No 3 The Warren
- Concerned that the broadband service will be affected
- No space to enable maintenance of the boundaries of the adjacent residential properties
- Concerned about foul sewage drainage- not convinced that the pipes will cope with the increased amount
- Extra run off could be caused, flooding in residential gardens

6.02 Two letters of general comments have been received making the following summarised comments:

- The houses would tower over our property (4 The Warren)
- Houses are very close together- perhaps fewer houses and a few more trees would be more in keeping with the surrounding area
- Will a fence be erected along the boundaries
- Construction work to be restricted to weekdays- no Saturday, Sunday or evening work
- Only object to the three storey flats and the three storey house
- People would be living in the upper floors of the flats
- Station Approach is not suitable for this development

7.0 CONSULTATIONS

7.01 Selling Parish Council has made the following summarised comments:

- Not happy with the current form of development
- Particular objecting to the three storey block of flats, height and overbearing intrusion on the existing properties backing onto the site
- Its existence would block the sightline for broadband connection from the Boughton mast for those in close proximity
- The design of the three storey town houses is appropriate, are unsuitable and out of keeping for a rural location
- The height of the dwellings on the land in question stands a metre and a half above of Sondes Court and The Warren thereby causing concern regarding the drainage and flooding aspect
- Too many dwellings crammed into a narrow strip of land
- All of the recent new development will in one way or another result in traffic accessing Selling Road, where in a short stretch of highway with no speed restriction, but considerable parking, there are 5 junctions
- Station Approach is a private road - this may affect the development

7.02 Kent County Council Development Contributions Team has requested the following contributions:

Primary Education Provision	£27,741.28
Secondary Education Provision	£27,727.65
Community Learning	£606.83

Youth facilities	No current requirement
Local Libraries	£1314.23
Adult Social Services-	£1537.33

Total requested contribution amount £58,927.32

7.03 Southern Water raises no objection subject to the attachment of an informative and a condition on means of foul and surface water sewage.

7.04 Natural England raises no objection and makes the following comments: *'this application may provide opportunities to incorporate features into the design which are beneficial to wildlife'*.

7.05 Kent County Council Biodiversity Officer raises no objection;

'Railway corridors provide opportunities for wildlife, including protected species and until relatively recently this site appears to have had some ecological value. Given this and the potential for suitable habitat to still be present on or adjacent to the site, we advise that further information is sought regarding the current site condition. Site photographs may assist us in reaching conclusions, but it may be necessary for a preliminary ecological appraisal to be undertaken, by a suitably experienced ecologist, to inform the assessment of ecological impacts and the determination of the application. Given that the site is in a rural location alongside the railway, we expect that the landscaping will incorporate native species appropriate to the location, providing/reinstating opportunities for wildlife along the railway corridor. If permission is granted, we would be able to advice on wording to ensure that ecological enhancements are provided in the landscaping of the site.'

7.06 Kent Highway Services (KHS) raise no objection subject to conditions. I am currently awaiting the final comments from KHS and will update members at the meeting.

7.07 Kent County Council Countryside Access make the following comments:

'Public footpath ZR631 passes along station Approach Road. Please note that no furniture may be erected on or across a Public Rights of Way without the express consent of the Highways Authority. Furthermore, there must be no disturbance of the surface of the right of way, or obstruction of its use, either during or following any approved development.'

7.08 The Environment Agency has no objection to the development subject to a condition requesting a remediation strategy.

7.09 The Council's Sustainable Officer makes the following comments:

'Development achieves Level 4 - please condition post-construction certification to make sure it achieves Level 4.'

7.10 Head of Service Delivery raises no objection to the proposal subject to conditions.

7.11 Tree Consultant - I am awaiting comments and will update Members at the meeting.

7.12 Green Space Officer

'The scheme appears to propose 14 dwellings on a very confined site. As such while we would not seek on-site provision, we would seek a financial contribution toward improving off-site open space provision in Selling as identified in Policy C2.

The contribution would be as the Developer Contributions SPD - £798.00 per dwelling (includes indexation).'

8.0 BACKGROUND PAPERS AND PLANS

Application papers and correspondence for application SW/14/0367

9.0 APPRAISAL

My main considerations in the determination of this application are the design and density of the scheme, highway considerations and the impact on the surrounding area and residential amenity considerations.

Design and density

The proposal has undergone extensive pre-application discussions and the previous scheme for this development was also assessed by the Swale Design Panel on 28 October 2013. The Panel advised that a block at the entrance to the site should be created to result in a gateway entrance at this point of the site. The houses within the site have been set at angles so that they do not directly face the road nor face directly on to the residential properties at the rear of the site. In my view this has created an interesting built form on this site which results in a varied street form and creates interesting views through the site which is particularly important due to the length and narrowness of the site.

The creation of a possible pedestrian route through the site is welcomed and ensures a continuity route through the adjacent recently approved development. The attached unit to the rear of the site creates a visual link to the adjacent development site.

The Panel were keen to see a mix of housing which this proposal now clearly achieves. The varied heights create interesting features within the development and makes best use of the space within this slightly awkward site. Careful landscaping and parking provision has been achieved to a good standard and creates interesting spaces within the site. In general terms the scheme has been drastically amended following assessment by the Panel and the revised scheme goes some way to improving the design of the scheme.

In my opinion this revised scheme addresses the concerns in relation to the interface between the new properties and the existing residential properties surrounded the

site. Though some of the properties are effectively 2.5 storey I remain of the opinion that this is a suitable design approach. The Sondes Arms and the properties in Sondes Court are of a similar height. Taking into consideration that the third floor of the flats is partially located within the roof of the block I am of the view that the block of flats does not appear overly dominant within the site nor in context of the surrounding area.

The site levels (provided by the agent) clearly show that the ridge heights are comparable to the Sondes Arms and the properties located in Sondes Court.

Despite some reservations expressed by some people in relation to the design and the impact on the surrounding properties I remain of the opinion that the design now incorporates the majority of the opinions expressed by the Design Panel. The revised layout, changes to the design and elevational changes all result in a much better quality of development. The varied elevational treatment creates an attractive design features throughout the site.

Highway considerations

In terms of highway implications I am of the view that the proposal will have a limited impact on the local network in terms of safety and traffic generation. The parking provision is considered acceptable in this location and ensures that two spaces are available for each dwelling. There is sufficient visitor parking provision within the local area as well as the one dedicated space within the development site.

Kent Highway Services originally raised a concern in relation to the provision of parking spaces within garages which is not considered to count towards available parking provision. Furthermore, the re-siting of Plot 11 overcomes the concerns in relation to the pedestrian link and safety.

The scheme has been designed to meet the current adopted Kent Vehicle Parking Standards which requires a minimum of two spaces per dwelling in this village location.

Residential amenity and surrounding impact

The application site is currently vacant and becoming overgrown. In my opinion the re-development of this site is a very good way to create a successful housing scheme within an accessible setting.

I note the comments received in relation to the potential loss of privacy and resulting overlooking. The development will not create direct overlooking onto any existing residential properties in the area and as such I consider the impact in terms of overlooking and loss of privacy to be limited. Furthermore the minimum distance window to window of 21 metres is achieved on all parts of this development site. I am of the view that the block of flats will not have a significant impact on the amenity areas of the properties located in Sondes Court. The existing vegetation already provides a very efficient screen between the site and the surrounding residential properties. Please note that a landscaping condition has been added to ensure that the limited impact is further addressed effectively.

The development is unlikely to harm the amenity of the residents of any other nearby dwellings, in my opinion, due to the positioning of the dwellings within the site the amenity impacts are greatly reduced. High level windows are proposed on parts of the development where there may be some overlooking and I am of the view that this is a suitable solution.

The garden spaces ensure that minimum distances between properties are maintained. Furthermore, I believe that the proposed dwellings will provide a good standard of amenity for future residents. The properties have good size rear gardens and sensible internal layouts.

Ecological considerations

I am awaiting further information from the agent and will seek the views of the KCC Ecology team once these have been received.

Developer contributions

Kent County Council have requested a contribution of £58,927.32 and a further £11,172 is required by the Council's Greenspace Officer towards off-site open space provision in Selling. In addition, a contribution of £75 per dwelling for wheelie bins will be required and a 5% monitoring charge will be levied on the combined developer contributions.

10.0 CONCLUSION

10.01 I consider that the proposal should be supported.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Grounds: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) The development hereby approved shall be carried out in accordance with the following approved drawings:

001; 002 Rev C; 003 Rev B; 004 Rev B; 005 Rev B; 006 Rev B; 007 Rev B; 008; 009; 010 Rev B; 011 Rev B; 12004/P052; 12004/P053; 12004/P054; 12004/P055; 12004/P056 dated 24th June 2014.

Grounds: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the construction of the development hereby

approved shall be submitted to and approved in writing by the Local Planning Authority and works shall be implemented in accordance with the approved details.

Grounds: In the interest of visual amenity.

(4) Details in the form of cross-sectional drawings through the site, of the existing and proposed site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

Grounds: In order to secure a satisfactory form of development having regard to the nature of the surroundings of the site.

(5) Prior to the commencement of development hereby approved, a programme for the suppression of dust during the construction of the development shall have been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless any variation has been approved by the Local Planning Authority.

Grounds: In the interests of the amenities of the area.

(6) No development shall take place until full details of the method of disposal of foul and surface waters have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented before the first use of the development hereby permitted.

Grounds: In order to prevent pollution of water supplies and localised flooding.

(7) No development approved by this permission shall be commenced prior to a contaminated land assessment (and associated remediation strategy), being submitted to and approved in writing by the Local Planning Authority, comprising:

a) A desk study and conceptual model, based on the historical uses of the site and proposed end-uses, and professional opinion as to whether further investigative works are required. A site investigation strategy, based on the results of the desk study, shall be approved by the Local Planning Authority prior to any intrusive investigations commencing on site.

b) An investigation, including relevant soil, soil gas, surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analyses, risk assessment to any receptors and a proposed remediation strategy which shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment, including any controlled waters.

Grounds: To ensure any land contamination is adequately dealt with and to protect groundwater because the site is located on a Principal Aquifer and within a source protection zone.

(8) No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Grounds: To ensure any contaminated land is adequately dealt with and to protect groundwater because the site is located on a Principal Aquifer and within a source protection zone.

(9) Upon completion of the works identified in the contaminated land assessment, and before any part or agreed phase of the development is occupied, a closure report shall be submitted which shall include details of the proposed remediation works with quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Grounds: To ensure any contaminated land is adequately dealt with.

10) Prior to the commencement of development hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species, plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Grounds: In the interests of the visual amenities of the area.

(11) If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority of how this contamination shall be dealt with.

Grounds: To ensure any contaminated land is adequately dealt with.

(12) No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Grounds: To protect groundwater because the site is located on a Principal Aquifer and within a source protection zone.

(13) Details of the measures to be used acoustically treat ventilation to the living room and bedroom windows of the development that have a line of sight to the railway line shall be submitted to and approved in writing by the Local Planning Authority and upon approval shall be installed in accordance with the recommendations for perpetuity.

Grounds: In the interests of residential amenity.

(14) Prior to the works commencing on site details of parking for site personnel / operatives / visitors shall be submitted to and approved by the Local Planning Authority and thereafter shall be provided and retained throughout the construction of the development. The approved parking shall be provided prior to the commencement of the development.

Grounds: To ensure provision of adequate off-street parking for vehicles in the interests of highway safety and to protect the amenities of local residents.

(15) Prior to the commencement of development hereby approved, a report demonstrating how the proposal will incorporate measures to encourage and promote biodiversity and wildlife to include bird and bat boxes/bricks shall be submitted to and approved in writing. Development shall be carried out in accordance with those approved details and shall thereafter be retained.

Grounds: In the interests of promoting wildlife and biodiversity and wildlife in urban areas.

(16) The dwellings hereby approved shall be constructed to Level 4 of the Code for Sustainable Homes or an equivalent standard and prior to the occupation of any of the dwellings the relevant certification shall be submitted to the Local Planning Authority confirming that the required standard has been achieved unless otherwise agreed in writing by the Local Planning Authority.

Grounds: In the interest of promoting energy efficiency and sustainable development.

(17) As an initial operation on site, adequate precautions shall be taken during the progress of the works to guard against the deposit of mud and similar substances on the public highway in accordance with proposals to be submitted to, and agreed in writing by the Local Planning Authority. Such proposals shall include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances.

Grounds: In the interests of highway safety.

(18) The areas shown on the layout plan hereby approved drawing number 002 rev C as parking and cycle parking facilities, shall be used for or be available for

such use at all times when the premises are in use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on that area of land or in such a position as to preclude vehicular access to this reserved area; such land and facilities, and access thereto shall be provided prior to the occupation of the buildings hereby permitted.

Grounds: The development, without the provision of parking space, would be detrimental to amenity and likely to lead to inconvenience and danger to road users by virtue of vehicles parked on the public highway amenity.

(19) Adequate underground ducts shall be installed before any of the buildings hereby permitted are occupied to enable telephone services and electrical services to be connected to any premises within the application site without resource to the erection of distribution poles and overhead lines, and notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 no distribution pole or overhead line shall be erected other than with the express consent of the Local Planning Authority.

Grounds: In the interests of the amenities of the area.

(20) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Grounds: In the interests of the visual amenities of the area.

(21) Upon completion of the approved landscaping scheme, any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Grounds: In the interests of the visual amenities of the area

(22) All materials used for landscaping, or as infill, shall be clean, uncontaminated, naturally occurring, non-putrescible and non-leachate forming.

Grounds: To prevent pollution of the water environment, especially groundwater.

(23) Piling or other foundation designs using penetrative methods shall not be permitted other than with the express consent of the Local Planning Authority.

Grounds: To prevent pollution of the water environment, especially groundwater.

(24) Before the first occupation of a dwelling the following works following that dwelling and the adopted highway shall be completed as follows:

(a) Footways and or/ footpaths shall be completed, with the exception of the wearing course;

(b) Carriageways completed, with the exception of the wearing course, including the provision of a turning facility beyond the dwelling together with related:

- (1) highway drainage, including off-site works,
- (2) junction visibility splays,
- (3) street lighting, street nameplates and highway structures if any.

Grounds: In the interests of highway safety.

(25) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:-

Monday to Friday 0730 -1800 hours, Saturday 0830 - 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Grounds: In the interests of the amenities of the area.

(26) No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor any other day except between the following times:-

Monday to Friday 0900-1700 hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Grounds: In the interests of residential amenity.

(27) Notwithstanding the provisions of Class A, Part 2, Schedule 2, of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order, no fences, gates walls or other means of enclosure shall be erected within the application site without the prior written approval of the Local Planning Authority.

Grounds: In the interests of residential amenity.

(28) The hereby approved development shall be carried out in accordance with the recommended noise mitigation measures as outlined in the Railway noise and vibration assessment dated April 2012. The approved scheme shall be implemented in full prior to the first occupation of the development.

Grounds: In the interests of residential amenity.

(29) The cycle spaces shown on drawing 002 rev C shall be provided prior to occupation of Units H01-03.

Grounds: To ensure the provision and retention of adequate off-street parking facilities for cycles in the interests of sustainable development and promoting cycle visits.

(30) And any further conditions required by KCC Ecology, Kent Highway Services and the Council's Tree Consultant.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by: Offering pre-application advice; where possible, suggesting solutions to secure a successful outcome and, as appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.



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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

Agenda and draft minutes

Planning Committee

Thursday, 7th August, 2014 7.00 pm


- [Attendance details](#)
- [Agenda frontsheet](#)  PDF 176 KB
- [Printed draft minutes](#)  PDF 41 KB

Venue: Council Chamber, Swale House, East Street, Sittingbourne, Kent, ME10 3HT. [View directions](#)

Contact: Democratic Services, 01795 417330

Items	
No.	Item
178.	<p>Minutes Minutes: The Minutes of the Meeting held on 17 July 2014 (Minute Nos. 149 - 152) were taken as read, approved and signed by the Chairman as a correct record.</p>
179.	<p>Declarations of Interest Councillors should not act or take decisions in order to gain financial or other material benefits for themselves or their spouse, civil partner or person with whom they are living with as a spouse or civil partner. They must declare and resolve any interests and relationships. The Chairman will ask Members if they have any interests to declare in respect of items on this agenda, under the following headings: (a) Disclosable Pecuniary Interests (DPI) under the Localism Act 2011. The nature as well as the existence of any such interest must be declared. After declaring a DPI, the Member must leave the meeting and not take part in the discussion or vote. This applies even if there is provision for public speaking. (b) Disclosable Non Pecuniary (DNPI) under the Code of Conduct adopted by the Council in May 2012. The nature as well as the existence of any such interest must be declared. After declaring a DNPI interest, the Member may stay, speak and vote on the matter. Advice to Members: If any Councillor has any doubt about the existence or nature of any DPI or DNPI which he/she may have in any item on this agenda, he/she should seek advice from the</p>

	<p>Director of Corporate Services as Monitoring Officer, the Head of Legal or from other Solicitors in Legal Services as early as possible, and in advance of the Meeting.</p> <p>Minutes: No interests were declared.</p>
180.	<p>Planning Working Group</p> <p>Minutes: The Minutes of the Meeting held on 28 July 2014 (Minute Nos. 164 - 165) were taken as read, approved and signed by the Chairman as a correct record, subject to the inclusion of Councillor Andy Booth's apologies.</p> <p>SW/14/0367 (2.3) – THE GOODS YARD, STATION APPROACH ROAD, SELLING</p> <p>The Area Planning Officer advised that a Section 106 Agreement was required and he was waiting for ecological information from the Agent and then further advice from the Kent County Council (KCC) Ecology Team. Comments were still awaited from Network Rail.</p> <p>The Area Planning Officer reported that one further resident had written in, following the site meeting. Issues that had been raised included: the density of the development was too high, appropriate only for an urban area; single storey dwellings, not three-storey should be built here; the proposal should change so it did not destroy the quality of the village; light pollution; there would be additional traffic on Crouch Lane; the residents of SondesCourt should have been made aware of the application earlier; and a plan integrating the two developments should have been produced, rather than them being treated separately.</p> <p>The Area Planning Officer advised that at the time of occupancy of Sondes Court, the proposed development at the Goods Yard had not been submitted. He sought delegation to approve, subject to the signing of a suitably worded Section 106 Agreement, receipt of further ecological information and advice, with the possibility of further conditions, and comments from Network Rail.</p> <p>The Chairman advised that the two public speakers were permitted to speak on this deferred application as they had not received notification in time to allow them to speak previously.</p> <p>Councillor Martin Webb, representing Selling Parish Council, spoke against the proposal.</p> <p>Mr Cook, the Agent, spoke in favour of the proposal.</p> <p>A Ward Member spoke against the proposal. He was pleased to see development on the site, but was opposed to the three-storey aspect and stated they were not in- keeping with the rural setting and he suggested the plans be amended. He was also disappointed with there being no objections to the proposal from KCC Highways.</p>

	<p>Members made comments which included: the three-storey dwellings were intrusive; too dense for this thin strip of land; query regarding how much soil would be taken away to lower the ground surface; three-storey was out-of-keeping, problem of over-looking; and re-do the plans without the three-storey aspect.</p> <p>In response to a question, the Area Planning Officer confirmed that the site was not within a flood risk area.</p> <p>Councillor Bowles moved a motion to defer the application for re-negotiations for the removal of the three-storey aspect of the development. This was seconded by Councillor Bryan Mulhern who also asked for details of the levels.</p> <p>The Area Planning Officer indicated on cross section plans the site levels of the proposed development in comparison to SondesCourt and other properties in the village. He considered the three-storey dwelling was not particularly high in comparison. He further ... view the full minutes text for item 180.</p>
<p>181.</p>	<p>Deferred Items</p> <p>Minutes:</p> <p>SW/14/0396 – 11/13 ADMIRALS WALK, HALFWAY, SHEERNESS</p> <p>The Area Planning Officer reported that discussions with the Environment Agency had advised that it was very unlikely that there was a freshwater spring on the site and that Southern Water had advised that there had been no leaks from the reservoir. The Area Planning Officer advised that planning permission should not be refused on this basis, and this would be likely to be dealt with under building regulations. He sought delegation to add an additional condition requiring details of foul and surface water drainage to be submitted and approved, prior to commencement of development.</p> <p>Members welcomed the site being developed and the proposed measures that would be taken to address water run-off.</p> <p><i>Resolved:</i></p> <p><i>(1) That application SW/14/0396 be delegated to Officers to approve subject to conditions (1) to (13) in the report and to an additional condition requiring details of foul and surface water drainage to be submitted and approved, prior to commencement of development.</i></p>
<p>182.</p>	<p>Report of the Head of Planning  PDF 47 KB</p> <p>Minutes:Resolved:</p> <p><i>(1) That the planning applications be determined in accordance with Appendix A to these Minutes.</i></p>