

2.5 14/501545/FULL			
APPLICATION PROPOSAL Change of use of the existing workshop/office building and redevelopment of the industrial buildings to provide 6 No. dwellings with amenity space, parking, landscaping and access, as amended by drawings received 7 and 19 November 2014.			
ADDRESS The Square Chequers Hill Doddington Kent ME9 0BL			
RECOMMENDATION – Grant subject to conditions and SUBJECT TO comments from the County Archaeological Officer			
REASON FOR REFERRAL TO COMMITTEE Parish Council concern			
WARD East Downs Ward	PARISH/TOWN COUNCIL Doddington	APPLICANT Optimorph Estates Ltd	AGENT Eric Przyjemski
DECISION DUE DATE 06/10/14	PUBLICITY EXPIRY DATE 06/10/14		
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
SW/86/0807	Change of use of the site from warehousing and a transport depot to a foam conversion establishment (B2)	Approved	1986

1.0 DESCRIPTION OF SITE

1.1 The site is located on the west side of Chequers Hill, opposite the Chequers pub. It is within the built up area boundary of Doddington close to the centre of the village.

1.2 The site currently comprises of a traditionally designed brick built two storey office/workshop building which abuts the southern elevation of the site and a warehouse/industrial building which abuts the north elevation of the brick building, extending almost to the rear boundary of the site. To the front of the site is an area of hard standing previously used for vehicle parking and loading/unloading.

1.3 The site slopes quite significantly from the north to the south and the adjoining property to the north (Tom Tiddlers) is situated on higher ground than the application site, and this land is kept in situ by an existing retaining wall which gets higher the further back you go on the site. To the rear of the site is a small abattoir and animal pen operated by the village butchers.

1.4 The site measures approximately 0.13ha and was last in active use in 2010 as a B2 general industrial use. It lies partly within the Doddington and Newnham conservation area, close to a number of listed buildings, and wholly within the Kent Downs Area of Outstanding Natural Beauty.

2.0 PROPOSAL

2.1 This application seeks planning permission for the change of use and conversion of the existing redundant office/workshop building (with extension) and redevelopment of the remainder of the site to create two 4 bedroom dwellings with a further three dwellings with 3 bedrooms, plus one 2 bedroom flat (new build) to provide a total of six dwellings with associated amenity space, parking and landscaping and access.

2.2 The existing brick built office/workshop would be retained as part of the scheme and converted and extended northwards to provide two four bedroom dwellings (units 4 & 5). Unit 4 would have a private amenity space located to the front of the dwelling and unit 5 to the front and side. Existing Victorian architectural features and details including the openings to the front elevation are to be retained.

2.3 At the northern part of the site fronting the road three new build properties are proposed. These houses are of two-storey form with dormers to the third bedroom in the roofspace. The one nearest to Tom Tiddlers would be detached (unit 1), and units 2 & 3 would be semi-detached and be of a similar style to unit 1. All three units would be set close to the front of the site and have rear gardens. They would be two and a half storeys with rooms in the roofs served by a dormer window on the front elevations and rooflights on the rear. The new buildings take a traditional design approach using details such as tiled pitched roofs with overhanging eaves details, narrow module fenestration, small dormer windows and brick chimneys.

2.4 To the rear of units 4 & 5 it is proposed to erect a single two bedroom flat (unit 6) at first floor above four car ports. The four car port spaces would each serve one dwelling; units 1, 2, 3 & 6.

2.5 An existing access point to the site located between units 4 & 5 (the existing workshop/ office building) and unit 3 would be retained to provide access to the proposed development. The parking would be arranged in a courtyard style with seven parking spaces proposed behind the rear gardens of units 1 - 3. These open parking spaces are shown as one space per unit for units 1-5 plus two visitor spaces.

2.6 The development density of the site would amount to approximately 46 dwellings per hectare although Members will note the error in the applicant's figures below.

2.7 The application is supported by a number of statements including;

- A Planning Statement
- A Design and Access Statement
- An Environmental Report
- A Phase II Environmental Assessment
- An Ecological Appraisal
- A Phase II Ecology Survey – Bats, Reptiles and Great Crested Newts
- A Sustainability Statement/ Pre-Assessment
- An Asbestos Refurbishment Survey

2.8 Key extracts from the planning statement read as follows;

“The layout of the scheme is informed by the existing office/ workshop building located on the southern part of the site which is retained and restored and converted into 2 no. four bedroom properties

The density of the layout plan equates to approximately 18 dwellings per hectare. This density of development is considered to make best use of the site, and maintaining a close-knit village feel, respecting the rural vernacular and responding to the existing built form.

Importantly the amenity of the existing neighbouring properties will be protected by the proposals. The existing property to the north, Tom Tiddlers is elevated and located approximately 10 metres from the site and will not be adversely affected by the proposals. The neighbouring properties to the south, South View and the Old Corner House will be unaffected by the proposal since the existing brick building forming units 4 & 5 will be retained and re-used and will not result in any change to the present circumstances save that it will introduce a residential use in keeping with the residential uses.

When entering Doddington from the north along Chequers Hill the existing dilapidated industrial/ warehouse building comes into view as you reach the centre of the village and appears as a dominant feature in the street scene and detracts from the character of the Conservation Area and the setting of adjacent listed buildings. The warehouse/ industrial building is also prominent from the Street and as you turn into Chequers Hill.

The replacement of the utilitarian industrial/ warehouse building with small scale domestic buildings of a traditional local Kentish vernacular similar to the adjacent building will complement and significantly enhance and make a positive contribution to the character and appearance of the conservation area and the setting of the neighbouring listed buildings, including the Chequers Inn.

The vehicular access to serve the development would be via vehicle crossing and a 4.8m wide access road. Pedestrian access to units 1, 2 and 3 would be via Chequers Hill and a rear access from the enclosed courtyard. The access has been designed to take account of Kent Highway Services and includes a dropped kerb arrangement and vision splays to Chequers Hill to ensure safe and proper access.

A total of 13 no. car parking spaces including 2 no. visitor spaces are proposed as shown on the site layout plan which accords with adopted Kent Highways Interim Guidance Note November 2008. Adequate space is provided within the development site to ensure that each space can be properly accessed.”

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Site Area (ha)	0.13	0.13	-
No. of Storeys	2	2/3	+1 in some units

Parking Spaces	None	11	+ 11
No. of Residential Units	0	6	6

4.0 PLANNING CONSTRAINTS

4.1 The site is located within the Kent Downs Area of Outstanding Natural Beauty (AONB) and is within the vicinity of several listed buildings, including The Chequers Inn and outside, and partly within the Doddington and Newnham conservation area.

4.2 The site is also located with 200m of an area of archaeological potential.

5.0 POLICY AND OTHER CONSIDERATIONS

5.1 The National Planning Policy Framework (NPPF) and the Development Plan, the saved policies of the Swale Borough Local Plan 2008, are material considerations in the determination of this application:

5.2 The national policy position comprises of the National Planning Policy Framework (NPPF), which was released in 2012. It provides national guidance for Local Planning Authorities on plan making and in determining planning applications. A presumption in favour of sustainable development runs throughout the document and this presumption is an important part of both the plan-making process and in determining planning applications stating;

“2.31 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. (Para 7 NPPF)”

5.3 One of the core principles of the document is to *“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”*.

5.4 Also of relevance are the saved policies of the Swale Borough Local Plan 2008, in particular policies E1, E9, E14, E15, B1 and H2.

5.5 Policy E1 sets out standards applicable to all development, stating that it should be well sited appropriate in scale, design and appearance with a high standard of landscaping, and have safe pedestrian and vehicular access whilst avoiding unacceptable consequences in highway terms.

5.6 Policy E9 states that the quality, character and amenity value of the wider landscape of the Borough will be protected and, where possible, enhanced. Within the designated areas shown on the Proposals Map, priority will be given to their protection as follows: in the North Downs, Blean Woods and North Kent Marshes Special Landscape Areas (SLAs), the priority is the long-term protection and enhancement of the quality of the landscape of these county assets, whilst having regard to the economic and social well being of their communities; and that within the countryside and rural settlements, the Borough Council will expect development proposals to:

- a. be informed by and sympathetic to local landscape character and quality;
- b. consider the guidelines contained in the Council's Landscape Character Assessment and Guidelines Supplementary Planning Document, so as to contribute to the restoration, creation, reinforcement and conservation, as appropriate, of the landscape likely to be affected;
- c. safeguard or enhance landscape elements that contribute to the distinctiveness of the locality or the Borough;
- d. remove features which detract from the character of the landscape; and
- e. minimise the adverse impacts of development upon landscape character.

5.7 Policies E14 and E15 deals with development which might affect listed buildings or conservation areas.

5.8 Policy B1 deals with supporting and retaining existing employment land and businesses.

5.9 Policy H2 explains that planning permission for new residential development will be granted for sites shown as allocated for such on the Proposals Map, including the Area Action Plans and within the defined built-up areas, as shown on the Proposals Map, in accordance with the other policies of the Local Plan

6.0 LOCAL REPRESENTATIONS

Six letters of concern or objection have been received. Their comments can be summarised as follows;

- Too many properties for size of site
- Will be too close to abattoir and incinerator
- Car parking under flat inappropriate
- Gardens too small
- 3 storey town houses not in keeping and too close to footpath – intimidating
- Car parking inadequate likely result in increased parking on highway
- congestion
- Limited public transport therefore residents reliant on cars
- Dangerous junction high probability of accidents

- Unpleasant smell from cess pools
- Concerned about removal of earth from our property will lead to our trees dying and loss of privacy
- Concerned about safety for potential residents exiting the site as cars park near there obscuring view
- A similar application for 9, then 6 new houses in Chequers Hill was not allowed and eventually 3 were built
- Design bears no resemblance to other properties within the village
- Proximity of unit 6 to our property that gives us most concern
- To site a property so close to our slaughterhouse/ lairage site would inevitably cause ill feeling and distress to potential occupants
- We are the only shop left in the village
- Would not want residential development to threaten the vitality of what is an important service to local community

Two letters of support have been received. Their comments can be summarised as follows;

- The consultants provided me with a community information pack relating to the development and held a public meeting
- They visited me and my property discussed all relevant matters and were extremely courteous and helpful
- I am the person most affected
- Will be great advantage to the village as a whole
- Delighted the plan will retain the 19th century building
- Is a combination of old and new marrying the old with innovative pleasing design
- Parking in accordance with the guidelines
- Gardens similar in size to those at top of Chequers Hill
- Will ensure local economy (butchers, garage, pub) will continue to flourish

7.0 CONSULTATIONS

7.1 Doddington Parish Council supports the principle of redevelopment to residential use, however, they have a number of serious concerns;

- Density of development, over intensive use of the site more akin to city centre living. This can be seen from size of rooms and lack of gardens
- Parking – proximity to junction of the street and Chequers Hill is a critical consideration. A total of 13 spaces for 6 dwellings insufficient
- Height of properties – houses 1, 2 and 3 too high, exceeding the height of the top of the existing buildings chimney. Will dominate the centre of village and affect the conservation area.
- Request archaeological survey be a condition due to proximity of site to medieval buildings.

7.2 Kent Highway Services raise no objection to the proposal, however, they recommend several conditions which have been included as part of the recommendation below.

7.3 The Environmental Protection Manager, having visited the site and looked into the operations of the nearby abattoir, raises no objection to the proposal, and recommends conditions to deal with asbestos, dust control, clearance of site and hours of work.

7.4 KCC Ecology team are satisfied that enough information has been submitted to determine the application. They advise the Council apply their standing advice in respect of protected species and ancient woodland. They make some recommendations to the developer.

7.5 The Environment Agency raises no objection but recommends conditions relating to contamination, foul drainage and surface water drainage.

7.6 The Council's Climate Change Officer notes the scheme only just expected to meet code level 3.

7.7 Southern Water advises the developer contact them directly regarding the use of a cess pit.

7.8 Kent Police recommends that the Association of Chief Police Officers (ACPO) Secured by Design (SBD) initiative and principles be considered for the development.

8.0 APPRAISAL

8.1 The key considerations in the determination of this application are the principle of the development, the design, layout and its appropriateness for the location within the conservation area and AONB, amenity, highway safety, site levels and impact on archaeology.

8.2 With regards to the first issue, the site is a brown field site, located within the built up area boundary of Doddington, where in principle policy H2 of the Local Plan allows for such development. Whilst the previous use of the site was a business use, it did not employ large numbers of staff and being a B2 use inevitably would have had some impact on neighbouring amenity. The existing use is inappropriately located – the removal of this and its replacement with a more suitable use would have a beneficial impact on neighbouring amenity and vehicular movements, improving the social sustainability of the site

8.3 In addition, the site has been empty for several years and is now a bit of blot on the landscape.

8.4 It is also necessary to consider the sustainability of the site in terms of its location. Whilst the site is located in a village, it is very close to the heart of the village which has a range of facilities including a petrol filling station and a pub. It also has a bus service enabling residents to access Faversham.

8.5 I believe the redevelopment of this site for a high quality residential development would be beneficial to the area, and as such conclude the principle of the proposal meets the general aims of the policies of the development plan.

8.6 In terms of design, the proposed development has been designed in a traditional manner and incorporates features such as a clay tiled pitched roof with gable and hipped ends, over-sailing eaves details, narrow module fenestration details, together with a varied palette of materials including weatherboarding, stock brickwork and plain clay roof tiles. The scheme is of a high quality that has been carefully considered to meet the standard required for the location within the conservation area and Kent Downs AONB. Officers have worked closely with the agent and architects to ensure the detailing of the scheme meets the required quality. Features such as traditional chimneys, low eaves heights and traditional railings have helped the scheme to evolve into a scheme of suitable quality.

8.7 Units 1-3 which face the road have been designed to compliment the style of the adjacent property, the Old Corner House, featuring timber sash windows and flat roof multi-paned dormer windows whereas unit 4 is of a different, yet still traditional design. I consider the scheme will have a significantly positive impact on the character of the street scene, tidying up the existing building and removing the storage building and replacing it with an attractive residential scheme.

8.8 With regards to amenity, the layout of the scheme has been carefully designed to prevent harm to neighbouring amenity. Unit 5, the existing building that is to be converted, would retain the two openings on the side elevation adjacent to the Old Corner House, but these would serve a landing and a bathroom. Unit 1, similarly has no windows proposed on the side elevation facing the neighbouring property.

8.9 Unit 6 is proposed to be situated almost immediately on the rear boundary of the site. Located to the rear of the site is a building that houses a small abattoir and a holding area for animals. Whilst this is not an ideal relationship, having looked into this matter, I have been reassured that any impact on the amenity of the proposed residents would be minimal and not at a sufficient level to warrant refusal or amendment of the application. The Environmental Health Manager recently visited the site in conjunction with this application and has been advised that the abattoir operates strictly only in relation with Doughty butchers, and therefore only needs to operate once a week. The animals are only kept on the site on the day of slaughter. As such, he has not raised objection to the proposal.

8.10 With regards to highway safety and convenience, the proposal involves the provision of sufficient parking within the site, and proposes to widen the existing vehicular access. As such, this combined with appropriate visibility splays, which I have recommended should be subject to planning conditions, as appropriate. It is worth noting that the existing site featured large commercial vehicles turning within the highway.

8.11 I note the comments of neighbouring residents regarding the proposal. I believe a majority of the concerns regarding congestion and parking problems will be unfounded; sufficient parking has been provided and this is a small development that will not have a significant impact on traffic levels in the area, especially considering the currently approved use.

8.12 With regards to garden sizes, these all meet the minimum standards considered acceptable

8.13 With regards to site levels, the existing site is quite significantly lower than the neighbouring property, Tom Tiddlers and levels vary from the front to the rear of the site. As part of this scheme, the site levels will be reduced slightly at the rear of the site to allow for a gradual slope from rear to front.

8.14 With regards to archaeology, I am awaiting comments from KCC and will update Members accordingly at the meeting.

9.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS to include;

- (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 approved drawings: Proposed Block Plan & Location Plan 2504 - 01 B received 07/11/14, Proposed Site Plan 2504 - 02 C received 19/11/14, Unit 1 Proposed Floor Plans 2504 - 03 C received 19/11/14, Unit 1 Proposed Elevations 2504 - 04 C received 19/11/14, Unit 1 Proposed Elevations 2504 - 05 C received 19/11/14, Units 2 & 3 Proposed Floor Plans 2504 - 06 C received 19/11/14, Units 2 & 3 Proposed Elevations 2504 - 07 C received 19/11/14, Units 2 & 3 Proposed Elevations 2504 - 08 C received 19/11/14, Units 4 & 5 Proposed Basement & Ground Floor Plan 2504 - 09 A, Units 4 & 5 Proposed First Floor Plan 2504 - 10 A, Units 4 & 5 Proposed Front and Side Elevations 2504 -11 A, Unit 4 & 5 Proposed Rear and Side Elevations 2504 -12 A received 07/11/14, Unit 6 proposed floor plans 2504 -13 C received 07/11/14, Unit 6 Proposed Elevations 2504 -14 C received 07/11/14, Street elevation 2504 -15 D received 19/11/14, and Site Sections 2504 -16 D received 19/11/14

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

Pre-commencement conditions

- (3) Prior to the commencement of any works hereby permitted samples of all new facing materials and details of all external finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Grounds: In the interests of high quality design and the amenities of the area.

- (4) Prior to the commencement of any works hereby permitted, detailed drawings of all new external joinery work, including windows and doors, together with sections through all members including glazing bars, frames and mouldings and

showing the relationship to the face of the wall, at a scale of 1:20 and 1:1 or 1:2, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Grounds: In the interests of high quality design and the amenities of the area.

- (5) Manufacturers' details of rooflights and secondary glazing shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the works hereby approved. The development shall then proceed in accordance with the approved details.

Grounds: In the interests of high quality design and the amenities of the area.

- (6) No development shall take place until full details of both hard and soft landscape works, have been 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, to include native species (where possible and of a type that will enhance or encourage local biodiversity and wildlife) 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.

- (7) No development shall take place until details have been submitted to, and approved in writing by the Local Planning Authority, which set out what measures will be taken to ensure that the development incorporates sustainable construction techniques such as rainwater harvesting, water conservation, energy efficiency and, where appropriate, the use of local building materials; and provisions for the production of renewable energy such as wind power, or solar thermal or solar photo voltaic installations. Upon approval, the details shall be incorporated into the development as approved.

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

- (8) The commencement of the development shall not take place until a programme for the suppression of dust during demolition and the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of demolition and construction unless any variation has been approved by the Local Planning Authority.

Grounds: In the interests of residential amenity

- (9) 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.

Grounds: In the interests of amenity and road safety.

- (10) 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.

- (11) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement or works.

Grounds: In the interests of highway safety and convenience.

- (12) Notwithstanding the approved details, details of a retaining wall to be provided along the eastern side boundary and the rear boundary of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works shall then proceed in accordance with the approved details prior to the erection of the first dwelling hereby permitted.

Grounds: To ensure the stability of neighbouring land.

- (13) Notwithstanding the approved details, details showing a ventilation system to be provided for unit 6 circulating fresh air from the front of the unit shall be submitted to and approved in writing by the Local Planning Authority. The ventilation system shall be provided in accordance with the approved details prior to the occupation of unit 6.

Grounds: To ensure amenity to future occupants of unit 6.

- (14) Prior to the commencement of works, a detailed slow worm mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include details of how slow worms present on the site will be translocated. The works shall then proceed in accordance with the approved mitigation strategy.

Grounds: To ensure harm to slow worms is mitigated

- (15) Notwithstanding the approved details, a scheme detailing ecological enhancements to be incorporated as part of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The scheme shall then proceed in accordance with the approved details.

Grounds: To ensure the scheme contributes to ecological enhancements.

Post-commencement conditions

- (16) All rainwater goods to be used as part of the development hereby permitted shall be of cast iron.

Grounds: In the interests of high quality design and the amenities of the area.

- (17) No meter cupboards, overhead cables, vents, vent pipes, satellite dishes, trickle vents, flues, ducts, tile vents, extract grilles, external lights, gas cylinders, oil tanks or burglar alarms shall be affixed to the front elevations of any building without the written consent of the Local Planning Authority

Grounds: In the interests of high quality design and the amenities of the area.

- (18) 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.

- (19) 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.

- (20) Notwithstanding the provisions of Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the dwellings hereby permitted shall not be altered or enlarged.

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

- (21) No asbestos associated with the demolition of the existing buildings shall remain on the site. All asbestos materials to be removed and disposed by licensed contractors.

Grounds: In the interests of appropriate contamination control.

- (22) 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 07:30 – 18:00, Saturdays 08:30 – 13:00 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Grounds: In the interests of neighbouring amenity.

- (23) No burning of waste or refuse shall take place on site other than may be first agreed in writing by the Local Planning Authority.

Grounds: In the interests of neighbouring amenity.

- (24) The areas shown on the approved drawings as vehicle parking and turning spaces shall be provided, surfaced and drained before any of the dwellings hereby permitted are first occupied, and shall be retained for the use of the occupiers of, and visitors to, the premises, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to these reserved parking and turning spaces.

Grounds: Development without provision of adequate accommodation for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and be detrimental to highway safety and amenity.

- (25) The access details shown on the approved plans shall be completed prior to the occupation of any dwellings hereby approved.

Grounds: In the interests of highway safety.

- (26) No dwelling hereby permitted shall be occupied until space has been laid out within the site in accordance with drawings to first be submitted to and approved in writing by the Local Planning Authority for cycles to be securely parked and sheltered.

Grounds: To ensure the provision and retention of adequate off-street parking facilities for cycles in the interests of highway safety.

- (27) No dwelling hereby permitted shall be occupied until the existing vehicle crossover has been reduced in width to serve only the vehicular access shown on the approved plans. In this respect the redundant crossover shall be replaced with standard footway provision and full height kerbs.

Grounds: In the interests of highway safety and convenience.

- (28) No dwelling hereby permitted shall be occupied until the visibility splays shown on the approved drawings have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of such obstructions at all times.

Grounds: In the interests of highway safety.

- (29) No dwelling hereby permitted shall be occupied until footway levels have been provided and shall be subsequently maintained.

Grounds: In the interests of highway safety.

- (30) 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Grounds: To protect groundwater because the site is located in a source protection zone 1.

- (31) All foul drainage shall be contained within a sealed watertight cesspool, fitted with a level warning device to indicate when the tank needs emptying.

Grounds: The site is located in a very high environmentally sensitive area with respect to groundwater quality (SPZ1).

- (32) 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: The site is located in a very high environmentally sensitive area with respect to groundwater quality (SPZ1).

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 Council offered pre-application advice and suggested amendments during the application to make the proposal acceptable.

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.