

PLANNING COMMITTEE – 9 DECEMBER 2021**DEFERRED ITEM**

Report of the Head of Planning

DEFERRED ITEMS

Reports shown in previous Minutes as being deferred from that Meeting

Def Item 1 REFERENCE NO - 21/504571/FULL			
APPLICATION PROPOSAL			
Demolition of existing property and erection of 2no. five bedroom dwellings with associated parking and private amenity space as amended by drawing no's. 21.29_PL_11 Rev A, 21.29_PL_12 Rev B, 21.29_PL13 Rev B, 21.29_PL14 Rev A and 21.29_PL_20.			
ADDRESS Greystone Bannister Hill Borden ME9 8HU			
RECOMMENDATION Grant subject to outstanding representations (closing date 02 December 2021) and final highway comments, to conditions set out below, and to receipt of SAMMS payment (1 x £253.83)			
REASON FOR REFERRAL TO COMMITTEE			
Deferred following Planning Committee Meeting of 11 November 2021.			
WARD Borden And Grove Park	PARISH/TOWN Borden	COUNCIL	APPLICANT Ashbyrne Homes Ltd AGENT Kent Design Partnership
DECISION DUE DATE 18/10/21		PUBLICITY EXPIRY DATE 02/12/21	

Planning History

21/504590/FULL

Section 73 - Minor material amendment to condition 10 (hard and soft landscaping) pursuant to 21/503888/FULL for - Section 73 - Application for minor material amendment to approved plans condition 2 (alterations to both plots including removal of chimney breasts to front, adjustments to window positions and alterations to roofs) pursuant to 20/500051/FULL for - Demolition of existing attached garage, erection of replacement detached garage, and construction of 2no. detached 5 bedroom properties with access from an extension of the existing driveway.

Approved Decision Date: 18.10.21

21/503888/FULL

Section 73 - Application for minor material amendment to approved plans condition 2 (alterations to both plots including removal of chimney breasts to front, adjustments to window positions and alterations to roofs) pursuant to 20/500051/FULL for - Demolition of existing attached garage, erection of replacement detached garage, and construction of 2no. detached 5 bedroom properties with access from an extension of the existing driveway.

Approved Decision Date: 16.08.2021

20/500051/FULL

Demolition of existing attached garage, erection of replacement detached garage, and construction of 2no. detached 5 bedroom properties with access from an extension of the existing driveway.

Approved Decision Date: 01.04.2020

17/504348/FULL

Demolition of existing attached garage, erection of replacement detached garage, and erection of 2no. detached dwellings with attached garages, accessed via extension of existing driveway with widened access as approved under application SW/14/0479.

Approved Decision Date: 20.10.2017

SW/14/0479

Outline planning permission for demolition of existing attached garage & erection of replacement detached garage, bin store, 2 x two storey 4 bedroom detached dwellings, with attached garages, accessed via extension of existing driveway, as clarified by email dated 3 June 2014 clarifying the eaves height of the proposed houses, and by drawing received 28 July 2014 showing a wider driveway and sight lines.

Approved Decision Date: 14.01.2015

SW/81/1221

Outline application for erection of one dwelling and garage

Refused Decision Date: 26.01.1982

SW/76/0057

Detached house and garage

Approved Decision Date: 18.06.1976

1. INTRODUCTION

- 1.1 Members will recall that this application was reported to Planning Committee on 11th November 2021. The original committee report is attached as an appendix to this report.
- 1.2 At the last meeting, I verbally reported that the Environmental Health Manager has raised no objection to the development subject to several conditions, including two additional conditions related to managing asbestos containing materials and mitigation of dust. These conditions are now set out as conditions (17) and (18) respectively at the end of this report.
- 1.3 I also noted that two emails had been sent to Members before the meeting from neighbours raising concerns including overshadowing and overlooking. I had investigated these concerns and queried the proposed site levels with the agent. I reported that the agent had responded to say that the finished ground level at the boundary would be approximately 0.65m above the neighbour's garden level and I presented to Members my own interpretation of the issues raised by neighbours. On the basis of a review of the neighbours' comments I concluded that the development more than complies with the standards that the Council routinely applies to such development, and recommended that the application should be approved, with condition (3) amended as follows to safeguard privacy for the properties to the east of Plot 4:

Notwithstanding the indicative detail shown on approved drawing 21.29_PL Revision A, the development shall be completed strictly in accordance with details in the form of cross-sectional drawings through the site showing proposed site levels and finished floor levels, along with details of screening measures along the south-eastern boundary of the site of not less than 1.8m above finished ground levels at the boundary, which shall first have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and all approved boundary screening measures shall be completed prior to occupation of the dwelling closest to the south-eastern boundary of the site. The approved screening measures shall be retained in place for the lifetime of the development.

Reason: In order to secure a satisfactory form of development having regards to the sloping nature of the site, and in order to safeguard the amenities of neighbouring properties by ensuring that users of the property are unlikely to invade the privacy of rear gardens of adjacent properties to the south-east.

1.4 After some discussion in which Members raised several concerns about the proposal, it was resolved that the application be deferred to allow a site meeting to be arranged. In the meantime Members sought further information on the following issues:

- Whether the Parish Council had any comments to make
- Impact on the nearby conservation area
- The previous planning history of the site
- The need for accurate drawings
- Additional topographical information
- Advice from the Council's independent highway consultants

1.5 Since the meeting I have met with the applicant to explain Members' request for accurate and additional information, reviewed the impact of the development on the conservation area, updated the planning history of the site, and sought advice from our independent highway consultant. New information has since been submitted on which I have again consulted the Parish Council and neighbours.

2. THIS REPORT

2.1 This report is presented to assist and update Members regarding the additional information they requested and the position with the application.

Parish Council

2.2 The Parish Clerk has confirmed that Borden Parish Council had no comment to make on the application. Following receipt of revised drawings, the Parish Clerk has again confirmed that they still did not wish to comment.

Impact on setting of conservation area

- 2.3 I have given further consideration to the impact of the proposal on the adjacent conservation area. The property itself is not within the Harman's Corner conservation area, but the boundary of the conservation area includes the northern corner of the development site boundary along Bannister Hill. The development is therefore regarded as being within the setting of the conservation area.
- 2.4 The Character Appraisal and Management Plan for Harman's Corner (adopted April 2021) describes the area as:

Geographic character and historical development

Harman's corner lies at the eastern end of Borden village. It is a small enclave of historic buildings situated around the junction of The Street with Borden Lane; it also includes the area immediately to the south, where development has spread a short distance down Bannister Hill.

General Statement

Harman's Corner is a small enclave of historic properties with some modern infill development. An outstanding feature of the Conservation Area is a group of three medieval and early post-medieval framed timbered houses. These have architectural and historic epitomising Kentish vernacular building of the period. They form a group with the later 18th and 19th century historic buildings of Bloomfield (Grade II) and 241 Borden Lane, and several buildings of local importance.

Harman's Corner was once a hamlet in its own right and the buildings at Harman's Corner provide the physical evidence of wealthy past times in the parish of Borden. It is a pleasing contrast with the suburban character of much of the surrounding development.

Bannister Hill (west and south sides)

Starting at the north there are three modern dwellings set back from the road. In part the boundary is formed of a bank dropping down to the carriageway with sycamores on top. The semi natural screen of trees contributes to the enclosed street scene. On the corner of the bend of Bannister Hill is Bannister Hall (Grade II LB No 1069422) identified as a 16th century timber framed house. It has origins in the 14th century.

Setting

The setting of Harman's Corner Conservation Area is now formed of housing developments which surround it to the north, west and south with open land surviving on the eastern side. It is approached to the south by a narrow country lane known as Hearts Delight Lane/Bannister Hill.

Modern 20th century development means that it is now joined to the village of Borden to the west and in some respects Sittingbourne to the north due to the frontage development along Borden Lane.

- 2.5 Section 72(1) of the Town and Country Planning (Conservation and Listed Buildings Act) 1990 places a statutory duty on the Local Planning Authority to pay special attention to the

desirability of preserving and enhancing the character and appearance of conservation areas.

- 2.6 The character of the vicinity of the development site maintains a domestic scale of development with mostly detached properties set within generous plots with large mature roadside trees. There are reasonable gaps between buildings with gardens and established trees and shrubs giving the area a semi-rural character. The mature trees present a dense and visually dominant green, leafy foil to the individual properties especially in summer, offering a verdant setting for both the south western boundary of the conservation area as well as the properties along Bannister Hill.
- 2.7 The proposed development has the potential to affect the special character of the conservation area but in my view this change is broadly in line with the existing character of the setting of the built heritage assets, which has experienced residential development across the twentieth and twenty-first centuries.
- 2.8 The existing property to be demolished was built in the 1970s. Apart from it occupying a relatively large garden with some mature planting in character with other properties within the area, the building itself has no heritage merit or special contribution to the setting of the heritage assets. Its demolition and replacement with two new houses would, in my view, have a neutral impact on the setting of the conservation area.
- 2.9 There are no direct impacts on this heritage asset arising from the development and I believe that the proposed development would preserve the special character and appearance of the conservation area.

Planning history

- 2.10 The original report referred to the recent planning history of the plot (from 2014) as potentially relevant to the current application. It omitted reference to applications in 1976 (for the current house on the site) and in 1981 (for a new house to the front of the current house) as not being particularly relevant to the current application. The relevance of the latter application has been queried by neighbours and this report now refers to all the planning history.
- 2.11 By way of information I can confirm that the 1981 application for an additional house on the site was refused for two reasons. These related to amenity and to the impact on the character of the area, and to impact on highway safety arising from lack of visibility and additional vehicles waiting to turn right into the site.
- 2.12 The 1981 application was for a new house in a different position from that now proposed, whilst leaving the current house standing. The new house would effectively have been in the front garden of the current house, creating mutual privacy problems and leading to an awkward form of development out of keeping with the site's surroundings. Neither issue applies to the current application and I see no reason to think that the amenity objections to the 1981 application have any relevance to the current application.
- 2.13 In terms of highway standards, these have changed significantly since 1981. Specifically, Kent Highways has in recent years taken the view that a limited number of new houses using an existing access is not something that they will normally comment upon as it is unlikely to result in any significant highway safety issue. Here the overall total of houses would rise from

one to four (including the two houses already under construction) from an existing access that has been in use for many years, and as such, I do not consider that the 1981 decision is of relevance today; or that a decision based on the 1981 reasoning would be sustainable today.

Highways

2.14 Notwithstanding the above, the Council's independent highway consultants have reviewed the proposal. The matters reviewed are set out as covering the following aspects:

- Suitability of the site access for residential vehicles
- Suitability of the site for emergency vehicle access
- A review of proposed parking provisions and manoeuvring spaces, in relation to Swale Borough Council parking standards.

2.15 The review has found that shared driveways may serve anywhere between 2 and 5 dwellings and that for the most part the existing site access (with the modifications proposed) is suitable to serve four dwellings, including emergency access, and that the previously approved proposals required the provision of visibility splays. Each new house is shown with a double garage and a minimum of two additional parking spaces in line with the Council's recently adopted parking standards.

2.16 However, they have requested the following additional information from the applicant:

- A review of the visibility splays at the site access confirming suitable visibility can be achieved and how it will be always maintained
- Vehicle tracking data to show that adequate manoeuvring space is provided on the site
- Information on the proposed garages in accommodating required vehicle and cycle parking provisions, with additional space provided for mobility scooter storage and access, and EV charging facilities
- Confirmation of visitor parking provisions for the site

2.17 I have requested this information from the applicant, and I hope to be able to update Members at the meeting on this, and on the consultant's response to it.

Accurate and amended drawings

2.18 The existing block plan has been updated to include the (previously omitted) ground floor rear extension at the adjacent property Wykeham; and the proposed block plan now indicates the separation distances between Wykeham and the dwelling on Plot 4. A new 6ft close boarded fence is now shown to be erected along the boundary line between these two properties.

2.19 The proposed site section also now shows a 25° rising line from the ground floor kitchen window and living room patio doors on the rear of Wykeham to show the effect on light, based on BRE Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice.

- 2.20 The proposed plans and elevations of Plot 4 (House type C) show that the ground floor study window to the side elevation facing Wykeham has been removed, reducing potential for loss of privacy from the new house.
- 2.21 A 45° splay has been added to show the notional visibility from the nearest first-floor window of the dwelling on Plot 4, and a distance of 21.5m shown to the nearest first floor window of Bellami at a sharper angle.

Topographical Information

- 2.22 A Topographical Survey of the development site has been submitted. This confirms the site section data and shows the development site rising from the boundary with Brookwell/Wykeham/Bellami to the west. It also shows that the existing property Greystone currently sits approximately 1.5m above the site level adjacent to the rear boundary of Wykeham, at a distance of some 13m from that boundary, whereas the new house on Plot 4 would stand 0.65m above the current level here at a distance of 2.275m from that boundary.

Re-consultations

- 2.23 The amended drawings have been the subject of re-consultations, and the deadline for comments is now 2 December 2021, so I may need to update Members at the meeting.

3. LOCAL REPRESENTATIONS

- 3.1 In response to the latest changes two further representation has been received based on the amended details, raising concerns over the following summarised points:
- Only minor changes have been made.
 - It is proposed to build up the ground level behind the boundary by approximately a metre and a new timber 1.8m high fence erected on it. No detail is given of how the build-up of the ground level on Plot 04 will be retained at the boundary. The drawing merely shows and notes a proposed 1.8m high timber fence which will increase the height of the existing physical boundary (fence and wall) by approximately a metre, and will create an inaccessible gap on the boundary that will only collect debris
 - Policy CP4 of the Local Plan requires new developments to be of high quality design and appropriate to the surroundings
 - The overshadowing and overlooking issues caused by the increased density the two proposed houses would create are not appropriate to, nor do they exist, in the area. The proposal, if approved, would result in an over-development of the area
 - The proposed dwelling on Plot 04 would overshadow the private amenity space at the rear of Wykeham and establish a physical south-eastern boundary approximately 2.8m high. The side wall to Plot 04 will be 6m high and only 13m away from the rear wall of Wykeham creating a bleak outlook and plunging the rear of the property in shadow from afternoon sun
 - The dwelling on Plot 04 will overlook the rear garden and rooms of my property Bellami. Overlooking would not be an issue if the established tree and hedge screening had not

been removed by the Applicant. The rear wall of this proposed dwelling will be at right angles to my property and no more than 20 metres away. To show the line and scope of vision from a 1.8m wide first floor window of Plot 04 over my property as being restricted to a 90 degree segment, as the amended plan does, is laughable. The reality is the 'vision segment' from a window 1.2m wide or more is at least 150 degrees

- On the Applicant's amended plan, the 'vision segment' extends only to the remaining section of original tree screening on the site's south-western boundary. The proposed pruning of these trees, to presumably increase the effective length of what is a short rear garden to Plot 03, will probably increase the scope of vision and cause an overlooking issue to the rear rooms and amenity space of Brierley, the adjoining property to mine
- The access driveway to the two dwellings already approved on the Greystone site, is not wide enough for two vehicles to pass. If this proposal is approved, the only way two vehicles will be able to pass safely is for one vehicle to enter the shared driveway of the dwellings on Plots 03 and 04
- The eight new properties already approved for the Bannister Hill/ Hearts Delight area of Borden (Greystone and Hillyfields) will increase the traffic considerably on what is already, at times, a dangerous stretch of narrow road. Another new dwelling will only exacerbate the problem. Hopefully the Traffic Report now commissioned will identify the issues and convince Swale Borough Council to relay the problems to the Highway Authority

3.2 I also note that an email has been sent to all Members from the occupant of Wykeham referring to concerns over density, loss of light/overshadowing, overlooking and highway matters.

3.3 In response to these latest representations my advice to Members is set out below.

Density

3.4 In relation to this point my advice is that the replacement of the single original house on this very large garden with two (or in this case four) detached houses with generous gardens and ample parking provision, is not one that will upset the current low density and spacious character of the area. The development will remain at a low density and in keeping with the overall nature of its surroundings. The development is not proposing an alien form of high rise or high density development, but merely reflects its semi-rural surroundings in which modern developments have grown and set the existing pattern. Accordingly, I do not consider that the development will lead to a detrimental change in the character of existing neighbourhood, or contravene the spirit or intention of policies CP3 or CP4 of the Local Plan.

Loss of light/overshadowing

3.5 I advised Members at the last meeting that the Council does not normally rely on BRE daylighting guidance but instead it consistently seeks to maintain a minimum 11m distance between a two storey flank wall and existing windows to habitable rooms to prevent unacceptable overshadowing and loss of outlook for residents. This applies to new houses and to extensions. Both the 11m distance and the BRE guidance bear similar results, but the 11m distance can actually allow for a greater degree of overshadowing. Here the new house is in excess of 11m from the rear of the property Wykeham, and in terms of the BRE guidance

only the very top of the roof (which is at this point sloping away from Wykeham) is affected by the BRE 25 degree line. I do not consider that there is a reasonable argument here to say that unacceptable overshadowing will result from this development, but I suggest that a decision to approve the development accords with the Council's long established custom and practice, and to divert from this would leave the Council in a difficult position.

Overlooking

- 3.6 At the last meeting I advised Members that the existing property has bedroom windows which provide direct views towards the rear of the properties Brookwell and Bellami. In the proposed scheme the bedroom windows provide views along rather than across the rear boundaries, reducing the likelihood of loss of privacy, and that I see no increased harm arising from the development. In terms of overlooking from the rear of the house on Plot 3 this will only affect the far end of the long garden of the property known as Brierley, an area where privacy is never guaranteed; although here I believe it is the intention of the applicant to retain these trees. The most recent amendments also show deletion of a ground floor side window from Plot 4 to minimise any risk of loss of privacy. I do not believe that there is a sustainable objection to this development on grounds relating to overlooking or loss of privacy.

3.7 Highway matters

Whilst technical highway details are still being considered I can comment on matters of overall highway capacity and impact on rural lanes. Bannister Hill at the site entrance is not a designated rural lane, although the route to the south is. It is proposed to use an existing entrance, which will not create physical harm, and in terms of the levels of traffic passing along the rural lane to the south of the site entrance, and through the Harman's Corner conservation area, I do not consider that this will amount to anything more than the most marginal increase, that will have no appreciable impact on the character of either the conservation area or the rural lane, or be contrary to policies DM26 or DM33. Members will note that our independent highway consultants have not yet raised any significant concerns, but have sought clarification of certain details, and that Kent Highways have not felt it necessary to comment on the application. I do not see any reason for refusal of the application on highway or traffic grounds.

4. CONCLUSION

- 4.1 The site is located within the Local Plan defined built-up area boundary of the village where the erection of new dwellings is acceptable in principle. Members will have seen the site before the meeting and will have been able to see for themselves the relationship between it and existing neighbours. I have outlined above the changes to conditions and drawings that have arisen since the previous report was drafted, and I have provided more information relating to the setting of the conservation area, planning history, ground levels, overshadowing and overlooking, none of which lead me to consider that the Council has any reason to refuse the application.
- 4.2 Final clarification of highway details is outstanding and further representations may yet be received. I may therefore need to report further at the meeting, but this report aims to limit the amount of updating at the meeting to a minimum.

5. RECOMMENDATION

- 5.1 I cannot yet see any reason to move away from my previous recommendation and as such I recommend that the application is granted planning permission subject to resolution of outstanding highway queries, to consideration of further representations, to the following conditions and to the collection of a SAMMS payment (1 x £253.83).

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.

Reason: 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 approved drawings 21.29_PL_12 Revision B, 21.29_PL13 Revision B and 21.29_PL14 Revision A.

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

- (3) Notwithstanding the indicative detail shown on approved drawing 21.29_PL_12 Revision B, the development shall be completed strictly in accordance with details in the form of cross-sectional drawings through the site showing proposed site levels and finished floor levels, along with details of screening measures along the south-eastern boundary of the site of not less than 1.8m above finished ground levels at the boundary, which shall first have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and all approved boundary screening measures shall be completed prior to the occupation of the dwelling closest to the south-eastern boundary of the site. The approved screening measures shall be retained in place for the lifetime of the development.

Reason: In order to secure a satisfactory form of development having regard to the sloping nature of the site, and in order to safeguard the amenities of neighbouring properties by ensuring that users of the property are unlikely to invade the privacy of rear gardens of adjacent properties to the south-east.

- (4) Works shall be implemented in accordance with the details as shown on the amended Design and Access Statement which sets out the external finishing materials to be used in the construction of the development hereby permitted.

Reason: In the interest of visual amenity

- (5) No development beyond the construction of foundations 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, noting species (which should be native species and of a type that will enhance or encourage local biodiversity and wildlife), plant sizes and numbers where appropriate, means of enclosure, hard surfacing

materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (6) 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.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (7) Upon completion of the approved landscaping scheme, any trees or shrubs that are 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.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity

- (8) 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 0730-1900 hours, Saturdays 0730–1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- (9) 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.

Reasons: In the interests of residential amenity.

- (10) The dwellings hereby approved shall be constructed and tested to achieve at least a 50% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended). The development shall be constructed to achieve this reduction by the methods set out in the Construction Summary by S.E.A. Building Compliance Ltd Ref; Job NO. SEA-21-0935 dated 14 October 2021, or the development shall not take place until alternative details of measures to be undertaken to secure the 50% reduction have been submitted to and approved in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the approved alternative details.

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

- (11) The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and no dwelling shall not be occupied unless the notice for that dwelling of the potential consumption of water per person per day required by the Building Regulations 2015 (as amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability.

- (12) The dwellings shall not be occupied until they have each been provided with one electric vehicle charging point.

Reason: To encourage the use of electric vehicles, in the interests of climate change and reducing pollution.

- (13) The areas shown on approved drawing 21.29_PL_12 Revision B as car parking and turning space shall be kept available for such use at all times and no permanent development, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwellings hereby permitted.

Reason: Development without adequate provision for the parking or turning of cars is likely to lead to car parking inconvenient to other road users, and a risk to highway safety.

- (14) Prior to the occupation of any dwelling hereby permitted the driveway to the properties shall be constructed such that any part within 10m of the public highway is no less than 4.8m wide, and this specification shall be maintained at all times thereafter.

Reason: Development without provision of adequate access is likely to be detrimental to highway safety and amenity.

- (15) Prior to the occupation of any dwelling hereby permitted sightlines of 2m x 20m to the north-west and 2m x 30m to the south east (as measured from the centreline of the access) shall be provided clear of any obstruction over 0.6m above carriageway level. Thereafter these sightlines shall be maintained clear of any such obstruction at all times.

Reason: In the interests of highway safety.

- (16) Subject to retention of both cedar trees at the northern part of the site shown as T1 and T2 on drawing GS/TPP/1853-02, all construction works shall be carried out in strict accordance with details shown on the Arboricultural Method Statement reference SA/1853/21 and tree protection plan reference GS/TPP/1853-02, both dated 11 August

2021.

Reason: To safeguard existing trees to be retained and to ensure a satisfactory setting and external appearance to the development.

- (17) No asbestos containing material associated with any demolition shall remain on site.

Reason: To ensure any asbestos is adequately managed.

- (18) Mitigation of dust shall be in accordance with the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Dust from Demolition and Construction'.

Reason: In the interests of the amenities of surrounding occupiers.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, 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.

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

INFORMATIVES

- (1) This permission has only been granted after receipt of a financial contribution to the Strategic Access Management and Monitoring Strategy in respect of the nearby Special Protection Area.

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.

