

WESTMORLAND AND FURNESS COUNCIL BARROW IN FURNESS LOCAL AREA PLANNING COMMITTEE

Minutes of a Meeting of the **Barrow in Furness Local Area Planning Committee** held on Tuesday, 28 November 2023 at 10.00 am in the Drawing Room, Barrow Town Hall

PRESENT:

Cllr T Assouad
Cllr F Cassidy
Cllr L Hall
Cllr A Husband (Chair)
Cllr B McEwan (Vice-Chair)
Cllr J Murphy
Cllr N Phillips
Cllr D Taylor

Officers in attendance:

Jason Hipkiss (Development Services Manager), Andrew Willison-Holt (Principal Planning Officer) and Sandra Kemsley (Democratic Services Officer).

Also in attendance: Ian Blinkho (Locum Solicitor)

PART I ITEMS CONSIDERED IN THE PRESENCE OF THE PUBLIC AND PRESS

51. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor D. Edwards.

52. MEMBERSHIP

Councillor N. Phillips had attended as a substitute for Councillor D. Edwards for this meeting.

53. DECLARATIONS OF INTEREST/DISPENSATIONS

There were no declarations of interest.

54. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:- That the press and public not be excluded during consideration of the items on the agenda.

55. MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting held on 31st October, 2023 were agreed as a correct record.

56. PUBLIC PARTICIPATION

No representations had been received.

57. PLANNING APPLICATIONS

The Head of Development Management reported on the following planning applications:-

Proposed Housing Development at Long Lane/Newton Road, Dalton-in-Furness

From Mulberry Homes Limited in respect of a residential development of 34 No. dwellings, with landscaping, biodiversity enhancement and associated highway works at Long Lane/Newton Road, Dalton-in-Furness as shown on planning application number 2022/0083.

Members queried the details of the revised junction improvement design and recommended that it incorporate pedestrian crossing measures. It was agreed that this would be fed back to the Highways Authority.

It was moved by Councillor Cassidy and seconded by Councillor McEwan, and

RESOLVED:- It was agreed that;

- (A) Subject to the completion of a Section 106 Agreement relating to the on-site provision of 4(four) affordable housing units, a £40,613 contribution to off-site highways improvement (Long Lane/Newton Road junction), and the management and maintenance of on-site public open spaces, then;
- (B) Planning permission be granted subject to conditions covering those matters as set out below, with delegated authority given to the Head of Development to finalise the drafting of the conditions:-

Standard Duration Limit

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Approved Plans

2. The development shall be carried out and completed in all respects in accordance with the application dated and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

- Application form (amended) dated 14/12/2022;
- Location Plan dwg. DL/00/Rev.C
- Topographical Survey dwg. 121014/TOP;
- Proposed Site Layout (topographic base) dwg. DL10/Rev.Z;
- Proposed Site Layout dwg. DL/10 Rev.AP;
- Landscape Plan dwg. MHLLNR-WW-01 Rev.Q;
- Proposed Fencing to Pond - Westwood Landscape dated 15/11/2023;
- Proposed Site Sections (Plots26-28 incl.) dwg. DL60 Rev.C;
- Affordable Housing Statement – Resolve 106 Affordable Housing Consultancy (amended) dated 13/06/2023;
- Preliminary Risk Assessment – ref.BEK/145051/1 Rev.E June 2023;
- Ecological Scoping Survey – Hesketh Ecology – ref. MHL14SCO016.2 dated 02/11/2018;
- Ecological Scoping Survey Update Letter dated 11/01/2022;
- BNG Metric ref.P1284 Rev.A;
- Travel Plan - Amni Transportation (amended) ref.273/21/1B dated 09/06/2023;
- Transport Statement – Amni Transportation ref.272/21/1B;
- Drainage Statement - M&P Gadsen ref. MG/CN19119 dated 30/11/2021;
- Percolation Test Locations dwg. 11919/PL01/02.5.1 Rev.C;
- Drainage Layout dwg. 19119/PL01/02.1.1 Rev.N;
- Drainage Details (1) dwg. 19119/PL01/02.3.1;
- Drainage Details (2) dwg. 19119/PL01/02.3.2 Rev.E;
- Drainage Longitudinals (2) dwg. 19119/PL01/02.2.2 Rev.B;
- Drainage Longitudinals (1) dwg. 19119/PL01/02.3.1 Rev.C;
- Exceedance Route (amended) dwg. 19119/PL01/2.4.1 Rev.K;
- Adoption Plan (amended) dwg. 19119/PL01/01.6 Rev.H;
- External Works Layout dwg. 19119/PL01/01.5 Rev.N;
- Road Levels dwg. 19119/PL01/01.2 Rev.K;
- Road Layout dwg. 19119/PL01/01.1 Rev.K;
- Carriageway Longitudinals (1) dwg. 19119/PL01/01.3.1 Rev.H;
- Typical Construction Details (4) dwg. 19119/PL01/01.4.04;
- Typical Construction Details (3) dwg. 19119/PL01/01.4.03 Rev.A;
- Typical Construction Details (2) dwg. 19119/PL01/01.4.02;
- Typical Construction Details (1) dwg. 19119/PL01/01.4.01 Rev.C;
- House Type: BD105D (plot 23) – Rev.K;
- House Type: BD362 Rev.K;

- House Type: Henley Rev.B;
- House Type: Henley Rev.B;
- House Type: Holmeswood Rev.F(1) WD A1;
- House Type: Jenner Rev.N(1)-A1;
- House Type: JJ3S Rev.B;
- House Type: KK25 KK2s-1-Rev.AAD;
- House Type: MR MR-1-Rev.Y;
- House Type: Whitchurch w/garage WHIT-1-Rev.A;
- House Type: Type V Rev.A;
- House Type: Type V-DG Rev.A.

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority.

3. Prior to the commencement of any development a Construction Method Statement (CMS) shall have been submitted to and approved in writing by the local planning authority. The approved CMS shall be adhered to throughout the construction period and provide for:

- The hours of construction on any day including bank holidays;
- Times of deliveries to the construction site;
- The parking of vehicles by site operatives;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Wheel-wash facilities;
- Measures to control emission of dust and dirt during construction;
- A scheme for recycling/disposing of waste from construction work;
- Measures to avoid pollution including silting of water courses;
- Measures to protect wildlife.

Reason

In the interests of highway safety, the general amenity of the area and its occupants and users, and the proper drainage of the site.

4. In addition to the details required under Condition 3, development shall not commence until a Construction Phase Traffic Management Plan (CPTM) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- details of proposed crossings of the highway verge;

- cleaning of site entrances and the adjacent public highway;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- surface water management details during the construction phase.

Reason

In the interests of highway safety, the general amenity of the area and its occupants and users, and the proper drainage of the site.

5. The Preliminary Investigation has identified potential unacceptable risks, a Field Investigation and Risk Assessment, conducted in accordance with established procedures (BS10175 (2011+A2:2017) Code of Practice for the Investigation of Potentially Contaminated Sites and Land Contamination Risk Management (LCRM)), shall be undertaken to determine the presence and degree of contamination and must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Risk Assessment shall be submitted to and approved by the Local Planning Authority before any development begins.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted Policy C4.

6. Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred options(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification plan. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that

the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted Policy C4.

7. The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted Policy C4.

8. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted Policy C4.

9. No soil material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out as per the agreed methodology with verification of its completion submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted Policy C4.

10. Foul and surface water shall be drained on separate systems with foul directed to the main foul sewer.

Reason

In the interests of the proper drainage of the site and in furtherance of adopted Policy C3a.

11. No dwellings shall be occupied (unless in accordance with a scheme of phasing previously submitted to and approved in writing by the local planning authority) until the estate road, including footways, has been constructed in all respects to base course level, and street lighting has been provided and brought into full operational use in accordance with details approved under condition 13 below, including any scheme of phasing.

Reason

To ensure that, in the interests of the safety of highway users and pedestrians a suitable standard of access for the development exists at all times in furtherance of adopted Policy DS5.

12. The carriageway, footway and footpaths shall be designed, constructed, drained and lit to an adoptable standard and in this respect further details, including a full specification, setting out plan, lighting details, longitudinal and cross sections, and details of phasing shall have been submitted to and approved in writing by the local planning authority prior to the laying out of the approved estate roads. The development shall then proceed in accordance with the approved details.

Reason

To ensure that, in the interests of the safety of highway users and pedestrians a suitable standard of access for the development exists at all time in furtherance of adopted Policy DS5.

13. Prior to the occupation of the <TBA> dwelling a programme for the completion of the estate roads including footways where shown shall have been submitted to and approved in writing by the Local Planning

Authority and the estate roads shall then be completed in accordance with the approved programme and the details approved under condition 11 above.

Reason

To ensure that, in the interests of the safety of highway users and pedestrians a suitable standards of access for the development exists at all times in furtherance of adopted Policy DS5.

14. Details of all measures to prevent surface water discharging onto the highway from house drives/parking areas shall have been submitted to and approved in writing by the local planning authority for approval prior to the occupation of any part of the development. The works shall be implemented in accordance with the approved details prior to the occupation of the respective dwelling and shall be permanently maintained operational thereafter.

Reason

In the interests of the proper drainage of the site and in furtherance of sustainable drainage principles in accordance with adopted policy DS5 and C3a.

15. All garages and parking spaces serving each dwelling as set-out on the approved plans shall be reserved solely for the parking of private motor vehicles and no permanent development, whether permitted by the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modifications) or not, shall be carried out on those spaces.

Reason

To ensure appropriate access and parking provision is made and retained in the interests of general amenity and highway safety.

16. Prior to the occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a residents' management company; and
 - Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with adopted policies DS5 and C3a.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out by the developer in the first planting and seeding seasons following beneficial occupation of any part of the development, or in accordance with the phasing of the scheme as agreed in writing with the Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced by the landowner in the next planting season with others of a similar size and species, unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of the long-term biodiversity and visual amenities of the area in furtherance of adopted policies DS5 and DS6.

18. The public open space ('POS') as shown on the approved plans shall be constructed and landscaped and made available for use as such no later than the occupation of 50% of the dwellings approved. That are shall not thereafter be used for any purpose other than as public open space unless the Planning Authority gives prior express consent for any variation.

Reason

To ensure a reasonable level of informal play and casual amenity provision in furtherance of adopted Policies HC1 and HC10 and DS5.

19. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) details of all fences, hedges, wall or other means of enclosure around residential curtilages must be submitted to and approved in writing by the Planning Authority prior to the commencement of the development. The means of enclosure must be completed prior to the beneficial occupation of the respective dwelling or, in the case of hedges, in the first planting season following the commencement of the beneficial use of the development.

Reason

In the interests of the visual amenities of the area and its occupants in furtherance of Policy DS5.

20. The development shall not be begun until visibility splays providing clear visibility of 2.4 metres x 60 metres measured down the centre of the main access road and the nearside channel line of Long Lane as shown on the approved plans have been provided at the junction of the access road with the County Highways. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes, or other plants shall be planted or be permitted to grow within the identified visibility splays.

Reason

To ensure that in the interests of the safety of highway users a suitable standard of access for the development exists at all times during construction and operational phases, and in order to minimise potential hazards.

21. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any Order revoking and re-enacting that Order with or without modifications) nothing in Article 3 or Schedule 2 to that Order, shall operate so as to permit within the area subject of this permission any development referred to in Part 1, Classes A, B, C, D, E or in Part 2, Class A, of that 2015 Order (or of any Order revoking and re-enacting that Order with or without modifications, and no such development shall be carried out at any time within that area without the prior express grant of permission by the Planning Authority.

Reason

In order to safeguard the amenities of the area by enabling the Planning Authority to consider whether planning permission should be granted for <INSERT> having regard to the particular layout and design of the development.

22. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any Order revoking and re-enacting that Order with or without modifications) nothing in Article 3 or Schedule 2 to that Order, shall operate so as to permit within the area subject of this permission any development referred to in Part 1, Classes A, AA, B, C, D, E or in Part 2, Class A, of that 2015 Order (or of any Order revoking and re-enacting that Order with or without

modifications, and no such development shall be carried out at any time within that area without the prior express grant of permission by the Planning Authority.

Reason

In order to safeguard the amenities of the area by enabling the Planning Authority to consider whether planning permission should be granted for further development within the curtilage of each dwelling house having regard to the particular layout and design of the development and in furtherance of adopted Policy DS5.

23. Unless the Local Planning Authority gives written agreement that it is impractical to do so, all hard surfaced areas within residential curtilages associated with vehicle use shall be of permeable construction, and detailed drawings (including cross sections of sub surface and surface materials) shall be submitted to and approved in writing by the Planning Authority. The scheme shall be implemented in accordance with the approved details prior to beneficial occupation of any part of the development, or in accordance with a phasing scheme agreed in writing with the Planning Authority.

Reason

In order to ensure that the site is adequately drained in accordance with the sustainable principles found in the NPPF and in furtherance of adopted Policy c3a.

24. No development shall take place until samples of the external materials to be used in the construction of the dwellings, including walls, roofs and hard surfaces within the curtilage hereby permitted have been submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained unless the Planning Authority gives prior written consent to any variation.

Reason

To ensure a satisfactory appearance to the development, and to minimise its impact upon the surrounding area in furtherance of adopted Policy DS5.

25. No development shall be commenced on site, until a scheme has been submitted to and approved in writing by the Planning Authority, showing measures to be taken to protect the existing hedgerows to be retained as shown on the approved plans as an integral part of any development of the site during and throughout the entirety of the construction phase of the approved development. The development shall proceed in accordance with the approved details.

Reason

In the interests of the visual amenities of the area and biodiversity in furtherance of adopted policies DS5, GI1, N2, N3, N4 and GI6.

Land at Tantabank Road/East of Brent Avenue, Dalton-in-Furness

From Oakmere Homes c/o Agent JWPC Chartered Town Planners in respect of full planning permission for the erection of 41 dwellings associated access from Brent Avenue, landscaping and infrastructure, including demolition of existing stables on Land at Tantabank Road/East of Brent Avenue, Dalton-in-Furness as shown on plan number 2022/0656.

Members raised the issue of future drainage management and maintenance and requested that an extra condition be attached requiring a Drainage Management Plan.

It was moved by Councillor McEwan and seconded by Councillor Assouad, and

RESOLVED:- It was unanimously agreed that;

- (A) Subject to the completion of a Section 106 Agreement relating to the on-site provision of 4(four) affordable housing units, a £48,974.50 contribution to off-site highways improvement (Long Lane/Newton Road junction), and the management and maintenance of on-site public open spaces, then;
- (B) Planning permission be granted subject to conditions covering those matters set out below, including an extra condition to those set out in the report requiring a Drainage Management Plan, with delegated authority given to the Head of Development to finalise the drafting of the conditions:-

Standard Duration Limit

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Approved Plans

2. The development shall be carried out and completed in all respects in accordance with the application dated and the hereby approved

documents defined by this permission as listed below, except where varied by conditions attached to this consent:

- 08-P-03 Rev.B - Proposed Surface Treatment Plan - 22-05-2023
- 076-CL-01 Rev.A 1000mm Chainlink Fence Topped With Tension Wire - 20-07-2023
- 088-3B-P03 - Rev.A - House Type 3B - 31-05-2023
- 088-ASC-P03 REV.A - ASCOT HOUSE TYPE
- 088-BOW-V2-P03 REV.A - BOWFELL HOUSE TYPE
- 088-P-01.2 REV.D - Proposed Site Plan - 31-03-2023
- 088-P-02 Proposed Boundary Treatment Plan Rev.B
- 088-P04 - Rev.A - Proposed Material Finish Plan - 21-03-2023
- 088-P-05 - EV Charging Plan
- 088-P-06 - Rev.A - Affordable Tenure Plan - August 2022
- 088-PARKING-01 - Parking Plan Rev.B
- 088-PAT-P03 REV.A - PATTERNDALE HOUSE TYPE
- 088-RUS-P03 REV.A - RUSLAND HOUSE TYPE
- 088-SL-01 REV.B - Site Location Plan - 08-11-2022
- 088-WAS-PO1 REV.A - WASDALE HOUSE TYPE
- 15169-C-68 - Private Drainage Details
- BEK-22078-2-Rev.A - Site Investigation & Ground Assessment - March 2023
- BNG Report - 17-11-2022
- Broxap 4 slat bench - photo
- BS5837 Tree Survey Report July 2023 V.3
- c-2069-01-Rev.A - Tree Survey Plan - Tree Protection Measures
- c-2069-02-Rev.E - Detailed Landscape Proposals
- c-2069-03 - Landscape Phasing Plan - July 2023
- CMS Tantabank 21.7.23
- CPTMP Tantabank 21.7.23
- Gadsen Letter 29-06-2023 –Swale Designs
- K-Nine Dog waste bin
- Landscape Appraisal - November 2022
- Landscape Management Plan August 2023 v2
- Planning Design and Access Statement inc Affordable Housing Statement - JWPC -
- AUGUST 2022
- Preliminary Ecological Appraisal - V.2 - Envirotech - 22-08-2022
- SD-SW-07 1800mm Stone Wall with Feather Edge Fencing Infill - July 2020
- SHD679 - Lighting Layout - Rev.R2 - 31-07-2022
- SHD679-SHD-HLG-TANA-DR-EO-Lighting Layout-R2
- SHD679-SHD-HLG-TANA-RA-EO-Lighting Design Risk Assessment-R2
- SHD679-SHD-HLG-TANA-SH-EO-Lighting Schedule-R2
- Transport Statement - DTPC - J1439-TS - August 2022
- Utilities Statement - JW-PND9412 - REV.3 - 19-08-2022

- Application Form – amended – 28-11-2022
- 22200-GAD-ZZ-00-DR-C-1000 P08 - Drainage Layout
- 22200-GAD-ZZ-00-DR-C-1005 P07 - Exceedance Route
- 22200-GAD-ZZ-00-DR-C-1011 P04 - SW Manhole Schedules
- 22200-GAD-ZZ-00-DR-C-1012 P02 - SW Manhole Schedules
- 22200-GAD-ZZ-00-DR-C-1021 P04 - Sewer Longsections Sheet 1
- 22200-GAD-ZZ-00-DR-C-1022 P02 - Sewer Longsections Sheet 2
- 22200-GAD-ZZ-00-DR-C-1030 P05 - Impermeable Areas Plan
- 22200-GAD-ZZ-00-DR-C-1071 P03 - Drainage Details Sheet 1
- 22200-GAD-ZZ-00-DR-C-1072 P02 - Drainage Details Sheet 2
- 22200-GAD-ZZ-00-DR-C-1075 P01 - Basin Sections 1
- 22200-GAD-ZZ-00-DR-C-1076 P01 - Basin Sections 2
- 22200-GAD-ZZ-00-DR-C-1090 P01 - S106 Manhole Detail
- 22200-GAD-ZZ-00-DR-C-1400 P06 - External Levels - SW Highways Prevention
- 22200-GAD-ZZ-00-DR-C-1500 P05 - Highway Setting out
- 22200-GAD-ZZ-00-DR-C-1511 P02 - Road 1 Setting Out
- 22200-GAD-ZZ-00-DR-C-1512 P02 - Road 2 Longsection
- 22200-GAD-ZZ-00-DR-C-1513 P02 - Road 3 Longsection
- 22200-GAD-ZZ-00-DR-C-1514 P01 - Road 4 Longsection
- 22200-GAD-ZZ-00-DR-C-1530 P02 - Highways Details
- 22200-GAD-ZZ-00-DR-C-1550 P05 - Surface Finishes and Kerbing Layout
- FRA and Drainage Strategy Report - Gadsen Consulting - V.8 - 21-09-2023

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority.

3. The approved DMS and the CPTMP dated 21-07-2023 shall be adhered to throughout the pre-construction and construction phases of the development.

Reason

In the interests of highway safety, the general amenity of the area and its occupants and users, and the proper drainage of the site.

4. On the basis of the submitted Site Investigation and Ground Assessment Report (ref: BEK-22078-2 Rev A. March 2023) and further to this Report's findings and recommendations under paragraphs 6.3 and 6.4 in the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Local Planning Authority, remediation and

verification schemes shall be submitted to and approved in writing by the Local Planning Authority before development is re-commenced, and thereafter be implemented prior to occupation of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted Policy C4.

5. No soil material shall be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and approved by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out as per the agreed methodology.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted Policy C4.

6. Foul and surface water shall be drained on separate systems with foul drainage directed to the main foul sewer.

Reason

In the interests of the proper drainage of the site and in furtherance of adopted Policy C3a.

7. The carriageway, footways and footpaths shall be constructed, drained and lit to an adoptable standard in accordance with the details hereby approved.

Reason

To ensure that, in the interests of the safety of highway users and pedestrians a suitable standard of access for the development exists at all times in furtherance of adopted Policy DS5.

8. No dwellings shall be occupied until the estate road, including footways, has been constructed in all respects to base course level, and street lighting has been provided and brought into full operational use in accordance with the details hereby approved.

Reason

To ensure that, in the interests of the safety of highways users and pedestrians a suitable standard of access for the development exists at all times in furtherance of adopted Policy DS5.

9. The programme for the completion of the estate roads including footways where shown shall be completed in accordance with the approved programme and the details approved under condition 10 below.

Reason

To ensure that, in the interests of the safety of highways users and pedestrians a suitable standard of access for the development exists at all times in furtherance of adopted Policy DS5.

10. The measures to prevent surface water discharging onto the highway from house drives/parking areas hereby approved shall be implemented in accordance with the approved details prior to the occupation of the respective dwelling and shall be permanently maintained operational thereafter.

Reason

In the interests of the proper drainage of the site and in furtherance of sustainable drainage principles in accordance with adopted policies DS5 and C3a.

11. All garages and parking spaces serving each dwelling as set-out on the approved plans shall be reserved solely for the parking of private motor vehicles and no permanent development, whether permitted by the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modifications) or not, shall be carried out on those spaces.

Reason

To ensure appropriate access and parking provision is made and retained in the interests of general amenity and highway safety.

12. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing.

The sustainable drainage management and maintenance plan shall include as a minimum:

- Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with adopted policies DS5 and C3a.

13. The landscaping scheme, including the informal children's play area (ICPA) and the protective means of enclosure around the entire perimeter of the attenuation pond as part of the sustainable drainage system hereby approved, shall be implemented in accordance with the approved details as part of the approved development, and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the long-term biodiversity, the visual amenities of the area in furtherance of adopted policies DS5 and DS6.

14. Further to Condition 13:
- (A) The laying out, equipping and maintenance of an informal children's play area (ICPA) shall be provided as part of the approved overall landscaping scheme, and completed and made available for public use prior to the first occupation of any of the dwellings hereby approved, and retained as such thereafter unless otherwise agreed in writing with the local planning authority; and
- (B) The protective means of enclosure around the entire perimeter of the attenuation pond as part of the sustainable drainage system hereby approved shall be completed before the first occupation of any of the dwellings hereby approved and retained in situ and in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason

To ensure an appropriate level of public recreational provision serving the approved development, and in the interests of public safety to accord with and in furtherance of adopted policies DS2(f), DS5, G1(d), HC1 and HC10.

15. Further to Condition 13, the completed approved landscaping scheme shall be subject to the provisions of the approved Landscape Management Plan (June 2023) for not less than 5 years following implementation, for all areas of landscaping other than those within the curtilages of individual dwellings.

Reason

In the interests of the long-term visual amenities of the area and to support wider opportunities for biodiversity within the locality in accordance with adopted policies DS5 and DS6.

16. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) details of all fences, hedges, wall or other means of enclosure around residential curtilages must be submitted to and approved in writing by the Planning Authority prior to the commencement of the development. The means of enclosure must be completed prior to the beneficial occupation of the respective dwelling or, in the case of hedges, in the first planting season following the commencement of the beneficial use of the development.

Reason

In the interests of the visual amenities of the area and its occupants in furtherance of Policy DS5.

17. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any Order revoking and re-enacting that Order with or without modifications) nothing in Article 3 or Schedule 2 to that Order, shall operate so as to permit within the area subject of this permission any development referred to in Part 1, Classes A, B, C, D, E or in Part 2, Class A, of that 2015 Order (or of any Order revoking and re-enacting that Order with or without modifications, and no such development shall be carried out at any time within that area without the prior express grant of permission by the Planning Authority.

Reason

In order to safeguard the amenities of the area by enabling the Planning Authority to consider whether planning permission should be granted for

further ancillary development within the curtilage of each dwelling house having regard to the particular layout and design of the development and in furtherance of adopted Policy DS5.

18. The development hereby approved shall be constructed using the following external materials, samples of which were deposited with and recorded as such by the Local Planning Authority on the 10th July 2023, unless the Local Planning Authority gives prior written consent to any variation:

- Roof - Artificial Slate; UK Slate- Blue Grey “Estillo 3”;
- Paths - Bradstone 600 x 600 x 40 Riven paving flag;
- Walls - Bekstone ‘Natural Light Weathered’ Tumbled (assorted lengths);
- Drives - Impermeable Driveway Sett (60mm Inglestone) Charcoal.

Reason

To ensure a satisfactory appearance to the development, and to minimise its impact upon the surrounding area in furtherance of adopted Policy DS5.

19. All operations carried out on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) shall be undertaken in accordance with and by application of the provisions and measures set out in the approved Tree Survey Report and Tree Survey Plan.

Reason

To safeguard trees and hedgerows in the interests of the visual amenities of the area and biodiversity in furtherance of adopted policies DS5, GI1, N2, N3, N4 and GI6.

58. URGENT ITEMS

There were no urgent items for consideration on this occasion.

The meeting ended at 10.53 am