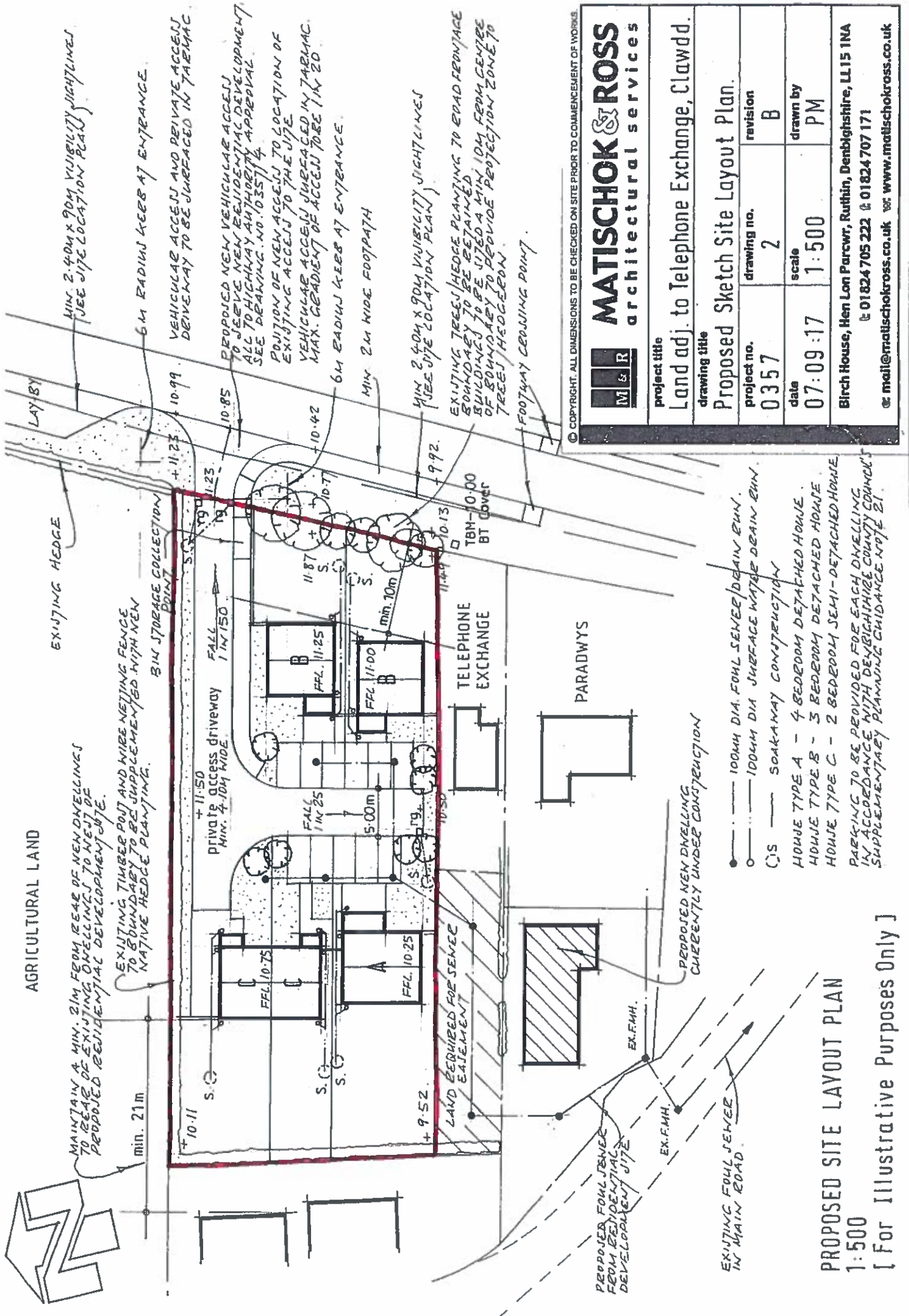


12/2017/0638

Scale: 1:1250

Printed on: 8/11/2017 at 14:30 PM

ILLUSTRATIVE SITE PLAN



PROPOSED SITE LAYOUT PLAN
1:500
[For Illustrative Purposes Only]

WARD : Efenechtyd

WARD MEMBER(S): Cllr Eryl Williams

APPLICATION NO: 12/2017/0638/ PO

PROPOSAL: Development of 0.2ha of land for a residential development of a minimum of 5 dwellings (outline application including access)

LOCATION: Land Adjacent To Telephone Exchange Clawddnewydd Ruthin

APPLICANT: Mr Eryl Roberts

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

DERWEN COMMUNITY COUNCIL

- Derwen Community Council has the following observations to the above planning application:-

1. There is no proven need/requirement for the additional five new properties in Clawddnewydd village.
2. The current mains sewer in Clawddnewydd is full to capacity.
3. A "Odour Impact Assessment" should be part of the planning application.

NATURAL RESOURCES WALES

- NRW does not object to the proposal. NRW advised that due to previous land uses, the authority should assess the need for a preliminary risk assessment.

DWR CYMRU / WELSH WATER

– Following the submission of revised plans which showed the correct directional flow of the public sewer, Dwr Cymru did not raise an objection to the proposal and asked for Advisory Notes to be included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

With regards to sewerage, Dwr Cymru advise no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer.

Following submission of a proposed access arrangement details plan, Highways Officers confirmed that subject to conditions being applied, there would be no highway objection to the proposal. Conditions are proposed with respect to:

- o Requiring a Construction method statement to be submitted and approved prior to commencement of development.

- o Requiring detailed layout, design, street lighting, signing and lining, drainage, access to site, footway links and associated highway works to be submitted and approved prior to commencement;
 - o ensuring the visibility splays shown on the access plan are kept free of obstruction at all times; and
 - o requiring a scheme for the parking and turning of vehicles to be submitted and approved before development is brought into use.
- Pollution Control Officer – Having regard to the previous use of the site as a bus depot, advised a Preliminary Risk Assessment for the site was required to be submitted to assess the potential land contamination. Officers have confirmed findings of the assessment were acceptable, and raise no objection in respect of contaminated land issues.

With respect to odour management, Public Protection Officers view is that due to the separation distance from the application site and the sewage treatment plant, an odour management plan is not considered necessary in this instance.

- Housing Strategy & Development Officer - Key points from the Local Housing Market Assessment

1. Efenechtyd ward contains a high number of 15 and under residents, but a lesser amount of residents who are 65 and over.
2. In general, there is a high proportion of households who own their property in this area.
3. In the ward of Efenechtyd there is a very high level of detached housing,
4. Efenechtyd has markedly higher income than Denbighshire as a whole.
5. From a Strategic Housing perspective smaller two bedroom housing would be needed in this area.
6. A financial contribution of 0.5 units, as per the DCC affordable housing policy would be required if this application is granted.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 04/09/2017

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is an outline application for development of 0.2 hectares of land for a residential development of a minimum of 5 dwellings.
- 1.1.2 Details of the access are included for consideration, and all other matters (appearance, landscaping, layout and scale) being reserved for later consideration.
- 1.1.3 The supporting information indicates the proposed new dwellings would be served from a private driveway, and as such the development site would be limited to a maximum of 5 dwellings off the private driveway.
- 1.1.4 The application is accompanied by an indicative proposed sketch site layout plan, which includes three housing types. The proposed dwelling dimension details set out the upper and lower size limits for the three different types of dwellings:

Type A: 4 bedroom detached house	
Width:	Upper limit 8.5m / lower limit 9m
Depth:	Upper limit 7.5m / lower limit 8m
Height to Eaves:	Upper limit 4.5m / lower limit 4.8m
Height to Ridge:	Upper limit 7.25m / lower limit 7.25m
Type B: 3 bedroom detached dwelling	
Width:	Upper limit 7m / lower limit 7.5m
Depth:	Upper limit 7.5m / lower limit 8m

Height to Eaves: Upper limit 4.5m / lower limit 4.8 m
Height to Ridge: Upper limit 7m / lower limit 7.5m

Type C: 2-bedroom semi-detached house (overall building dimensions for pair of semi-detached houses)

Width: Upper limit 11.5m / lower limit 12m
Depth: Upper limit 7.5m / lower limit 8m
Height to Eaves: Upper limit 4.5m / lower limit 4.8m
Height to Ridge: Upper limit 7.25m / lower limit 7.75m

- 1.1.5 The proposed site access arrangement details plan show an existing site access is proposed to be altered with improved visibility splays to provide a new means of vehicular access to serve the site, which would lead to a private driveway of a minimum width of 4.1m. A new footpath of a minimum width of 2m is proposed along the highway to the front of the application site with a footway crossing point.
- 1.1.6 The location plan identifies a section of land to the south of the application which is required as an easement area for the foul water connection to the mains sewer.
- 1.1.7 The supporting statement indicates surface water run-off would discharge to on-site soakaways and percolation test results submitted with the application conclude ground conditions are suitable for soakaways.
- 1.1.8 A Community Linguistic Statement has also been submitted in support of the application.
- 1.1.9 A Desk Study and Preliminary Ground Contamination Risk Assessment has been submitted in support of the application.

1.2 Description of site and surroundings

- 1.2.1 The site is a previously developed vacant site on the northern edge of the village of Clawddnewydd, near the telephone exchange building on the west side of the B5105.
- 1.2.2 The dwelling Paradwys is to the south of the site along with a new dwelling under construction . To the north the site abuts open fields which form part of the wider housing allocation.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the Clawddnewydd development boundary and forms part of a larger housing allocation in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 There has been a previous refusal of permission in 2000 for a residential development, which was determined with reference to policies contained in the former Denbighshire Unitary Development Plan.

1.5 Developments/changes since the original submission

- 1.5.1 Revised proposed dwelling dimension details were provided to showing a broader range of housing types on the site, which now ranges from 2 bed semi-detached houses to a 4 bed detached house. A revised proposed sketch site layout plan was submitted which shows the indicative layout for the housing types proposed.
- 1.5.2 Drainage plans were revised to show the correct direction flow of the public sewer.
- 1.5.3 As the land had previously been used as a bus depot, a Preliminary Risk Assessment was submitted in support of the application in response to Public Protection Officer's initial comments.

1.5.4 An additional site access arrangement details plan was provided which showed the proposed in response to Highway Officer initial comments.

1.6 Other relevant background information

1.6.1 The site forms part of a larger housing allocation, which is one of two housing allocations in Clawdnewydd. Planning consent has already been granted for 2 dwellings on a section of the allocation under planning permission code: 12/2015/0824 and approximately 0.77 hectares of land remains undeveloped and without extant consent with the housing allocation.

1.6.2 There is a separate application for development of land at Crud yr Awel for consideration on the agenda under planning application code ref: 12/2017/0015. That application forms part of the other housing allocation in Clawddnewydd.

2. DETAILS OF PLANNING HISTORY:

2.1 08/0041/97/PF. Continued siting of a static caravan for use as site wardens accommodation. Granted 12/03/1997

2.2 12/1996/0845. Erection of building and use of land for the repair / maintenance and operation of a coach hire business, construction of a new vehicular access and installation of a new septic tank. Application not pursued by applicant and a General Certificate issued 13/01/2005.

2.3 12/2000/0183. Development of land by the erection of two dwellings (outline application). Refused 26/04/2000

2.4 12/2010/1103. Development of 0.22ha of land for residential purposes, construction of a new vehicular access and installation of a septic tank (outline application including access). Withdrawn 07/01/2011

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy RD5 – The Welsh language and the social and cultural fabric of communities

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC2 – Brownfield development priority

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy VOE6 – Water management

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Affordable Housing SPG

Parking Requirements in New Developments SPG

Open Space SPG

Planning Obligations SPG

Residential Development SPG

Residential Development Design Guidance SPG

Residential Space Standards SPG

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Note 18: Transport (2007)

3.4 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4). Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Drainage (including flooding)
- 4.1.5 Highways (including access and parking)
- 4.1.6 Affordable Housing
- 4.1.7 Open Space
- 4.1.8 Contaminated land

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main policy in the Local Development Plan which is relevant to the principle of housing development in towns and villages is BSC1, which seeks to make provision for new housing in a range of locations, concentrating development within identified development boundaries.

Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria.

As the site is within the development boundary of Clawddnewydd as defined in the Local Development Plan, and forms part of a larger site which has been allocated for housing; the principle of the development proposed would be acceptable in terms of BSC1. The determination of the application should therefore rest on assessment of the local impacts of the proposal, which are reviewed in the following sections of the report.

With reference to the Development Plan and housing need, it is to be noted that at the time of drafting this report, the latest Joint Housing Land Availability Study (JHLAS) notes that Denbighshire has a 1.78 year supply of available housing land against a minimum National requirement of five years. This shortage and the positive contribution which a site of at least 5 dwellings would make to improving supply are also material considerations in respect of determining the application.

The site forms part of a larger housing allocation, which policy BSC1 has assigned an indicative number of 8 dwellings. The scheme is put forward for a minimum of 5 dwellings. Permission has already been granted for 2 dwellings on the adjoining section of the allocation, and 0.77 hectares of the housing allocation would remain. A minimum of 5 dwellings is therefore considered to be an acceptable minimum density for the site, and the proposal is not considered to sterilise or prejudice the potential for the remainder of the allocated site to come forward for development.

As this is an allocated housing site, Officers also consider it necessary for housing allocations to deliver a mix of housing types in order to meet housing need in the local area.

The Housing Strategy & Development Officer has extrapolated data from the most recent Local Housing Market Assessment, which reports that Efenectyd ward has a very high level of detached housing and from a strategic housing perspective smaller two bedroom housing is needed in this area.

The proposed dwelling dimension details have been amended to allow for a broader range of housing types, and the range now extends from a 2 bed semi-detached dwelling up to a detached 4 bed dwelling, which is considered to be sufficient to ensure the proposal contributes to the strategic housing needs of the area. A planning condition is proposed to ensure the proposal includes a mix of housing type.

4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development;

test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside;

test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines;

and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context..

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The visual amenity impacts of a development proposal are a material consideration.

No representations have been received with respect to visual amenity.

The site is a largely flat previously developed site on the edge of the village and is adjacent to existing dwellings. The application is outline form with access, and details of design, appearance and layout are matters which are reserved.

It is not considered that there are any reasonable visual amenity grounds to resist the application.

4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc..

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The residential amenity impacts of a development proposal are a material consideration.

The Community Council has commented that the proposal should be subject to an odour impact assessment. Whilst the issue of odour has arisen in relation to the Crud yr Awel site to the west, it is clear from the Assessment carried out in relation to that application that adverse odour is only likely to impact on an area close to the treatment works, and that adoption of a 50m buffer zone around the works is an

appropriate safeguard for new housing development. The site next to the telephone exchange is well in excess of the recommended 50m buffer zone. Public Protection Officers have confirmed that due to the separation distance between the site and the treatment works, the proposal is not likely to be affected by adverse odour.

The application contains a sketch site layout indicating a possible format for a development. However there are no confirmed layout or detailed elevation details to allow assessment of the impact on residential amenities of adjacent properties. This would be a matter for assessment as part of any detailed reserved matters application.

In the absence of full details of the dwelling types, design, appearance and orientation it is not possible or appropriate to consider specific residential amenity issues at this point. These would normally be dealt with at reserved matters stage, when the full impact of development and proximity to existing property can be fully assessed. At this stage, the development is not considered likely to have an unacceptable impact on residential amenity.

4.2.4 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

The Community Council has raised concerns regarding the capacity of the local sewerage network to accommodate additional developments.

Dwr Cymru have raised no objection to the proposal and have confirmed that no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. Consequently, Officers do not consider there are grounds for resisting the grant of permission based on the capacity of the sewerage network in the locality, and it is concluded that satisfactory measures of foul water disposal can be provided within the site.

The Planning Statement submitted with the application confirms that surface water would be dealt with by means of on-site soakaways. A Percolation Test has been carried out for the site which concludes the percolation value is considerably less than 100seconds/mm and therefore ground conditions are considered to be suitable for a designed surface water soakaway drainage system.

No representations have been received raising concerns with the proposed method for surface water management, and therefore subject to the application of a necessary planning condition requiring details of the proposed surface water drainage scheme to be submitted and approved prior to the construction of the development, the proposal is considered to be in general compliance with the policies listed above.

4.2.5 Highways (including access and parking)

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The highway impacts of a development proposal are a material consideration.

Having regard to the submitted details it is considered that sufficient information has been submitted to consider the outline planning application.

Highways Officers have carried out the following assessment of the application:

Capacity of Existing Network: Having regard to the scale of the proposed development and the existing highways network, it is considered that the proposals would not have an unacceptable impact on the local highways network in terms of capacity. The existing 30mph zone is to be extended in a northerly direction to encompass the entrance to the development. The street lighting will be extended in line with the 30mph zone and gateway feature re-located.

Accessibility: Having regard to the location of the existing site and existing arrangements it is considered that the proposals are acceptable in terms of accessibility and the relevant policy requirements identified above. A new footway link heading south out of the development along the B5105 and an un-controlled crossing are to be provided. This will provide pedestrians with a crossing of the B5105 and route into the village.

Site Access: The proposed site access arrangements demonstrate compliance with the visibility standards set out in Annex B TAN 18 and are therefore considered to be acceptable. The visibility shown on the submitted plan is subject to the extension of the 30mph zone in a northerly direction.

Measures to ensure visibility splays remain free from obstruction have not been identified on the submitted plans. Therefore it is suggested that a restrictive condition is imposed to ensure that visibility standards are maintained at all times.

Site Layout (including roads, pavements, manoeuvring, lighting etc): The access driveway and internal roads are to remain private and not offered for adoption. The Highway Authority has requested a minimum width of 4.1m is provided for the private access to ensure the safe passing of two vehicles. Having regard to the details provided and guidance identified above, it is considered that the on-site outline highways arrangements are acceptable.

Parking: The proposed parking arrangements are compliant with the standards set out in the Parking SPG and are therefore considered acceptable.

Having regard to the assessments above, Highways Officers do not object to the proposed development, subject to appropriate conditions.

Subject to the application of necessary planning conditions to cover highways interests, the proposal is not considered likely to give rise to adverse impacts on the highway network, and is therefore in general compliance with the policies listed above.

4.2.6 Affordable Housing

The Local Development Plan includes a number of policies which may be relevant to the provision of affordable housing within and outside identified settlement boundaries, in support of its strategies for meeting the needs of a growing population. The policies have been developed with regard to the objectives in Chapter 9 of Planning Policy Wales, and Technical Advice Note 2: Planning and Affordable Housing in relation to new housing provision.

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units. The policy refers to the detailed guidance in the Affordable Housing Supplementary Planning Guidance on the approach to provision.

Policy BSC 1 sets an expectation that developers should provide a range of house sizes, types and tenures to reflect local need and demand

The Council's Strategic Planning and Housing section has advised a financial contribution of 0.5 units is likely to be required for a scheme of 5 dwellings. However, as the application is in outline form for a minimum of 5 dwellings, the final number of units may be subject to change and details of how the development proposes to comply with the affordable housing policy has not been specified in the application.

Accordingly, in accordance with current planning policy, it is now accepted practice on outline planning applications to use a 'standard' form of planning condition to require further approval of the arrangements for provision of Affordable Housing prior to the commencement of development. Officers suggest this approach to be appropriate in this instance.

4.2.7 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

Policy BSC 11 specifies that all housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

Table 4 in the Open Space SPG adopted in March 2017 sets out thresholds for onsite provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.

It is considered that the proposal would be acceptable in relation to open space policy subject to the requisite contribution being secured. As the proposal is for a minimum of 5 dwellings, and the exact number would not be determined until the reserved matters stage, it is considered that the contribution could be secured through an appropriately worded condition.

The development is therefore considered to be able to comply with the requirements of Policies BSC 3 and BSC 11 via a suitable condition.

4.2.8 Contaminated land

The need to consider the potential impact of contaminated land in relation to development proposals is contained in Chapter 13.7 of Planning Policy Wales. This requires planning decisions to take into account the potential hazard that contamination presents to the development itself, its occupants and the local environment; and assessment of investigation into contamination and remedial measures to deal with any contamination. Where there may be contamination issues, the Council should require details prior to determination of an application to enable the beneficial use of land. Planning permission may be granted subject to conditions where acceptable remedial measures can overcome such contamination. PPW states that if contamination cannot be overcome satisfactorily, the authority may refuse planning permission

The site was formally used as a bus depot and as such the land could be contaminated, hence on the advice of Public Protection Officers, a Preliminary Risk Assessment was requested.

The Desk Study and Preliminary Contamination Risk Assessment submitted concludes the information collected has allowed an assessment of the geological, hydro geological, hydrological and potential contamination status of the site to be made. The assessment has not identified any previous site use that could cause contamination being present. It concludes in the absence of any contamination source there can be no risk to site use and development for residential purposes.

Public Protection Officers are satisfied with the findings of the Assessment, and have not raised an objection to the proposal.

Having regard to the findings of the contaminated land risk assessment and the views of Public Protection Officers, Officers would therefore conclude the site is not affected by a contamination source and the proposal is considered to be in general compliance with the policies listed above.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 The application site has been included as a housing allocation within the development boundary of Clawddnewydd as part of the adopted Denbighshire Local Development Plan. This establishes the Council's acceptance of the principle of the development.

5.2 The report sets out the main planning issues which appear relevant to the consideration of the application, and subject to the application of necessary planning conditions, the proposal is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. Approval of the details of the appearance of the building(s), landscaping, scale and layout (hereinafter called ""the reserved matters"") shall be obtained from the Local Planning Authority in writing before the commencement of any development
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission

- (i) Existing Site Layout Plan (Dwg. No. 3) received 7 September 2017
- (ii) Proposed Site Layout Plan (Dwg. No. 2 Revision B) received 7 September 2017
- (iii) Location Plan received 7 September 2017
- (iv) Site Access Arrangement Details (Dwg. No. 4) received 7 September 2017
- (v) Proposed dwelling dimension details (document ref: 0357/BD) received 7 September 2017

5. **PRE-COMMENCEMENT CONDITION**

Prior to the commencement of development details of the range of house sizes and types shall be submitted for approval to the Local Planning Authority. Any subsequently approved details shall be implemented in full.

6. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) Site compound location
- b) Traffic management scheme
- c) The parking of vehicles of site operatives and visitors;
- d) Loading and unloading of plant and materials;
- e) Storage of plant and materials used in constructing the development;
- f) The management and operation of construction vehicles and the construction vehicle routes
- g) wheel washing facilities;
- h) Measures to control the emission of dust and dirt during construction;

7. Prior to the commencement of the development, the detailed layout, design, street lighting, signing and lining, drainage, access to the site, footway links and associated highway works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.

8. The visibility splays shown on the approved plans shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 0.6 metres above the level of the adjoining carriageway.

9. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with a scheme to be agreed with the Local Planning Authority, and which shall be completed prior to the development being brought into use.

10. **PRE-COMMENCEMENT CONDITION**

No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the details of proposals for the disposal of surface water drainage (including roofwater) in connection with the development. The scheme shall be implemented strictly in accordance with the approved details before the occupation of the first dwelling.

11. **PRE-COMMENCEMENT CONDITION**

No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Affordable Housing. The development shall proceed strictly in accordance with the approved arrangements.

12. **PRE-OCCUPATION CONDITION**

The dwelling hereby approved shall not be occupied until the written approval of the Local Planning Authority has been obtained to the arrangements for compliance with the Council's policies and Supplementary Planning Guidance in relation to the provision of Open Space.

The reasons for the conditions are:-

- 1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. For the avoidance of doubt and to ensure a satisfactory standard of development.
5. In the interest of ensuring the development is accordance with the current strategic housing needs assessment.
6. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
7. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
8. To ensure that adequate visibility is provided at the proposed point of access to the highway.
9. To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
10. To ensure the development is served by a satisfactory drainage system.
11. To ensure the development is in compliance with the Council's adopted affordable housing policies and guidance.
12. In the interest of compliance with adopted open space policies.