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15/2018/1076

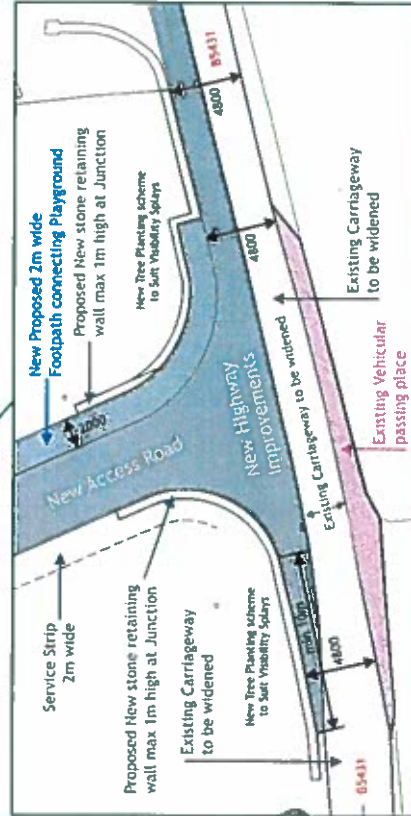
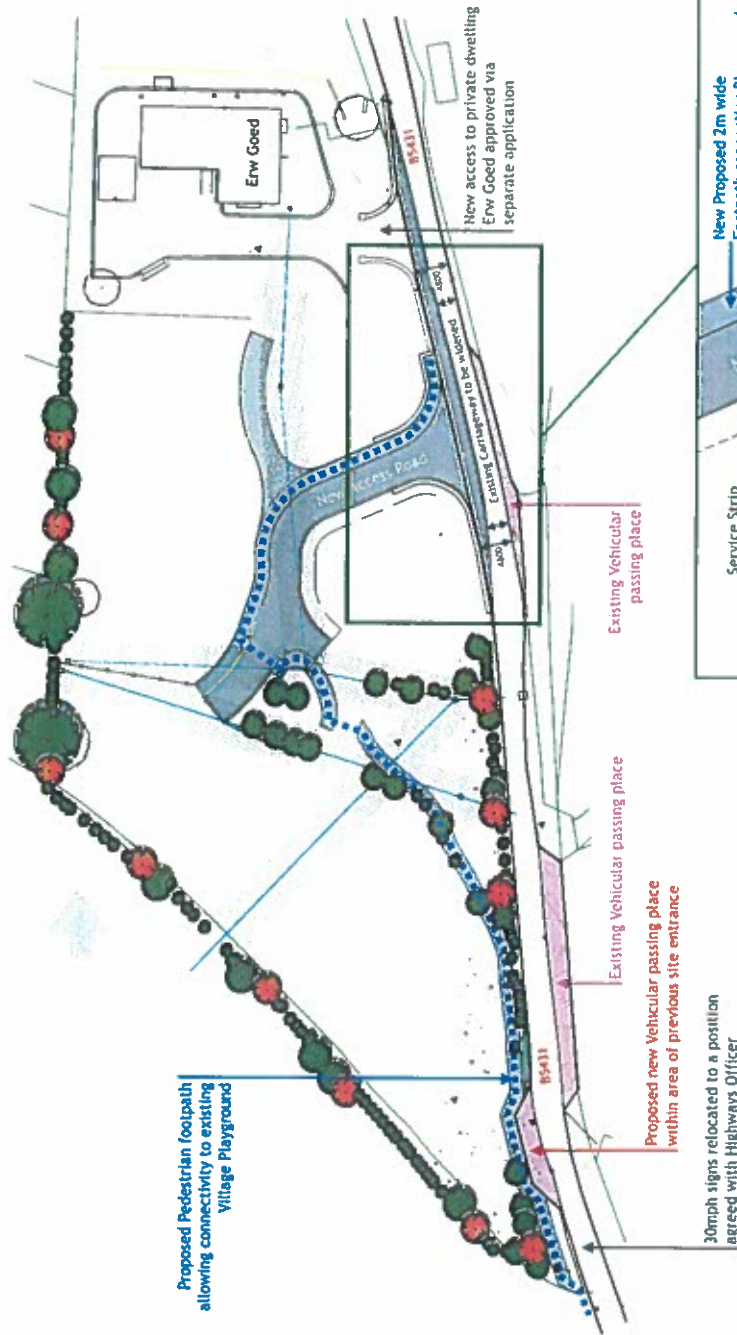
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Highways Alterations
Section 73 Application Access



Highways Alterations associated with Section 73 Application for revised Access located at Erw Goed Llannarmon-Yn-Ial NI, Mold Denbighshire, CH7 4QX

Proposed Mixed Residential Housing Development
Date: December 2018
Scale: 1:500 Scale
Project Status: Marketing
The drawing is the copyright of Lingfield Homes Ltd & Lingfield Estates Ltd

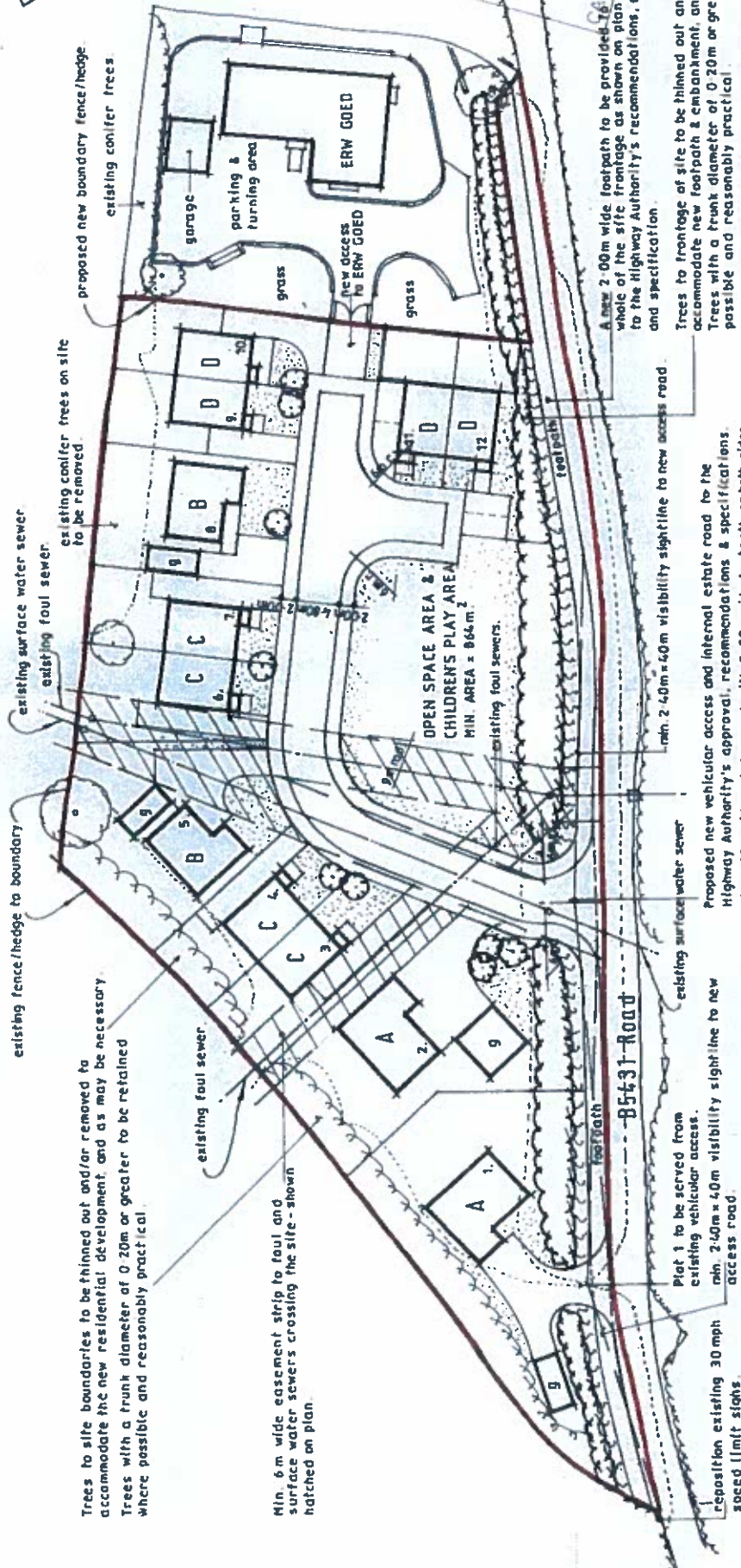
Highways Alterations

Lingfield Homes and Property Development
Residential Land Planning Strategic Land Investment

Suite 35, Cassidy House, Station Road
Chertsey, Cheshire, CH1 2JW
Company Registered in England & Wales 08587142

www.lingfield.co.uk

15 / 2013 / 1080 / P0



Trees to site boundaries to be thinned out and/or removed to accommodate the new residential development, and as may be necessary. Trees with a trunk diameter of 0.20m or greater to be retained where possible and reasonably practical.

Min. 6m wide easement strip to foul and surface water sewers crossing the site - shown hatched on plan.

Plot 1 to be served from existing vehicular access. min. 2.40m x 4.0m visibility sightline to new access road speed limit signs.

PROPOSED SITE LAYOUT PLAN
1:500

SKETCH LAYOUT PLAN FOR ILLUSTRATIVE PURPOSES ONLY

- TYPICAL HOUSE TYPE DETAILS
- HOUSE TYPE A = 4 BED DETACHED HOUSE
Floor Area = 135 m²
- HOUSE TYPE B = 3 BED DETACHED HOUSE
Floor Area = 115 m²
- HOUSE TYPE C = 3 BED SEMI-DETACHED HOUSE
Floor Area = 90 m²
- HOUSE TYPE D = 2 BED SEMI-DETACHED HOUSE
Floor Area = 80 m²

The existing B5431 road to be widened for its entire length along the whole frontage of the proposed development site and to provide a minimum carriageway width of 4.80m and with a 2.00m wide footpath to the site side of the carriageway. The 30mph speed limit signs to be repositioned outside the limits of the proposed development and street lighting to be incorporated along the widened main B5431 road to the whole of the development site frontage.

The new internal estate road to be a min. 4.80m wide with 2.00m wide footpaths to both sides. 6m radius curves at the entrance and to the estate road hammer head, and min. 2.40m x 4.0m visibility sightlines at the entrance onto the main B5431 road. There shall be no obstructions in excess of 1.05m in height above the adjacent carriageway level to the area of the visibility sightlines.

Plot 1 to southern most corner of the site will be served from the existing private vehicular access. The existing dwelling will be served from a new private vehicular access off the new internal estate road. Parking on site for the new dwellings can be accommodated within the plot for each individual dwelling and to comply with the standards of Planning Policy ASAS & SPG 21 - Parking Standards. All works to be carried out fully in accordance with the Highway Authority recommendations, specifications and approval.

A new 2.00m wide footpath to be provided to the whole of the site frontage as shown on plan and to the Highway Authority's recommendations, approval and specification.

Trees to frontage of site to be thinned out and/or removed to accommodate new footpath & embankment, and as may be necessary. Trees with a trunk diameter of 0.20m or greater to be retained where possible and reasonably practical.

New native hedge to be planted to rear of new footpath and rear of visibility sightlines, and to approval of Planning Authority.

B5431 Road
23 AUG 2013
CAM YR ALYN RECEIVED

ACCESS PLAN - 2013
OUTLINE CONSENT
5/12/2013

MATISHOK & ROSS
architectural services

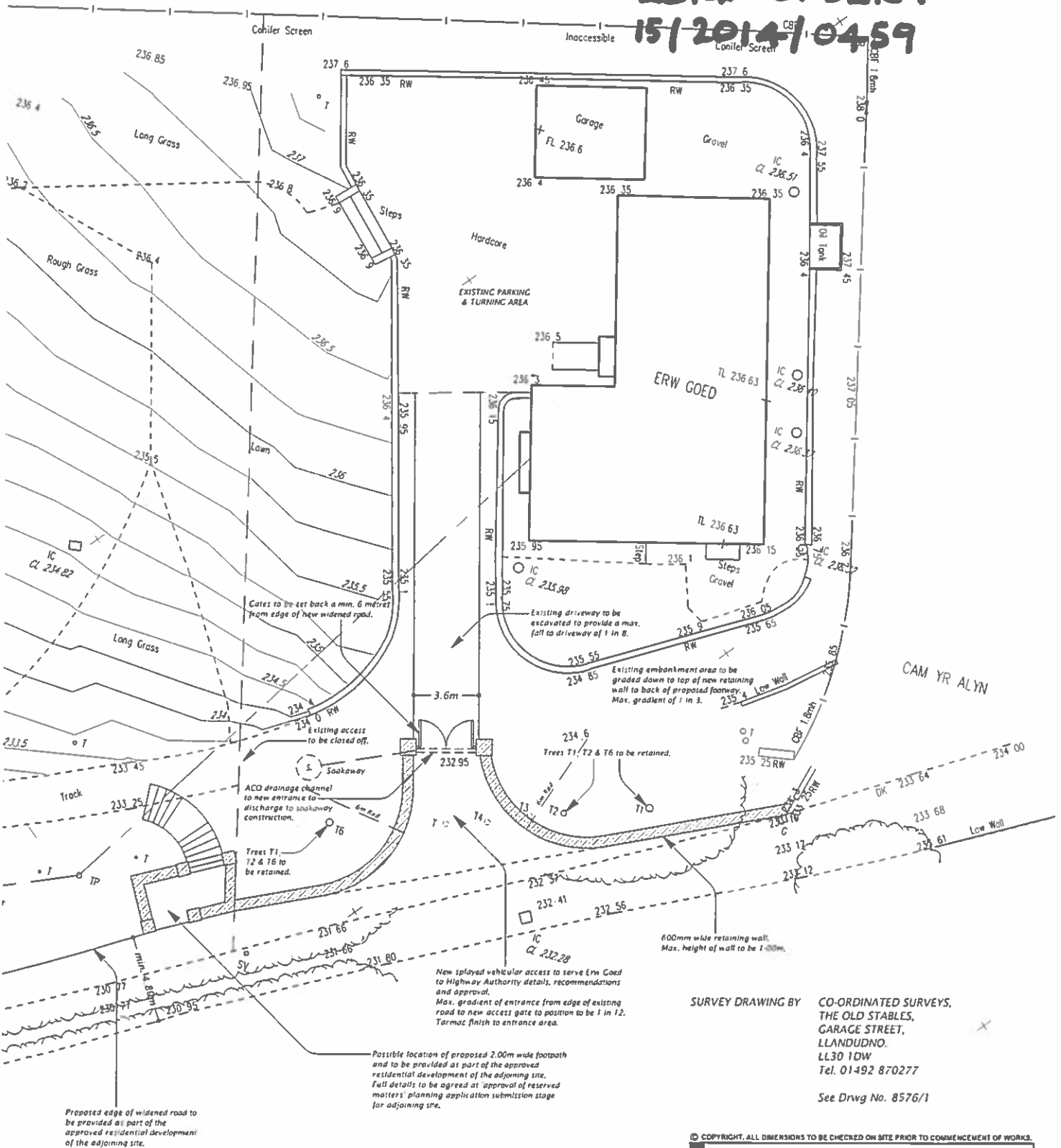
project title: Land at ERW GOED, LLANARMON-YN-DONN
drawing title: Proposed Sketch Site Layout Plan
project no.: 0525
drawing no.: 2
date: 29-07-13
scale: 1:500
drawn by: PM

Branch House, Hem Llan Parrow, Ruelin, Deeside, LL15 1NA
t: 01834 705 221 s: 01834 707 171
e: mat@matishokross.co.uk w: www.matishokross.co.uk

SEPARATE ACCESS FOR ERW GOED

2014 CONSENT

15/2014/0459



SURVEY DRAWING BY
CO-ORDINATED SURVEYS,
THE OLD STABLES,
GARAGE STREET,
LLANDUDNO,
LL30 1DW
Tel. 01492 870277
See Drvg No. 8576/1

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M R **MATISCHOK & ROSS**
architectural services

project title
Erw Goed, Llanarmon-Yn-Ial, Mold.

drawing title
Proposed Site Layout Plan.

project no. 0525	drawing no. 4	revision A
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date 14/04/2014	scale 1:200	drawn by S R
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Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA
t 01824 705 222 e 01824 707 171

mail@matischokross.co.uk www.matischokross.co.uk

Ian Weaver

WARD : Llanarmon Yn Ial / Llandegla

WARD MEMBER: Cllr Martyn Holland

APPLICATION NO: 15/2018/1076/ PS

PROPOSAL: Variation of condition no 4 of planning consent issued under code no.15/2016/0858 to allow for repositioning of access point along site frontage, in connection with outline permission for development of 0.60ha of land for residential purposes.

LOCATION: Land at Erw Goed Llanarmon Yn Ial Mold CH7 4QX

APPLICANT: MrsVal Keenan

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: Site Notice - No
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
- Member request for referral to Committee

CONSULTATION RESPONSES:

LLANARMON YN IAL COMMUNITY COUNCIL

In relation to the original submission:

'This Community Council would very much appreciate a site meeting concerning this development. Several issues have been raised concerning the position and only one entrance on such a narrow lane, with so many houses wanting to be developed; without a footpath along the road being provided. Not supported.'

In relation to the amended submission:

Awaiting response

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE**

In relation to the original submission:

"The Joint Committee has no objection to the proposed repositioning of the site access particularly as this will enable more of the existing boundary hedge/trees to be retained. It is assumed that all other conditions relating to the detailed design, landscaping, retaining structures, lighting and affordable housing will still be subject to further approval."

In relation to the amended submission:

"The Joint Committee notes the amended plans and has nothing further to add to its previous comments".

NATURAL RESOURCES WALES

No objection .

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

The Case Officer has advised that there are no objections to the proposals. Minor revisions to the detailing of the footway at the entrance to the site would need to be incorporated into the final design.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mr D Barry, Awel yr Haf, Llanarmon yn Ial

Summary of planning based representations in objection:

Highway impacts

Additional traffic on narrow highway

Drainage

Additional surface water run off in an area where there have been previous problems

General amenity impacts

Additional noise, pollution from fumes

EXPIRY DATE OF APPLICATION: 07/01/2019

REASONS FOR DELAY IN DECISION (where applicable):

- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

- 1.1 This application seeks approval of a variation to the previously consented vehicular access arrangements to serve a residential development on 0.6 hectares of land at Erw Goed, Llanarmon yn Ial.
- 1.2 The background history is of some relevance to the application. In brief:
 - The original outline permission for the development of the land was granted at Planning Committee in November 2013 under application 15/2013/1080/PO, and approved two points of access at the southern end of the site frontage off the B5431 – one to serve a single dwelling and one to serve the remainder of the site and the existing Erw Goed dwelling. The plan submitted with the outline application is at the front of the report.
 - Notwithstanding the details on the illustrative plans with the 2013 outline application showing the intention to access the Erw Goed dwelling from the main housing site access, an application was submitted and approved in 2014 for construction of a separate access off the B5431 to serve that dwelling, application 15/2014/0459. The approved plan is also at the front of the report.

- An application to extend the time period for submission of reserved matters details and the date of commencement of the residential development consented in November 2013 was granted in October 2016, under application 15/2016/0858. A 'revised' Certificate of Decision was issued at this time attaching relevant conditions from the November 2013 consent, including condition 4 listing the plans forming the basis of the permission, showing the two access points referred to above.
- 1.3 The current application seeks permission to vary condition no. 4 attached to the October 2016 planning consent 15/2016/0858, to allow for a revision to the access arrangements to serve the residential development. The proposal is now to provide a single access onto the B5431, located at the north end of the road frontage, designed so it is compatible with the access approved in 2014 to serve the dwelling Erw Goed.
- 1.4 The plans showing the detailing of the proposed access and associated works are at the front of the report. These plans have been revised in response to consultation responses, to clarify proposals for provision of a footway, widening of the B road near the point of access and the provision of passing places along the B road. The main elements are:
- The construction of a single access into the housing site
 - The widening of the B5431 to 4.8 metres in the vicinity of the new access
 - Provision of a new passing place on the B5431 in the location of the existing entrance to Erw Goed, at the south end of the road frontage.
 - Provision of a new 2 metre wide footpath through the development site from the new access point to the southern end of the site, to provide a safe route to the nearby village play area
 - The relocation of the 30mph speed restriction signs further to the south than their current location, to a position to be agreed with the highway section.
- 1.5 The application is accompanied by supporting information from the applicant's agent. This highlights that:
- The key change in the proposed substitution is the repositioning of the access point along the site frontage to the north of its previously (broadly central along the frontage) approved position along with consequent internal revisions to the access arrangements.
 - A further benefit of the new access is that reduces the need to remove tree and hedgerow features which are key feature of the frontage to the B5431. Access to the site remains the only matter sought and all other matters remain reserved for later approval.
 - The main issue for the application is highway safety and the suitability of the revised access point to serve development. This matter is fully covered in the SCP Highways Technical Note accompanying the application which establishes that the access as now proposed is acceptable.
 - It is important to understand that the principle of the development is not at issue in the application - that has been established through allocation of the site for housing in the adopted Denbighshire LDP (under policy BSC1) and by the subsequent grant of 2 outline planning permission (15/2013/1080 and 15/2016/0858). The site has not been delivered in the approved format as the confluence and requirements for easements to 2 no foul and 1 no surface water drainage systems crossing the site (as shown on approved Drawing No 02) significantly impact on deliverability of a viable development.
 - The alternative provision now proposed enables the development to deliver against the unmet housing need and shortfall of supply in the County a timely manner. It continues to

satisfy the requirements of Planning Policy Wales, LDP policies RD1 in relation to the effect of development on highway safety and accessibility. The Technical Assessment accompanying the application shows the details are compliant with the Councils Highway standards.

1.6 The Singleton Clamp and Partners (SCP) Technical Note submitted with the application contains a 5 page review of the access proposals and impacts on the local highway network, including traffic counts and technical drawings demonstrating what visibility and vehicle manoeuvring standards can be achieved.

1.7 Description of site and surroundings

1.7.1 The application site lies between the B5431 Llanarmon – Llandegla road and the housing development at Maes Ial on the southern outskirts of Llanarmon village. It is serviced by an existing vehicular access off the B road, which provides the driveway to the applicant's dwelling Erw Goed at the northern end.

1.7.2 On the eastern side of the site, there is a private dwelling, Ty Brith virtually opposite the existing access, and a Welsh Water treatment works on land dropping down towards the River Alyn. There is an open field immediately to the west.

1.7.3 The site is bounded by hedgerows / trees, in particular along the B road, with a mix of species present.

1.7.4 Land levels rise up from the B road towards the west.

1.8 Relevant planning constraints/considerations

1.8.1 The site is within the development boundary for Llanarmon yn Ial, which is identified as a village for the purposes of the Local Development Plan. It is annotated as a Housing Allocation on the Proposals Map, and under Policy BSC1 of the LDP, is referred to as land south of Cam yr Alyn with an indicative number of 12 dwellings.

1.8.2 Llanarmon yn Ial village is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

1.9 Relevant planning history

1.9.1 The site was included in the development boundary in the proposals map for the village in the Local Development Plan.

1.9.2 The relevant history is referred to earlier in the report. Outline planning permission was granted for residential development, including the means of access, in 2013; the period for submission of reserved matters details and the commencement of development was extended in 2016; and a separate access to serve the dwelling Erw Goed was granted in 2014.

1.10 Developments/changes since the original submission

1.10.1 Further details of the access, footway and highway improvements have been submitted following initial consultation responses.

1.11 Other relevant background information

1.11.1 The application is one submitted under Section 73 of the 1990 Planning Act. Section 73 allows applications to be made for 'minor material amendments' to an extant planning permission, through the amendment of the condition specifying the list of approved plans attached to that permission.

1.11.2 The considerations to be applied to a Section 73 application are referred to in Section 4 of the report.

2. DETAILS OF PLANNING HISTORY:

2.1 Application 15/2013/1080/PO

Outline permission for development of 0.60ha of land for residential purposes (outline application including means of access)

Granted at Planning Committee

Decision dated 13/11/2013.

2.2 Application 15/2014/0459/PF

Construction of a new vehicular access and associated works

Granted 24/07/2014

2.3 Application 15/2016/0858

Variation of Condition nos 2 and 3 of outline planning permission code no 15/2013/1080 to allow extension of time for submission of reserved matters and date of commencement of development.

Granted 18/10/2016

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance considered relevant to the application are:

Denbighshire Local Development Plan (adopted 4th June 2013

Policy RD 1 Sustainable Development and good standard design

Supplementary Planning Guidance

Government Policy / Guidance

Planning Policy Wales Edition 10

Development Management Manual

TAN 18 Transport

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It 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.

The DMM further 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 (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

Specific considerations on Section 73 applications

The Development Management Manual provides the following advice in relation to the consideration of this type of application:

Specific matters relevant to section 73 applications

13.3.12 Sections 73(2) and (4) of the 1990 Act restrict the LPA in their determination of section 73 applications. The effect of the provisions is to limit the LPA to considering the question of whether the conditions identified in the section 73 application should apply as originally stated, would be acceptable if modified or it would be acceptable to remove them. The LPA cannot revisit the original permission and reconsider whether it should have been granted in the first place. However as a section 73 application is a planning application in its own right, it is necessary to assess what material changes there may have been in terms of policy since the original permission was granted in order to ensure that all relevant material considerations have been assessed.

13.3.13 The LPA can grant permission unconditionally or subject to different conditions. They can refuse the application if they decide that the original conditions should continue. The original planning permission will continue whatever decision is taken on the section 73 application.'

5. The main planning issues in relation to this particular type of application are considered to be:

- 5.1 Highway impacts
- 5.2 Visual amenity / impact on AONB
- 5.3 Residential amenity
- 5.4 Material changes in policy since original permission

6. In relation to the main issues:

6.1 Highway impacts

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network.

The policy reflects general principles set out in Planning Policy Wales and TAN 18 – Transport, in support of sustainable development.

The Community Council expressed concerns in their response to the original submission over the position of the access, provision of only one entrance on a narrow lane with so many houses wanting to be developed, and the absence of a footpath along the road.

A private individual has objected on the basis of additional traffic on a narrow highway.

The Highways Officer has advised that there are no objections to the revised proposals, subject to minor revisions to the footpath detailing at the entrance to the site.

In Officers' opinion, the main issue to address on the application has to be the acceptability of the actual detailing of the access proposals in terms of highway safety. Inevitably, this has to be considered in the context of the existing permission for two accesses into the site, as approved in 2013, which established the Council's acceptance that this allocated housing site could be accessed off the B5431, along with its attendant impacts on the flow of traffic along the B road.

The revised plans show in some detail the dimensions of the proposed access into the site, including the provision of visibility splays, improvements to the width of the B road around

the entrance, the provision of an additional passing place on the B road, and the routing of a footpath through the site to its southern end near the village play area. These details are acceptable to the Highway Officer.

In respecting the concerns of the Community Council, there appear to be very limited technical highway grounds on which to oppose the proposals in front of the Council. The Highway Officer is satisfied at the detailing of the access, which show a safe entrance arrangement and seem to offer benefits in the form of improved width of the B road at a pinch point, and an additional passing place along that road. The overall impact of the access does not seem likely to be significantly different in scale and nature to what is already approved. The private individual objection on the basis of additional traffic is noted, but is not a matter which should influence consideration of this application, as the issue of impact of the residential development on the highway network has already been considered and found acceptable as part of the determination of the outline application.

6.2 Visual amenity / impact on AONB

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.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for its designation

There are no representations expressing concern over the impact of the access proposal on visual amenity or on the AONB. The AONB Joint Committee have no objections as they consider the proposal will enable more of the existing boundary hedge/trees to be retained.

In Officers' opinion, the detailing as revised, including curved splays in the stone frontage wall at the entrance offer a potentially significant improvement on the previously approved access arrangements as they would have considerably less visual impact than the engineering works which would have been required along the site frontage in connection with the construction of two access points in a sensitive location at the entrance of the village. There would be a loss of some trees around the point of access but this would be less than that involved in the previously approved access arrangements. Replacement planting behind the visibility splays can be conditioned to mitigate the loss of trees.

6.3 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.

There is an objection from a private individual raising concerns over the general impact of the development in terms of giving rise to additional noise and pollution from fumes.

In respecting the abovementioned representations, Officers would not consider the proposals for a relocation of the access point into the Erw Goed site would give rise to any unacceptable residential amenity impacts. The actual point of access into the site is some 100 metres from the nearest residential property (excepting the applicant's property Erw Goed), hence any additional noise etc arising from the movement of traffic at the site entrance would seem unlikely to have any significant effect on occupiers of properties along the B road.

6.4 Material changes in policy since original permission

Officers are not aware of any material changes in policy or circumstances since the grant of the 2013 outline consent or the 2016 variation to that consent, to justify taking a different view on the acceptability of the residential development of the site, or the detailing of the proposed point of access into the site.

The site remains a housing allocation in the Denbighshire Local Development Plan, and there is a need to deliver housing allocations to achieve housing supply figures.

6.5 Other matters

In noting the objections expressed in relation to the principle of development, drainage issues and pollution from the development of the Erw Goed site, these were matters considered at outline application stage and do not fall for deliberation in relation to this application to revise the location of the site access. Conditions have been imposed on the permissions for the development requiring submission and approval of drainage details prior to commencement of development.

In response to the comments of the AONB Committee, no development can commence until full details of the detailed design, landscaping, retaining structures, lighting and affordable housing are approved by the Council.

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 development.

7. **SUMMARY AND CONCLUSIONS:**

- 7.1. The site has been included as a housing allocation within the development boundary of Llanarmon yn Ial as part of the adopted Denbighshire Local Development Plan. An outline consent was granted in 2013, and permission extending the time period for submission of reserved matters plans and the commencement of development was granted in 2016.
- 7.2. The application seeks only to relocate the point of access into the site.
- 7.3. In respecting local concerns, the Highway Officer is satisfied at the detailing of the access and it is not considered there are strong grounds to resist the proposal, which seems to offer a number of improvements on the previously approved access arrangements.
- 7.4. It is not considered there have been any material changes to planning policy or circumstances since the original grant of consent which justify refusing the access proposal.

7.5. The recommendation is to grant the variation sought, which would facilitate the delivery of an allocated housing site.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site (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 no later than 14/11/2019.
3. The development hereby permitted shall be begun no later than 14/11/2021.
4. The development hereby permitted shall be carried out in accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Location plan received 23 August 2013
 - (ii) Proposed site masterplan and technical details of the access received 14 November 2018
 - (iii) Technical Highway Note received 3 November 2018
 - (iv) Supporting letters received 3 and 14 November 2018
5. **PRE-COMMENCEMENT CONDITION**

Prior to the commencement of any site works, details of a bat survey and any associated Reasonable Avoidance measures and mitigation considered necessary to address conflicts with the species including the details of how the measures will be secured shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed strictly in accordance with such approved details.
6. No development shall take place until a scheme of foul drainage, surface water drainage and land drainage has been submitted to, and approved by, the Local Planning Authority. The surface water drainage scheme should be based on sustainable drainage principles and an assessment of hydrological and hydrogeological context of the development. The drainage strategy should demonstrate the surface water run-off will not exceed the run-off from the undeveloped site. The approved scheme shall be completed before the development is completed.
7. **PRE COMMENCEMENT CONDITION**

No development shall commence until the written approval of the Local Planning Authority has been obtained to a survey to determine the condition of the watercourse on the eastern side of the B5431 and an assessment of its ability to deal with existing and any additional surface water arising from the development, including any mitigation proposals. The development shall proceed strictly in accordance with the approved details.
8. The development shall not begin until arrangements for the delivery of affordable housing, in accordance with the Council's Policies and guidance, has been submitted to and approved in writing by the Local Planning Authority.
9. The development shall not begin until arrangements for the provision of open space, in accordance with the Council's Policies and guidance, has been submitted to and approved in writing by the Local Planning Authority.
10. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
11. Facilities shall be provided and retained within each plot for the parking of vehicles in accordance with a scheme to be agreed with the Local Planning Authority, and shall be completed prior to the proposed development being brought into use.
12. The detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work on site and the road shall be constructed as the approved drawings before any dwelling is occupied.
13. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed proposals for the highway works along

the B5431, including the road widening, provision for a footway, surface water drainage, the design and finish of the retaining wall and related landscaping / planting proposals. The approved works shall be completed strictly in accordance with the approved drawings before any dwelling is occupied.

14. In relation to construction works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound location, traffic management proposals, vehicle wheel washing facilities, hours and days of operation and the management and operation of construction vehicles. The works shall be carried out strictly in accordance with the approved details.

The reasons for the conditions are:-

1. The application is for outline permission with details of means of access only.
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.
5. In the interests of Nature Conservation.
6. To prevent the increased risk of flooding, both on and off site.
7. To mitigate against the consequences of flooding in the area.
8. In order to ensure suitable arrangements for affordable housing in accordance with planning policies.
9. In order to ensure suitable arrangements for open space in accordance with planning policies.
10. In order to ensure that trees and hedges to be retained are not damaged by building or engineering works.
11. To provide for the parking and turning 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.
12. In the interests of the free and safe movement of all user of the highway and to ensure the formation of a safe and satisfactory access.
13. In the interests of the free and safe movement of all user of the highway and to ensure the formation of a safe and satisfactory access.
14. In the interests of the free and safe movement of all users of the highway and to ensure the formation of a safe and satisfactory access.