



43/2021/0990



 **N Graddfa / Scale:** 1:1417

Canol / Centre: 306479, 381728

Dyddiad / Date: 2023-10-24 10:23:36

© Hawlfraint y Goron a hawliau cronfa ddata 2023 Arolwg Ordnans AC0000819894 © Crown copyright and database rights 2023 Ordnance Survey AC0000819894

43/2021/0990

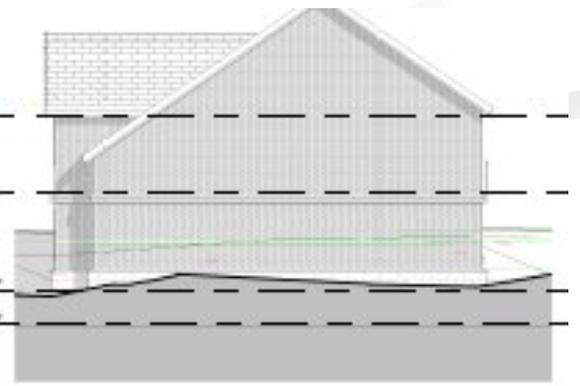
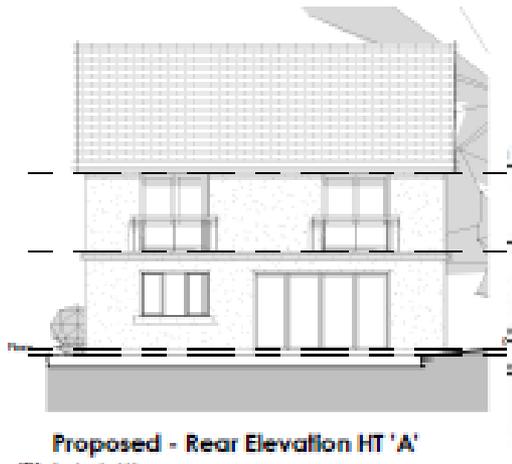
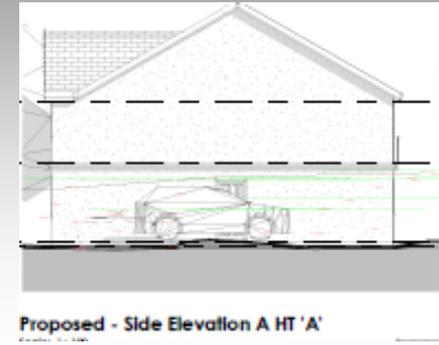
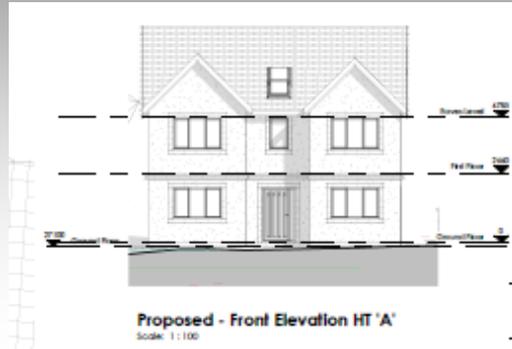
93 Meliden Road, Prestatyn

**Codi 2 annedd ar wahan gyda gwaith
cysylltiedig a thirlunio /**

**Erection of 2 no. detached dwellings with
associated works and landscaping**



Site Plan



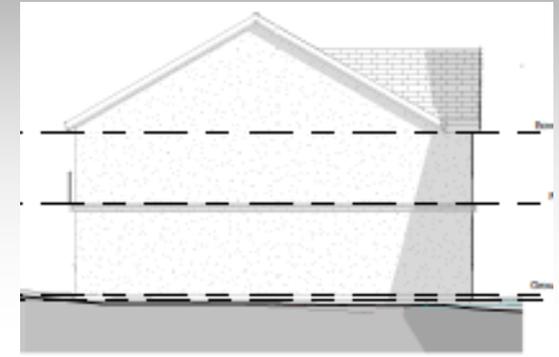
Proposed elevations and Floorplan House A



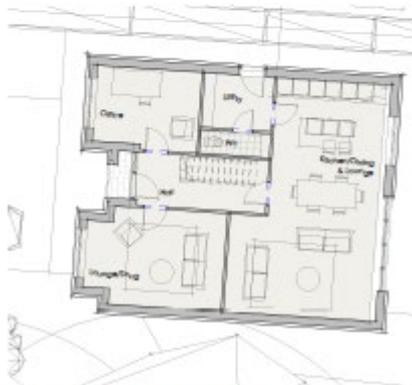
Proposed - First Floor HT 'B'
Scale: 1 : 100



Proposed - Front Elevation HT 'B'



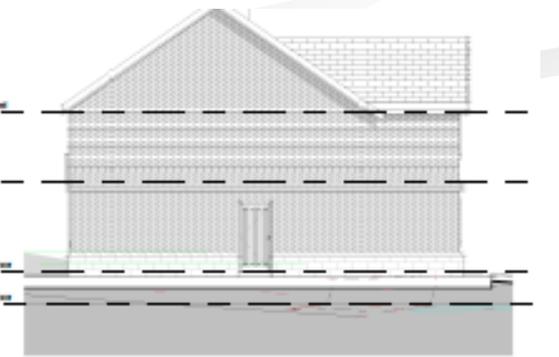
Proposed - Side Elevation B HT 'A'



Proposed - Ground Floor HT 'B'
Scale: 1 : 100



Proposed - Rear Elevation HT 'B'



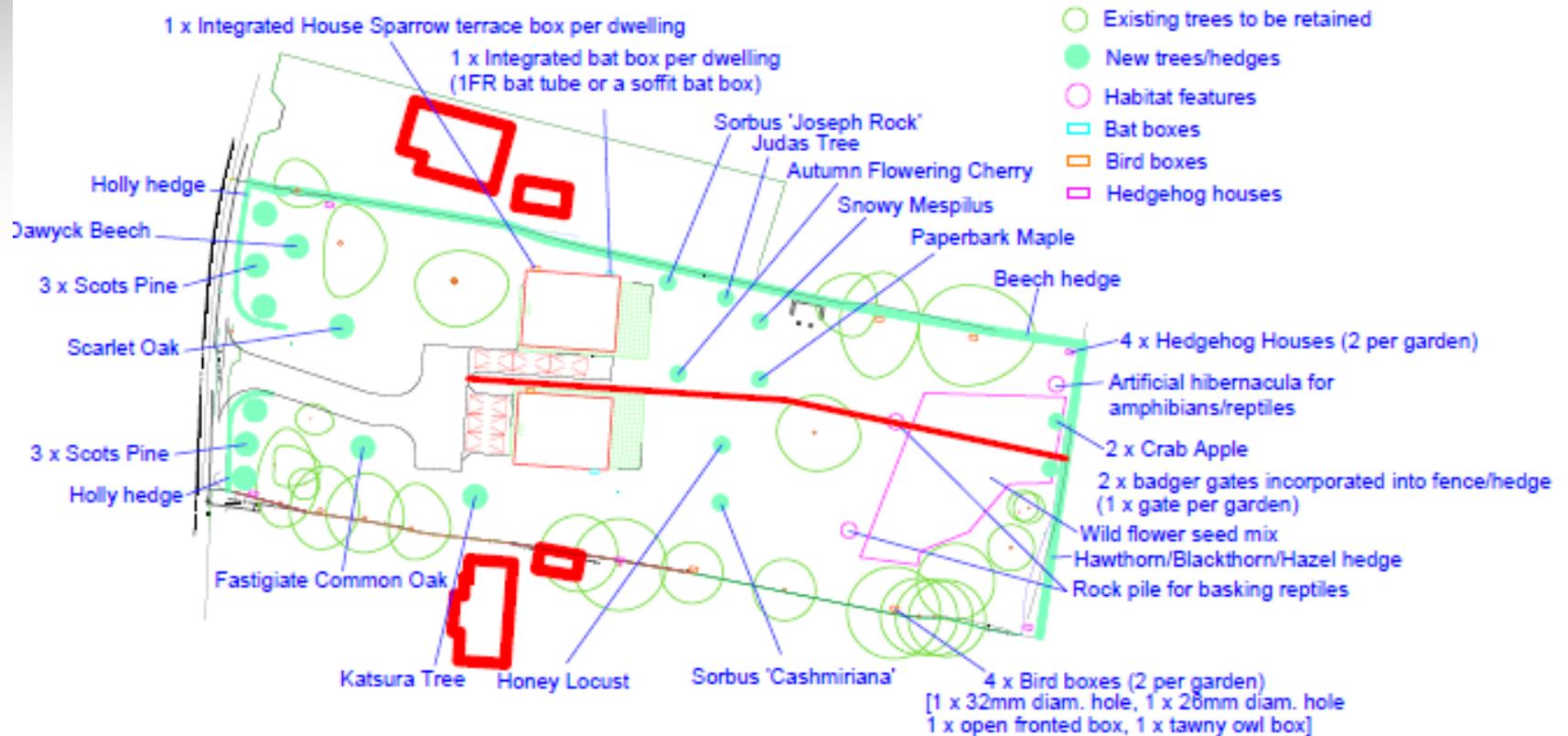
Proposed - Side Elevation B HT 'B'

Proposed elevations and Floorplan House B



Architect's impressions/ indicative images

LANDSCAPING PLAN AND ECOLOGY ENHANCEMENTS AUGUST 2023



Ecology and Biodiversity enhancement plan



Site Frontage / boundaries on Meliden Road

WARD: Prestatyn Meliden

WARD MEMBER(S): Cllr Julie Matthews (c)

APPLICATION NO: 43/2021/0990/ PF

PROPOSAL: Erection of 2 no. detached dwellings with associated works and landscaping

LOCATION: 93 Meliden Road Prestatyn LL19 8LU

APPLICANT: Northfield Property Developments (The Cedars) Ltd.

CONSTRAINTS: Tree Preservation Order
Article 4 Direction

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

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

- Member request for referral to Committee

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL
"No observations"

NATURAL RESOURCES WALES
No objection.

DWR CYMRU / WELSH WATER
No objection

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Traffic, Parking and Road Safety:
- Highways Officer
No objection

Ecology Officer
No objection subject to conditions

Flood Risk Officer
No objection SAB required.

Tree Specialist
No objection.

RESPONSE TO PUBLICITY:

In objection

Representations received from:
Julie Gerrard, 104A Meliden Road, Prestatyn
Daniel & Nicola Ward, 91A, Meliden Road, Prestatyn (Objection to 3 dwelling scheme)
Phillip Tebbutt, 91 Meliden Road, Prestatyn (Objection to 3 dwelling scheme)

Summary of planning-based representations in objection:
Visual amenity- loss of trees

Residential amenity- impact on adjacent dwellings
Highway safety- concerns over the access
Drainage – implication for culvert along boundary with no. 91a

EXPIRY DATE OF APPLICATION: 25/11/2021

EXTENSION OF TIME AGREED: 08/11/2023.

REASONS FOR DELAY IN DECISION (where applicable):

- protracted negotiations resulting in amended plans

PLANNING ASSESSMENT:

1. THE PROPOSAL:

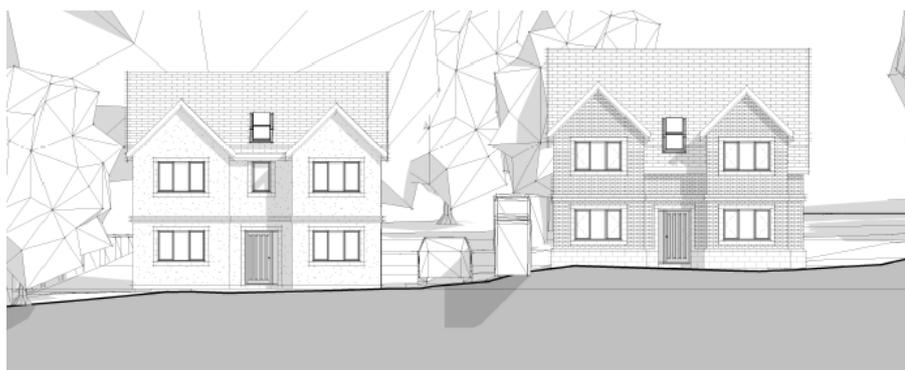
1.1 Summary of proposals

- 1.1.1 The application proposes the erection of 2 no. detached dwellings with associated works and landscaping at 93 Meliden Road in Prestatyn.
- 1.1.2 A pair of two-storey dwellings are proposed to be sited on the plot, set back some 30 metres from the road frontage. The two dwellings would have gable features to the front and be finished in brick and render with slate roofs. The dwellings would be 4-bedroom properties.
- 1.1.3 Access is proposed to be retained as existing with a single driveway serving the two dwellings, leading to a parking and turning to the front/side of each dwelling for 3 no vehicles. The stone boundary wall to the site frontage would remain. Drainage is shown to connect to the existing foul system with Suds (and attenuation) proposed for surface water.
- 1.1.4 The plans have been drawn to retain a number of trees with the site and show landscape and biodiversity enhancements.

See plan snips* (not to scale)



Site layout plan



Site frontage

1.2 Other relevant information/supporting documents in the application

1.2.1 The application is supported by a range of supporting ecology and tree reports.

1.3 Description of site and surroundings

1.3.1 Located on the eastern side of the A547 Meliden Road on the approach to Prestatyn, this area is characterised detached dwellings set back from the road in relatively large plots.

1.3.2 The original dwelling on the site of no. 93 was destroyed by a fire which rendered the building structurally unstable, hence it was demolished for safety reasons in the summer of 2020.

1.3.3 The site is bounded by dwellings to the north and south. No. 91a is sited at a lower level than no. 93 and no. 95 is sited at a slightly higher level. Bounding the rear of the site is the Prestatyn to Dyserth Walkway a former railway line now used as a recreational route.

1.3.4 The site is extensively covered by trees of varying species and ages that reflect its original use as a detached property with a large garden that has now fallen into neglect.

1.4 Relevant planning constraints/considerations

1.4.1 The site is located within the development boundary of Prestatyn. There is a TPO covering the trees on the southern boundary of the site and a wider group TPO on some trees in the locality.

1.5 Relevant planning history

1.5.1 While there is no recent planning history here there were some applications in the early 2000's on the site that were not implemented. Outline planning permission was granted in 2004 for one dwelling on the site (adjacent to no. 93), with reserved matters for a two-storey detached dwelling approved in 2005. Alterations and a garage were also permitted for the dwelling which has since burned down.

1.5.2 There was also a planning application on the site from 2006 to develop a third dwelling to the rear of no. 93. This application was refused and dismissed on appeal for reasons relating to "backland" development and highway grounds.

1.6 Developments/changes since the original submission

1.6.1 The original application was submitted in 2021 and comprised of a scheme for 3 no. dwellings. Concerns were raised over various aspects of that proposal including over-development, impact on visual and residential amenity and excessive loss of trees.

1.6.2 The scheme was amended to reduce the number of dwellings to two in 2023.

1.7 Other relevant background information

- 1.7.1 The application is being considered by Committee on the request of Cllr Harland who had concerns about the culvert/ drainage.

2. DETAILS OF PLANNING HISTORY:

- 2.1 43/2004/1173/PO – Development of 0.122ha of land by the erection of 1 dwellinghouse and construction of new vehicular access – GRANTED.
- 2.2 43/2005/296/PF – Alterations and extensions to existing dwelling and erection of detached front garage – GRANTED (at No. 93). GRANTED
- 2.3 43/2005/0470 - Details of dwelling submitted in accordance with outline permission reference number 43/2004/1173/PO GRANTED
- 2.4 43/2006/0020/PO - Development of 0.159ha of land by the erection of 1 dwellinghouse and alterations to existing vehicular access. REFUSED – APPEAL Dismissed

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy VOE5 – Conservation of natural resources

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Trees & Landscaping

Government Policy / Guidance

Planning Policy Wales (Edition 11) February 2021

Development Control Manual November 2016

Future Wales – The National Plan 2040

Technical Advice Notes

TAN 5 Nature Conservation and Planning (2009)

TAN 18 Transport (2007)

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 11 (February 2021) and other relevant legislation.

Denbighshire County Council declared a climate change and ecological emergency in July 2019. In October 2020 the Council approved an amendment of its Constitution so that all decisions of

the Council now have regard to tackling climate and ecological change as well as having regard to the sustainable development principles and the well-being of future generations.

The Council aims to become a Net Carbon Zero Council and an Ecologically Positive Council by 31 March 2030. Its goal and priorities are set out in its Climate and Ecological Change Strategy 2021/22 to 2029/30. The actions, projects and priorities in the Strategy directly relate to council owned and controlled assets and services. One priority of the Strategy is to promote the existing policies within the Local Development Plan (LDP) 2006 to 2021 and Supplementary Planning Guidance (SPG) which contribute to environmentally responsible development. In preparing these reports to determine planning applications we therefore highlight the LDP 2006 to 2021 and appropriate SPG. Applications that are determined in accordance with the LDP 2006 to 2021 are environmentally responsible developments.

Planning applications are assessed in accordance with statutory requirements including The Environment (Wales) Act 2016, national policy (Future Wales, PPW 11) and local policy (LDP 2006 to 2021) and therefore they are assessed with regard to tackling climate and ecological change which is a material consideration.

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and 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 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)
- 4.1.7 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect local need and demand and the Local Housing market assessment.

The site is located within the development boundary of Prestatyn which is defined as a lower growth town in the LDP.

The site has been occupied by a dwelling previously and permission granted for a second house on the site in the early 2000's.

The principle of housing development is therefore considered acceptable, and Officers would suggest the acceptability of the particular proposals therefore has to rest on assessment of the local impacts, which are reviewed within the following sections of the report.

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 (iv) 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.

Representations have been received on visual amenity grounds and loss of the trees.

The site is situated within the settlement of Prestatyn in the curtilage of a former two storey dwelling. The surrounding dwellings on the eastern side of Meliden Road are mainly two storey dwellings set in large plots, some which have been subdivided in the past (like the plot to the north no. 91 and 91A). The dwelling styles are relatively mixed ranging from with inter-war dwellings to simpler late 20th century designs. More variation in the scale and size of dwellings can be seen on the western side of the road opposite the site. As noted above the site is densely landscaped but it is clear that the site has become overgrown and neglected in recent years.

Two dwellings are proposed to be accessed off the existing single access and driveway. The stone wall to the front of the site would be retained. The dwellings would be two storey with gable features to the front. The height of the proposed dwellings would be over 8 metres, and they would be set back some 35 metres from the road frontage. Officers consider that dwellings of this scale would not be out of keeping with the area or excessive in scale in comparison to adjacent dwellings. Given the siting (and distance from the road) the dwellings would not appear over dominant in the street scene. Whilst contemporary the design and materials proposed would not be out of keeping with the area.

The plans show substantial changes to the existing trees and landscaping on the site, the site would be opened up with the removal of the conifers along the frontage, some category A and B trees would be retained within the site, as well as a number of trees on the southern boundary. An extensive schedule of tree protection work has been specified, and the two dwelling scheme has been designed with the intention of having the least impact on the TPO trees. New planting is proposed on the north west of the site and a new holly hedge to the frontage, as well beech hedging between the dwellings. The Tree Officer has been involved extensively in the application and has assessed the Tree Report submitted in support of the application and the proposals for replacement planting and considers the remaining trees will contribute long term to the amenity of the area.

Having regard to the scale, design, siting and landscaping, Officers consider that the proposal would not have an unacceptable impact on visual amenity and would therefore be in general compliance with the tests in the policies referred to.

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; and 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. and that it provides a satisfactory amenity standards itself.

Representations have been received relating to loss of amenity.

The dwellings would be set back on the site, at a similar distance to the road frontage as no. 95 to the south, rather than no. 91a. The relationship to no. 91a is noted as this would be forward of the proposed dwellings. Given the differences in levels the dwellings would also be sited at a higher level. There would be between 2.8 to 5 metres from the side of the new dwelling to the northern site boundary. There would be a further 3 metres to the side of no. 91a and its garage is located in between the side elevation and the boundary. The site would be cleared along the northern side

and plans show a native hedge planted along the boundary which would substantially open up the site to the northern boundary. As no side windows are proposed there would be no direct overlooking from the new dwelling towards no. 91a, although the windows facing Meliden Road would face the rear/side of no. 91a albeit at a distance and shallow angle. There would be 10 metres to the boundary to the south and landscaping retained along the boundary with no. 95.

Consider the siting of the proposed dwellings in relation to no. 91a, the level of separation, the detailing of the dwellings and the opening up of the site, Officers opinion is that the amenity impacts would not be significant enough to refuse the application.

In terms of amenity requirements for the proposed dwellings themselves, the internal floor space well exceeds the minimum requirements for 4-bedroom dwellings as prescribed in the Residential Space Standards SPG. The rear garden areas have a depth of over 50 metres and there is further garden / outdoor amenity area to the front and side of the dwellings proposed which well exceeds the required amounts and therefore adequate garden space has been provided.

Having regard to the above, Officers would conclude the proposal would not adversely impact on residential amenity of neighbours and the proposal would provide a satisfactory standard of amenity itself.

4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (PPW 11) Section 6.4 'Biodiversity and Ecological Networks', current legislation and the Conservation and Enhancement of Biodiversity SPG, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Planning Policy Wales (PPW 11) sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (Section 6.4.5). PPW also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions. It is important that biodiversity and resilience considerations are taken into account at an early stage when considering development proposals (Section 6.4.4).

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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, and the effects of a development on, for example, health, public safety and crime. The ecological impacts of development should therefore be regarded as a potential material consideration.

Future Wales – The National Plan 2040 (2021) Policy 9 advises that 'In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based

approaches to site planning and the design of the built environment'. It is therefore recommended that these are included and form part of any planning application.

PPW states that all new developments should demonstrate a biodiversity enhancement. The proposals include, the retention of trees, additional planting in a detailed landscaping scheme as well as a series of biodiversity enhancements. Subject to the imposition of an appropriately worded conditions, it is considered that the proposals are in line with the advice contained in PPW 11 and would provide enhancement measures to increase the biodiversity opportunities at the site.

The proposals do not indicate any lighting; however, a full lighting scheme would need to be secured through condition to ensure that it is appropriately sited and designed to protect nocturnal wildlife if permission was to be granted.

4.2.5 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 (PPW 11) Section 6.6.9 states 'The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity'. The drainage / flooding impacts of a development proposal are a material consideration.

There are local representations raising drainage related concerns, specifically relating to a culvert along the boundary of the site.

It is proposed to connect to the main foul sewer, there have been no issues raised over capacity. Natural Resources Wales (NRW) and Dwr Cymru Welsh Water (DCWW) have been consulted and have not raised any objections to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted.

In relation to surface water drainage, should planning permission be granted, the applicant would be made aware of the requirement for the consent of the SuDS Approval Body (SAB) in relation to surface water drainage, prior to the commencement of development.

The issue of the culvert was noted from correspondence with neighbour. The Agent responded, "in relation to the comments from members of the public raising concerns with the culvert along the eastern boundary of the site, I can confirm that the development as it is proposed would not have any impact upon this culvert."

In this case the culvert is alleged to run along the north/eastern boundaries. There is established landscaping and a wall (belonging to no. 91a) along the boundaries. The application involves minimal change to the boundary treatments. The dwelling to the north would be over 2.8 metres from the boundary at the closest point.

Neither Dwr Cymru/Welsh Water or NRW have not raised any concerns over a watercourse/culvert on the site. NRW's general advice states that a culvert crossing land is the landowners responsibly.

Given the comments of the technical consultees and the existence of separate legislation, it is considered reasonable to assume that an acceptable drainage scheme can be achieved on the site and the issue of the culvert is not material to the planning decision. It is considered appropriate to secure the provision of an appropriate drainage scheme through condition. The proposals are therefore considered acceptable in relation to drainage.

4.2.6 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. The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments. These policies reflect general principles set out in Planning Policy Wales.

There are local representations raising concerns in respect of highways safety and the access to no. 93.

A shared driveway off the existing access is proposed. Onsite parking is shown on the driveways to the front and side of the dwellings.

Highways Officers have taken into consideration the capacity of the existing highway network, site access and site layout and raised no objection to the scheme. They have advised:

“The proposals involve the use of an existing access onto the local highway network that will serve the development. The access is to be hard surfaced, and a suggested planning condition included preventing any discharge of surface water onto the highway.

An appropriate gradient has been requested to access the highway to ensure vehicles can do so in a safe manner during adverse weather conditions.

No gated access to the site is proposed which will ensure vehicles are not held up on the highway.

The visibility onto the highway will be unchanged from the existing access. The visibility splay is comparable to similar properties accessing the highway in the locality.”

Taking into account the views of the Highway Officer on the basis of the plans submitted, it is considered that the proposal would not have an unacceptable impact upon the safe a free flow of traffic on the public highway subject to the inclusion of conditions on any planning permission.

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 new 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 March 2017) sets out thresholds for on-site 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.

For developments of fewer than 30 dwellings, LDP policy BSC 11 ‘Recreation and Open Space’ and Supplementary Planning Guidance ‘Recreational Public Open Space’ allows the provision of a financial contribution towards public open space. Given there was a dwelling on the site until 2020, a contribution would only be required for one additional unit. Using the Council’s Open Space Calculator, a development of one dwelling would require a contribution of £1237.22 towards the

provision of off-site open space. This would need to be secured by way of a suitable agreement, should permission be granted.

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 taken into account the requirements of Section 3 'Well-being duties on public bodies and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. 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.

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. A public authority must, in the exercise of its functions, have due regard to advancing equality.

Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

5. SUMMARY AND CONCLUSIONS:

5.1 The site is located within the development boundary and therefore the proposal is acceptable in principle. Officers considered there are no material planning considerations to reasonably resist the scheme.

5.2 As the proposal is for one additional dwelling, a financial contribution would be required towards open space provision in the community. Subject to the necessary financial contributions being secured, and necessary conditions being imposed, the proposal is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT - subject to the following conditions:

1. Completion of an Unilateral Agreement or Agreement under Section 106 of the planning act to secure an open space contribution of £1,237.22 .

In the event of failure to complete the Agreement within 12 months of the date of the resolution of the grant of permission, the application would be reported back to Committee for determination against the relevant policies and guidance at that time.

The Certificate of Decision would not be released until the completion of the Agreement.

2. The development to which this permission relates shall be begun no later than 8th November 2028
3. 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) Location Plan (Drawing No. EX01) received 27 September 2021
 - (ii) Existing topographical survey (Drawing No. EX02 Rev. A) received 14 July 2023
 - (iii) Proposed site plan (Drawing No. PL01 Rev. D) received 30 August 2023
 - (iv) Proposed house type A (Drawing No. PL02 Rev. A) received 14 July 2023
 - (v) Proposed house type 'B' (Drawing No. PL03 Rev. A) received 14 July 2023
 - (vi) Site Sections (Drawing No. PL04 Rev. A) received 14 July 2023
 - (vii) Images (Drawing No. PL05 Rev. A) received 14 July 2023
 - (viii) Images (Drawing No. PL06 Rev. A) received 14 July 2023
 - (ix) Images (Drawing No. PL07 Rev. A) received 14 July 2023

Documents

- (i) Ground Investigation Report - Phase 2 received 27 September 2021
 - (ii) Drainage Strategy (Ref: MEL-ENA-XX-XX-RP-C-0001) P2 received 14 July 2023
 - (iii) Drainage Schematic (Ref: MEL-ENA-XX-XX-DR-C-5006 P2) received 14 July 2023
 - (iv) Tree Condition Survey (Stephen Cutmore dated 7 July 2023) received 14 July 2023
 - (v) Landscaping Plan and Ecology Enhancements drawing (Stephen Cutmore dated August 2023) received 30 August 2023
 - (vi) Landscaping and Ecological Enhancement Plan (August 2023) received 30 August 2023
 - (vii) Bats RAMS (Stephen Cutmore) received 14 July 2023
 - (viii) Great Crested Newt RAMS (Stephen Cutmore) received 14 July 2023
 - (ix) Reptile RAMS (Stephen Cutmore) received 14 July 2023
 - (x) Badger RAMS (Stephen Cutmore) received 14 July 2023
 - (xi) Preliminary Ecological Appraisal (Stephen Cutmore Revised 07/07/2023) received 14 July 2023
 - (xii) Reptile Surveys (Stephen Cutmore dated July 2023) received 14 July 2023
 - (xiii) Tree Protection Plan with layout (July 2023) received 14 July 2023
 - (xiv) PEA habitat plan with layout (July 2023) received 14 July 2023
4. Prior to the application of any external materials to the dwellings hereby approved, full details of the wall and roof materials, including materials, colour and finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved detail.
 5. Notwithstanding the approved plans the stone wall along the site frontage shall be retained as existing across the full site frontage (apart from the access point where it shall be in accordance with the approved plan).
 6. The development hereby approved shall not implemented in accordance with ""Landscaping and Ecology Enhancement Plan August 2023"" and the development shall be maintained in accordance with the approved details thereafter.
 7. Access for hedgehogs (at least 13cm x 13cm) should be made at ground level through any boundary features around the development, to allow the movement of hedgehogs throughout the site.
 8. No dwellings shall be permitted to be occupied until the written agreement of the Local Planning Authority has been obtained to detailed proposals showing an external lighting/internal light spillage scheme, designed to avoid negative impacts on bats. The approved measures shall be implemented in full.
 9. All planting comprised in the approved details of landscaping (as shown on the site layout and Landscaping and Ecology Enhancement Plan August 2023) shall be carried out no later than the first planting and seeding season following the commencement of development. Any trees or plants which within a period of 5 years from the completion of the development die, are

removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing.

10. All trees and hedges to be retained (including those adjacent to the site) as part of the development hereby permitted shall be protected during site clearance in accordance with the approved Arboricultural Statement (Stephen Cutmore, 20/5/22) or in accordance with an alternative scheme as 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. No development shall take place until a fully detailed scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the occupation of the first dwelling.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows additional to those shown on the approved plans shall be inserted at any time in the extension hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.
13. No development shall be permitted to commence on the access without the written approval of the Local Planning Authority to proposals for preventing the run-off of surface water from the site onto the highway. The approved arrangements shall be completed prior to the bringing into use of the access.
14. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan, and which shall be completed prior to the proposed development being brought into use.
15. The bin storage area shown on the approved plans shall be made available before the occupation of the development and thereafter retained at all times unless otherwise agreed in writing by the Local Planning Authority.
16. No works in connection with the access shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
 - a) the arrangements for the parking of vehicles of site operatives and visitors;
 - b) the location of any construction compound and measures to reinstate the land following completion of the works
 - c) the hours of site works and deliveries
 - d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary
 - e) the location of areas designated for the loading, unloading, and storage of plant and materials;
 - f) the proposals for security fencing or hoardings around the site
 - g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses
 - h) wheel washing facilities;
 - i) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - j) any proposed external lighting
 - k) the piling methods, in the event that this form of foundation construction is proposedThe development shall be carried out strictly in accordance with the approved elements of the Construction Method Statement throughout the construction period.

The reasons for the conditions are

2. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
3. For the avoidance of doubt and to ensure a satisfactory standard of development.
4. In the interest of visual amenity.
5. In the interest of visual amenity and clarity as plans show a mix of materials.
6. In order to maintain and enhance biodiversity.
7. In the interest of the biodiversity of the area
8. In the interest of the biodiversity of the area.
9. In the interest of visual amenity and enhancing the biodiversity of the area.
10. In the interest of visual amenity and enhancing the biodiversity of the area.
11. In the interest of the management of flood risk and to ensure satisfactory drainage arrangements.
12. In the interest of residential amenity.
13. 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.
14. 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
15. In the interest of highway safety and residential amenity.
16. 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.