



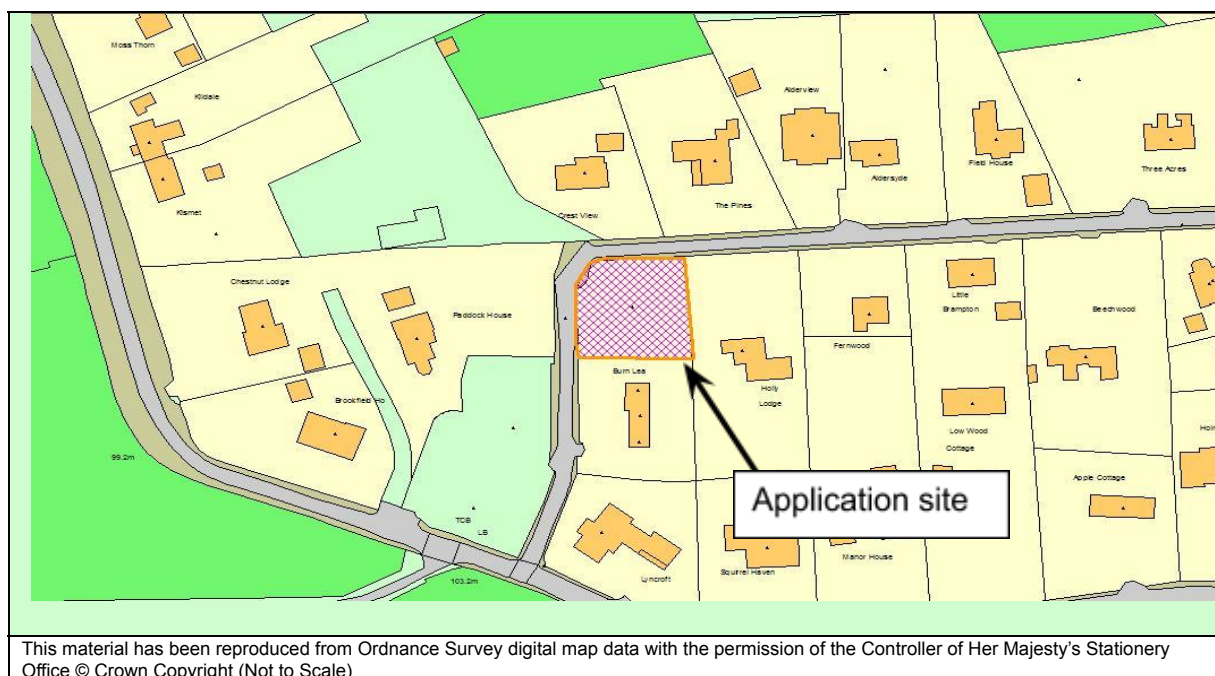
Northumberland

County Council

Castle Morpeth Local Area Planning Committee

14th May 2018

Application No:	18/00638/FUL		
Proposal:	Resubmission: Erection of two dwellings.		
Site Address	Land North Of Burnlea , The Avenue, Medburn, NE20 0JD		
Applicant:	Mr Paul Fairley 97 Redewood Close, Newcastle Upon Tyne, NE5 2NZ,	Agent:	None
Ward	Ponteland West	Parish	Ponteland
Valid Date:	20 February 2018	Expiry Date:	18 Mayl 2018
Case Officer Details:	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		



1. Introduction

- 1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where applications are to be recommended for approval contrary to a valid objection from a Town or Parish Council and/or they receive a significant level of public objection, they are referred to the Head of Service and the Chairs of Planning Committees for consideration to be given as to whether the application should be referred to a Planning Committee for determination. The

matter was duly considered under these provisions and it was confirmed that the matter should be considered by the Castle Morpeth Local Area Planning Committee.

2. Description of the Proposals

- 2.1 Full planning permission is sought for the construction of 2no dwellings on Land North of Burnlea, The Avenue, Medburn.
- 2.2 The proposal comprises of 2no 1.5 storey dwellings with associated parking and amenity space to the front and rear. The 2no dwellings would be constructed using red brick, grey slate roof tiles, softwood casement windows with hardwood external doors.
- 2.3 Dwelling 1 as shown on the submitted details would measure 9 metres in length by 9.8 metres in width incorporating a pitched roof that measures 2.4 metres to the eaves and 7.4 metres to the highest point. Parking provision would be located to the front of the site with a small garden store located in the rear garden.
- 2.4 Dwelling 2 would measure 8.3 metres in length by 14.8 metres in width incorporating a pitched roof that measures 2.4 metres to the eaves and 7 metres to the highest point. As with dwelling 1, parking provision would be located to the front of the site with parking also available to the East facing side elevation and within the attached garage.
- 2.5 The application is a resubmission of application reference no. 17/04296/FUL which was withdrawn in January 2018. Consent was granted by the local planning authority for the construction of 1no dwelling on this site in June 2017.

3. Planning History

Reference Number: 17/00199/FUL

Description: Proposed erection of one dwelling and attached double garage

Status: Permitted

Reference Number: 17/04296/FUL

Description: Erection of two dwellings with integral garages.

Status: Withdrawn

4. Consultee Responses

Ponteland Town Council	Objects in terms of limited public transport, footpath links, highways quality, impacts on amenity/nuisance, impacts on infrastructure.
Highways	No objections providing inclusion of recommended conditions and informatives.

West Tree And Woodland Officer	No response received.
Lead Local Flood Authority (LLFA)	No response received.
Northumbrian Water Ltd	No comments.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	13
Number of Objections	5
Number of Support	0
Number of General Comments	0

Notices

General site notice, 13th March 2018
No Press Notice Required.

Summary of Responses:

5no objections were received from neighbouring residents in regards to:

- Scale of the dwellings
- Overdevelopment of the site
- Access and highway issues
- Amenity of neighbouring residents
- Loss of trees
- Flooding
- Loss of views

The above is a summary of the comments. The full written text is available on our website at:
<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=P4E0Y6QSMFP00>

6. Planning Policy

6.1 Development Plan Policy

Ponteland Neighbourhood Plan (November 2017)

Policy PNP 1: Sustainable Development Principles
Policy PNP 2: High Quality and Inclusive Design
Policy PNP 3: Infrastructure
Policy PNP 11: Landscape
Policy PNP 13: Biodiversity
Policy PNP 27: Flood Risk
Policy PNP 28: Sustainable Drainage Systems
Policy PNP 29: Transport and New Developments

Castle Morpeth District Local Plan, (1991-2006), Adopted February 2003

RE5: Surface water run-off and flood defences

RE6: Service infrastructure

C1: Settlement boundaries

C11: Protected Species

H1: Housing Land Supply

H11: Tandem and backland development

H15: New housing developments

MBC1: Medburn Settlement Boundary

MBH2: Infill Development

T5: Public Transport

6.2 National Planning Policy

National Planning Policy Framework (2012)

National Planning Policy Guidance (2014, as updated)

7. Appraisal

7.1. The main planning considerations relating to this proposal are as follows:

- Town Council objection
- Principle of Development
- Housing Supply
- Visual amenity and design
- Residential amenity
- Trees
- Highway matters
- Disposal of Surface Water
- Flood risk

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration. The Ponteland Neighbourhood Plan and saved Policies of the Castle Morpeth District Local Plan (adopted 2003) remain the development plan and the starting point for determining applications as set out at Paragraph 12 of the NPPF. However, the NPPF advises at Paragraph 215 that local planning authorities (LPAs) are only to afford existing Local Plans material weight insofar as they accord with the NPPF. The Ponteland Neighbourhood Plan was made in November 2017 and as such, can be afforded full weight.

Town Council objection

7.3 An objection was submitted by Ponteland Town Council against the proposal raising concerns in regards to the sustainability of the development in relation to public transport and footpath links to the site. Concerns were also raised in terms of highways safety, impact on amenity of neighbouring residents and

impacts on infrastructure. These points have duly been addressed within the appraisal below.

Principle of Development

- 7.4 Policy PNP1 of the Ponteland Neighbourhood Plan seeks to take a positive approach to new development with a presumption in favour of sustainable development in line with the NPPF. The site is located within the settlement boundary of Medburn as defined by Policies C1 and MBC1 of the Local Plan. Boundaries are drawn to identify the limits to settlements and are defined on the proposals map insets.
- 7.5 The site is located within an area defined by Local Plan Policy MBH2 which considers development as being appropriate, in principle, for infill development on previously developed land. The site is not previously developed but is considered to be infill development amongst vacant land within a built up area within the Medburn settlement boundary. There are other criteria within this policy but in principle, the proposed development of 2no dwellings on the application site does not wholly accord with every aspect of this policy although should be considered to constitute limited infilling and would partly accord with the provisions of Policy MBH2 in this respect.
- 7.6 Notwithstanding this, Paragraph 14 of the NPPF establishes a presumption in favour of sustainable development. For decision taking this means (unless material considerations indicate otherwise); approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.
- 7.7 NPPF Paragraph 6 advises that the Policies set out in Paragraphs 18 to 219 of the document, taken as a whole, constitute the Government's view on what sustainable development in England means in practice for the planning system. Paragraph 7 provides the key starting point against which the sustainability of a development proposal should be assessed. This identifies three dimensions to sustainable development, an economic element, a social element and an environmental element. Paragraph 8 goes on to advise how the three elements of sustainable development are mutually dependant and should not be undertaken in isolation. It makes clear that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
- 7.8 Whether the presumption in favour of sustainable development is successful in this case is dependent on an assessment of whether the proposed development of the site would be sustainable in terms of its economic, social and environmental roles.
- 7.9 It is acknowledged that Medburn as a settlement is poorly served by

services/facilities with no shops, school, pub, community centre or other such community facilities. However, previously planning decisions in Medburn have given weight to two appeal decisions within Medburn, one for five dwellings and one for 14 dwellings which both determined that although Medburn itself has no services of its own, it is not a remote or unsustainable location by virtue of its close proximity and connectivity to Ponteland and its range of services. In respect of the appeal against five dwellings at Prospect Farm (planning application ref: 11/01959/OUT and appeal decision dated 22nd October 2012) the Inspector determined that:

"The Local Plan indicates that limited housing development is acceptable at Medburn with the clear implication that it is not considered to be an unsustainable location for limited new housing. Although the small settlement has no facilities of its own, it is not a remote rural location. Whilst it appears that residents generally have private cars and the site is outside convenient walking distance of the shopping, social, educational and employment facilities at Ponteland and Darras Hall, the site appears to be within cycling distance of such facilities and there is a limited regular bus service and school transport. Therefore, the site offers scope for accessing facilities and services by means other than private cars."

- 7.10 In the appeal against the development of 14 dwellings on the application site (no. 12/00892/OUT) the Inspector agreed with this position and stated that:

"The appeal site in this instance is close to Prospect Farm. It is within easy reach of a bus stop, a bridleway and a cycleway, and I am in agreement with that Inspector with regard to the accessibility of Medburn to the service facilities of nearby Ponteland. In addition, the bus service from Medburn to the nearest Metro Station, notwithstanding the Council's argument regarding frequency, would provide suitable links to the employment, shopping and leisure facilities to be found in the wider Tyne and Wear area."

- 7.11 It is acknowledged that Medburn does not feature any services or facilities, nor does it have a regular public transport service. However, regard should be given to para 55 of the NPPF. Whilst the NPPF provides a strong presumption in favour of sustainable development, it also recognises at Paragraph 55 that in cases where a number of settlements are closely grouped together, new housing in one village may support services in an adjacent settlement. The close proximity of Medburn to Ponteland is one such example where new housing development on the application site could potentially lend support to the wide range of services in Ponteland village centre, and clearly this has played a key part in the decisions made by the Inspectors in both appeal cases. Therefore, as the proposed scheme would provide new housing development in a location that is not remote from Ponteland and Darras Hall, which would support the existing services and facilities in an adjacent settlement, and which has reasonable access to such services and facilities by means other than the private car, it is considered that new housing in Medburn would accord, in principle, with Paragraph 55 of the NPPF and be generally consistent with the approach taken by the Inspectors in determining the Prospect Farm and the application site appeals.

- 7.12 A further inspectorate decision received in April 2018 (APP/P2935/W/16/3165719 - 16/01647/OUT) overturned a refusal from the local planning authority with the inspector report detailing that Medburn is not considered a remote, rural location owing to the ability to access Ponteland by cycle and public transport. From the point of view of these 3no appeal decisions, the proposed scheme accords with NPPF Paragraph 55.
- 7.13 The proximity of Medburn to Ponteland therefore means that additional housing there could be regarded as within reach of the wide range of services in Ponteland village centre, something which clearly has played a key part in the decisions made by the Inspectors in both appeal cases. Therefore, as the proposed scheme would provide new housing development in a location that is not remote from Ponteland and Darras Hall, which has reasonable access to services and facilities by means other than the private car, it is considered that new housing in Medburn would accord, in principle, with paragraph 55 of the NPPF and be generally consistent with the approach taken by the Inspectors in determining the recent Prospect Farm and Land East of The Nursery appeals.
- 7.14 In conclusion, the principle of development on the site is considered acceptable in accordance with Local plan policies MBC1 and MBH2. As per previous appeal decisions from the planning inspectorate, detailed within part 7.8, 7.9 and 7.12 of this appraisal, where it has been agreed that the development would accord with paragraph 55 of the NPPF in terms of being a form of sustainable development, the development is also considered to comply with policy PNP 1 of the Ponteland Neighbourhood Plan.
- 7.15 The key considerations to assess further in this case are the proposed number of units on the site and the effects on the character and appearance of Medburn, the amenity of residents and other environmental aspects.

Housing Supply

- 7.16 Paragraph 47 of the NPPF requires Local Planning Authorities to boost significantly the supply of housing with Paragraph 49 then advising that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 7.17 The latest five-year housing land supply position is a crucial matter for consideration. To meet the requirement of the NPPF, LPAs are required to identify and update annually, a five-year supply of deliverable housing land, with an additional buffer of 5% or 20% to ensure choice and competition in the market. The higher buffer must be applied whereby circumstances of “persistent under-delivery” have been evident.
- 7.18 The ‘Northumberland Five-Year Supply of Deliverable Sites 2017 to 2022’ report was published in November 2017. This outlines that the Council has

calculated an OAN in accordance with the methodology set out in the Planning Practice Guidance (PPG), using the most up-to-date official 2014-based household projections as the starting point. From this work, it is considered that the OAN falls within the range of 14,680 to 22,920 dwellings. As a result, Northumberland's OAN for the purposes of calculating a five-year housing land supply is considered to fall at a midpoint within the above range. This equates to 18,880 dwellings over the period 2011 to 2031, an annual average of 944 dwellings per annum. The baseline five-year requirement for the period 2017 to 2022 is therefore 4,720 dwellings.

- 7.19 This latest assessment of the five-year housing land supply position covers the period 2017 to 2022 and identifies where new housing will be built in the next five years. The report confirms that the Council can identify a deliverable supply of housing land equivalent to 6.5 years. The ability to identify a five-year supply of deliverable housing land means that the requirement for new homes does not become the dominating factor in the decision-making process.

Visual amenity and design

- 7.20 The Government attaches great importance to the design of the built environment and, through the NPPF, recognises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 57 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Paragraph 60 continues by stating that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is recognised however that it is proper to seek to promote and reinforce local distinctiveness.
- 7.21 At the local level, and in specific relation to new housing development, Local Plan Policy H15 despite significantly pre-dating the NPPF firmly aligns with the design objectives of the NPPF by setting out a number of criteria for new residential developments to satisfy the interests of achieving high quality living environments, as does Policy PNP 2: High Quality and Inclusive Design of the Ponteland Neighbourhood Plan.
- 7.22 The submitted details indicate 2no high quality designed dwellings of an appropriate scale for this site. It is recognised that approval was previously granted by the local planning authority for 1no large dwelling on this site with the scale of the 2no dwellings more in keeping with the size of neighbouring properties in the immediate surrounding area, notably to the South and also to the East. Whilst it was identified by the officer when visiting the site that there does not appear to be a distinct or consistent building line of existing properties within The Avenue, it is considered that the layout of the site, with dwelling no.1 having the frontage face onto The Avenue to the West and

dwelling no. 2 having the frontage face onto the Avenue to the North, partly retaining the uniform orientation of properties along The Avenue.

- 7.23 The use of materials in terms of red brickwork, grey roof slates and softwood casement windows are considered appropriate and would ensure the 2no dwellings do not appear as harsh or incongruous additions upon the surrounding landscape. Sufficient amenity space would be available to both properties to allow for the proper function of garden areas without causing an adverse impact upon the street scene with fenestration upon the frontage of both proposed dwellings situated in a uniform design to existing fenestration upon neighbouring properties. It is accepted by the officer that there is no prevailing architectural style or palette of materials in Medburn and consequently there is little to influence the design of new build homes in the settlement.
- 7.24 The development is therefore considered to be compatible with the mixed character and appearance of the area within which the site is located and would accord, in design terms, with Local Plan Policies H15 and MBH2, Policy PNP 2 of the Ponteland Neighbourhood Plan and provisions within part 7 of the NPPF.

Residential amenity

- 7.25 The application site is located on a corner plot within the Avenue, sharing a boundary with a property to the west and south. A site visit was undertaken by the officer to assess the potential impacts in terms of residential amenity, mostly relating to any potential for overbearing impacts or adverse impacts on privacy and overlooking. Policy H15 of the Castle Morpeth District Local Plan seeks to protect the amenity of neighbouring residents in regards to new housing developments with policy PNP1 of the Ponteland Neighbourhood Plan stipulating sustainable development must minimise its impact on amenity of new and existing residents.
- 7.26 It is clear that consideration has been undertaken by the applicant prior to submission of the application in terms of minimising the impact upon the amenity of neighbouring properties. Separation distances between primary elevations are considered acceptable to ensure no adverse impacts on privacy with a minimum separation distance of 20 metres held between the rear elevations of dwelling 1 and 2 to the property recognised as Holly Lodge to the East. A separation distance of approximately 30 metres would be retained between the frontage of dwelling 2 and the front elevation of the existing property Crest View to the North, this separation distance is considered acceptable to ensure no adverse impacts on privacy. Furthermore, as the 2no dwellings are recognised as 1.5 storey dwellings, there are no significant concerns in terms of overlooking with fenestration within the roof space appropriately sited to ensure no direct overlooking to neighbouring dwellings.
- 7.27 It is therefore officer opinion that the proposed 2no dwellings would cause no adverse impact upon residential amenity and thus accord with policy H15 of

the Castle Morpeth District Local Plan as well as policy PNP1 of the Ponteland Neighbourhood Plan.

Trees

- 7.28 The application proposes to remove 4 trees which form part of a group tree preservation order, rather than being protected individually for their own specific features. As per the previous approval, these 4no trees would be replaced with 8no replacements along the Northern and North Western boundary of the site. As consent has already been granted for these tree works under a previous application, there would be no objections from the local planning authority in regards to the carrying out of these works with a condition attached to any approval for the replacement planting.

Highway matters

- 7.29 The submitted details indicate parking provisions for both dwellings with parking provisions for dwelling 1 located to the frontage of the site whilst parking facilities for dwelling 2 mostly to the front and East facing side of the dwelling with this property also incorporating an attached garage. Consultation was undertaken with the Highways Authority on 8th March 2018 raising no objection to the proposal providing the inclusion of appropriate conditions and informatives.
- 7.30 The proposed plans show parking for 6no spaces (3no per plot) with sufficient space on the site to turn and exit in a forward gear. Cycle storage has also been indicated for both sites as well as refuse storage and collection points. Whilst concerns have been raised regarding the condition of the road surface, the highways authority are being unable to justifiably recommend refusal of permission or highways improvements in terms of lack of planning inspectorate support for a refusal of permission upon The Avenue. As such, subject to the conditions suggested by the Highway Authority the development is considered to be acceptable in terms of access and parking and in this regard accords with the NPPF.

Disposal of Surface Water

- 7.31 Local Plan Policies RE5 and H15 seek to prevent development in flood risk areas or where development may increase the risk of flooding elsewhere and encourages the use of SUDS. Policy RE6 seeks to protect land drainage, water supply and sewerage. Policy RE4 seeks to protect the quality of surface or underground waters. Ponteland Neighbourhood Plan Policies PNP 1, 3, 27 and 28 seek to ensure that the necessary infrastructure can be provided and minimise flood risk and incorporate SUDs. Part 10 of the NPPF advises that development should be directed towards areas at lowest risk from flooding, ensuring that development does not increase flood risk elsewhere.
- 7.32 The application form details that foul sewage and surface water drainage would both be connected to existing mains sewer. Consultation was undertaken with the Local Lead Flood Authority who requested the addition of

a condition upon any approval that a surface water management scheme must be submitted to and approved in writing prior to the commencement of any development at the site. Consultation was also undertaken with Northumbrian Water who detailed they would have no comments to make in regards to the proposal. It is therefore considered that through the inclusion of an appropriate condition, the application is in accordance with policy PNP 28 of the Ponteland Neighbourhood Plan in terms of sustainable drainage systems.

Flood risk

- 7.33 The application site is situated outwith any floodzone areas as detailed by the Environment Agency. Considering this, the risk of flooding at the site is not considered to be increased or impacted upon by the creation of 2no dwellings at the site and this accords with policy PNP 27 of the Ponteland Neighbourhood Plan.

Other Matters

Equality Duty

- 7.34 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 7.35 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 7.36 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.37 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations

identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

8. Conclusion

- 8.1 Consideration has been given to potential effects on character, visual amenity, highway safety and drainage at the site and surrounding area. There are not considered to be any significant harmful impacts, and any effects could be satisfactorily mitigated through appropriate conditions where necessary. It is therefore considered that sustainable development would be achieved in this case having regard to the relevant policies of the development plan and the NPPF. The identified development plan policies set out are considered to be consistent with the NPPF.
- 8.2 The application is considered to be in accordance with Policy PNP1 and PNP2 of the Ponteland Neighbourhood Plan, Policy H15 of the Castle Morpeth District Local Plan and the NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby approved shall be carried out in complete accordance with the approved plans. These plans are:
1. Proposed Dwelling 1 elevations drawing no. 300-02 Rev. 01 (received 19th February 2018)
 2. Proposed Dwelling 2 elevations drawing no. 300-04 Rev. 01 (received 19th February 2018)
 3. Proposed Dwelling 1 GA drawing no. 300-01 Rev. 01 (received 19th February 2018)
 4. Proposed Dwelling 2 GA drawing no. 300-03 Rev.01 (received 19th February 2018)
 5. Proposed Dwelling 1 Garden Store drawing no. 300-07 Rev. 01 (received 19th February 2018)
 6. Proposed landscape strategy drawing no. 300-06 Rev. 01 (received 19th February 2018)
 7. Proposed sections drawing no. 300-05 Rev. 01 (received 19th February 2018)

8. Proposed site plan drawing no. 200-01 Rev. 01 (received 19th February 2018)

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

03. In accordance with the approved plan Proposed Landscape Strategy 300-06 Rev 01, the replacement planting of at least 8no. trees shall be carried out no later than the first planting season following the completion of the felling works.

Reason: In the interest of visual amenity.

04. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before each dwelling is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework

05. The development shall not be occupied until details of the vehicular accesses including visibility splays have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework

06. The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.

07. The development shall not be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

08. Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method

Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework

09. Deliveries to and collections from the site during construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise. In accordance with Local Plan Policy H15.

10. During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday -0800 to 1800, Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise. In accordance with Local Plan Policy H15.

11. The development hereby permitted shall not be commenced until such time as a scheme for surface water management, including a timetable for the implementation of the scheme, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To ensure the effective disposal of surface water runoff from the development.

Date of Report: 24th April 2018

Background Papers: Planning application file(s) 18/00638/FUL