

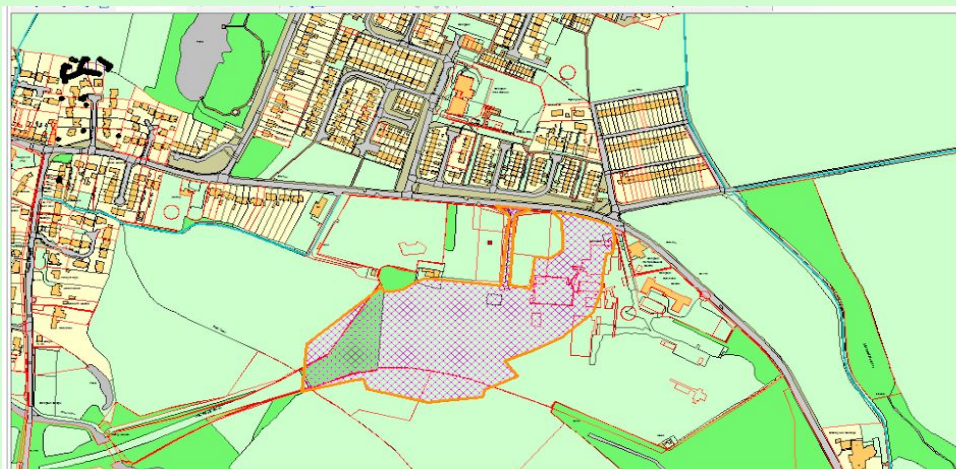


Northumberland County Council

Strategic Planning Committee 6th August 2019

Application No:	19/01133/REM		
Proposal:	Reserved matters application to 14/03016/Ful- To provide a remix of development previously approved under 18/03001/rem to plots 105-107, 109-115, 120 -128, 130-137, 140-148, 157-159, 160-167, 170-180 and 190-195, involving the removal of apartment blocks, and Type 4, 10, and 11 house types, increasing use of remaining house types and introducing a new 4 bed house type 15, restricting height throughout to 2 storeys.		
Site Address	Land South Of Aiden Grove And Lynemouth Road, Lynemouth Road, Ellington, Northumberland		
Applicant:	Mr Turnbull Land South of Lynemouth Road, Ellington, NE61 5HR,	Agent:	Mr Terry Palmer Heriot House, 12 Summerhill Terrace, Newcastle Upon Tyne, NE4 6EB
Ward	Lynemouth	Parish	Ellington And Linton
Valid Date:	11 April 2019	Expiry Date:	11 July 2019
Case Officer	Name:	Mrs Tamsin Wood	
	Job Title:	Senior Planning Officer	
	Tel No:	01670 625545	
	Email:	tamsin.wood@northumberland.gov.uk	

Recommendation: That this application be GRANTED permission



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1. Introduction

- 1.1 This application is being reported to the Strategic Planning Committee as the proposal has been submitted by Ascent Homes, the Council's regeneration company.

2. Description of the Proposals

- 2.1 Reserved matters application 18/03001/REM for the 'submission of details of access, appearance, layout and scale for 96 residential dwellings within Phase 2 of the development (Outline agreed under 14/03016/FUL)' was approved at committee on 4/12/18. That application sought reserved matters approval for details regarding, landscaping, layout, scale, access and appearance for 96 dwellings on Land South Of Aiden Grove And Lynemouth Road, Lynemouth Road, Ellington. The application was pursuant to Planning Permission Ref: 14/03016/FUL which was a hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details and full planning approval for football pitches and access via Lynemouth Road.' This was approved on 1/9/15. Phase 1 of the development which provided 99 dwellings was approved under 16/02972/rem, on 7/12/16. Reserved matters for the food store was permitted on 18/11/15 under 15/03109/REM. This site of this current Phase 2 proposed residential development site sits to the south and east of Phase 1 (currently under construction) and to the south of Lynemouth Road, Ellington. Phase 2 of the development seeks to extend the residential element to the south and east of phase 1, utilizing the same principal and secondary access points into the site from Lynemouth Road.

- 2.2 This current reserved matters application in effect seeks a variation to 18/03001/REM which relates to the proposed Phase 2 site and to 2.85 hectares. Procedurally however you can not make an application to vary condition on a reserved matters application and a further reserved matters application needs to deal with any proposed changes. Hence this new reserved matters application. In summary the changes include the following:

The road pattern and sections of development remain unchanged from the approved layout, under 18/03001/REM, with only the housing units within each section changing.

These changes are as follows- (plot numbers refer to the approved scheme)
Plots 105-107 - removal of 2no Type 7 houses and 1no Type 10 Townhouse with the addition of 1no type 12 and 1no type 8 detached houses (loss of 1 unit).

Plots 109-112 - removal of 2no type 4 and 2no type 7 houses with the addition of 2no type 2 and 2no type 15 houses.

Plots 112-115 - removal of 2no type 4 and 2no type 7 houses replaced with 2no type 2 and 2no type 7 houses.

Plots 122-128 - removal of 4no type 7, 1no each type 8, 11, and 12 houses with the addition of 2no type 8 and 3no type 12 houses (loss of 2no units).

Plots 130/131 - removal of 1no type 10 and 1no type 11 houses with the addition of 2no type 15 houses.

Plots 132-137 - removal of 2no type 4, 2no type 7, 1no type 10 and 1no type 11 houses with the addition of 3no type 2 and 4no type 7 houses (gain 1no unit)

Plots 140-148 - removal of 3no type 2, 2no type 4, and 4no type 7 houses with the addition of 8no type 2 and 2no type 15 houses (gain 1no unit).

Plots 157-159 - removal of 2no type 7 and 1no type 11 houses with the addition of 4no type 2 houses (gain 1no unit)

Plots 160-162 - removal of 2no type 4 and 1no type CT1 houses with the addition of 1no type CT2 and 2no type 15 houses.

Plots 164-167 - removal of 2no type 4 and 2no type 7 houses with the addition of 3no type 2 and 2no type 7 units (gain 1no unit)

Plots 170/171 - removal of 2no type 4 houses with the addition of 2no type 7 houses.

Plot 172 - removal of type CT1 house with the addition of 2no type 7 houses. (gain 1no unit).

Plot 175 - removal of CT2 house with the addition of 2no type 2 houses (gain 1no unit).

Plots 176-180 - removal of 1no CT1, 1no CT2, and 3no type 2 houses with the addition of 6no type 2 houses (gain 1no unit).

Plots 190-195 - removal of 6 units apartment block with the addition of 3no type 7 houses (loss 3no units).

Plots renumbered.

New plots 169-196 (28 units) are to be offered to a local RSL - providing 28no affordable homes (this is in addition to the affordable housing requirement under the section 106)

2.3 The overall outline approval for the site is for up to 400 units. The reserved matters approval for Phase 1 (17/03723/VARYCO) contained 99no dwellings. The current reserved matters application for phase 1 (19/00389/REM) reduces the number by 8 units. The approved reserved matters scheme for Phase 2 (18/03001/REM) contains 96no units. This current application proposal is for 97no dwellings. This represents a loss of 7 units across Phases 1 and 2.

2.4 The land at Ellington extends to approximately 18.17 hectares (45.3 acres). The site constitutes the former Ellington Colliery in its entirety, along with agricultural fields to the south of the development site, which form part of the detailed application proposals. The application site is irregular in shape, fairly flat, and for the most part is overgrown grassland. Access to the site comes from Lynemouth Road, the main street linking the A1068 to the west to Lynemouth in the east, and immediately surrounding the site is a mix of residential and agricultural land. The site is bounded to the south and east by agricultural fields; to the north by Lynemouth Road with residential properties beyond it; and to the west by agricultural fields with residential properties beyond. There are a number of wind turbines located immediately to the south and west of the site. Phase 1 of the development is under construction and a number of houses are complete. The site is allocated for mixed use development under Policy ELE1 of the Castle Morpeth Local Plan.

3. Planning History

Reference Number: 14/03016/FUL

Description: Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Approved

Reference Number: 15/03109/REM

Description: Approval of Reserved Matters: Details of appearance, landscaping, layout and scale for proposed Cop-op convenience store pursuant to planning permission 14/03016/FUL - Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Approved

Reference Number: 15/03110/DISCON

Description: Discharge of Conditions 5(external materials), 6(landscaping), 7(means of enclosure), 8(foul and surface water), 9(surface water management), 18(site investigations), 19(gas emissions), 20(accesses), 22(roads and footpaths etc) and 23(roadworks) (Phase 1 Retail Unit) of planning permission 14/03016/FUL - Hybrid planning application comprising - outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Approved

Reference Number: 16/02401/DISCON

Description: Application to discharge conditions 11 (Archaeology), 12 (Remedial Strategy - specifically in relation to residential plots 1 - 99 on reserved matters consent 16/02972/REM)) 18 (Coal) and 19 (Gas) from Hybrid application 14/03016/FUL (Revised Description 19.10.2017).

Status: Approved

Reference Number: 16/02972/REM

Description: Reserved matters application for the submission of details of appearance, landscaping, layout and scale for the erection of circa 400 no. dwellings in respect of outline application 14/03016/FUL dated 20/8/15

Status: Approved

Reference Number: 16/03101/NONMAT

Description: Non Material amendment of application 14/03016/FUL to amend the wording of conditions 13 (Method Statement) and 14 (Noise assessment).

Status: Approved

Reference Number: 16/03915/DISCON

<p>Description: Discharge of Conditions 9 (Surface Water Management), 10 (Trapped Gullies) and Submission of Details in Respect of Phase One for Condition 14 (Noise Assessment) on Planning Application 14/03016/FUL</p> <p>Status: Approved</p>
<p>Reference Number: 17/00224/DISCON</p> <p>Description: Discharge of conditions 5 (material samples), 6 (landscaping scheme), 7 (boundary walls and fencing), 8 (foul and surface water), 20 (access) and 21 (highways and site management method) from application 14/03016/FUL (Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road)</p> <p>Status: Part approval/part refusal</p>
<p>Reference Number: 17/01822/DISCON</p> <p>Description: Discharge of Condition 25 (Drainage Arrangement) relating to planning application 14/03016/FUL - (Outline Application fo Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road).</p> <p>Status: Approved</p>
<p>Reference Number: 17/02294/DISCON</p> <p>Description: Variation of Condition 2 (Cycle Parking), Condition 3 (Refuse Storage), Condition 4 (Bird Boxes) and Condition 5 (Street Lighting) pursuant to planning application 16/02972/REM to improve cycle and refuse storage and enhanced ecological measures.</p> <p>Status: Part approval/part refusal</p>
<p>Reference Number: 17/03723/VARYCO</p> <p>Description: Variation of condition 1 (approved plans) pursuant to planning permission (16/02972/REM) in order to introduce additional Type 4 houses in lieu of Type 2 houses. In addition to provide final versions of the houses to be used.</p> <p>Status: Approved</p>
<p>Reference Number: 18/01188/DISCON</p> <p>Description: Discharge of condition 20 (details of the accesses) on Approved Planning Application 14/03016/FUL</p> <p>Status: Approved</p>
<p>Reference Number: 18/01205/NONMAT</p> <p>Description: Non-material amendment to vary condition 27 relating to approved planning application 14/03016/FUL due to unavailability of land to complete development</p> <p>Status: Approved</p>

<p>Reference Number: 18/02848/DISCON Description: Discharge of condition 14 (noise assessment) as on approved planning application 14/03016/FUL Status: Approved</p>
<p>Reference Number: 18/03001/REM Description: Reserved Matters Application - for submission of details of access, appearance, layout and scale for 95no residential dwellings within Phase 2 of the development (Outline agreed under 14/03016/FUL) Status: Approved</p>
<p>Reference Number: 18/03796/DISCON Description: Discharge of Conditions 12 (Remedial Strategy) 18 (Coal Investigations) on approved application 14/03016/FUL Status: Part approval/part refusal</p>
<p>Reference Number: 19/00389/VARYCO Description: Variation of condition 1 (approved plans) pursuant to planning application 17/03723/VARYCO in order to remix plots 14-38 inclusive, removing all apartments, bungalows, and 5no type 5 (3 storey) houses, replacing these with Type 2a (rear doors altered), 7, 11, 12, and new type 15. This represents an overall loss of 8 units on Phase 1. (Amended plans received 11 March 2019) Status: Pending consideration</p>
<p>Reference Number: 19/01116/DISCON Description: Discharge of Conditions 2 (bird boxes and bat boxes), 3 (installation of any permanent and temporary lighting), 4 (external lighting), 6 (future management and maintenance of the proposed streets), 7 (full engineering, drainage, street lighting and constructional details), 9 (surface water drainage) , 10 (Construction Method Statement), 11 (refuse storage facilities) pursuant to planning approval 18/03001/REM Status: Pending consideration</p>

4. Consultee Responses

Lead Local Flood Authority (LLFA)	No objection subject to conditions.
Ellington And Linton Parish Council	No response received.
Highways	No objection subject to conditions.
Ecology	No objections.
Affordable Housing	No objections

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	19
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice, 10th May 2019
News Post Leader 2nd May 2019

Summary of Responses:

None received.

6. Planning Policy

6.1 Development Plan Policy

Castle Morpeth District Local Plan 2003
ELE1 Ellington Colliery site
R4 Children's Play
H15 New Housing Developments
C7 Ramsar Sites, Special Areas of Conservation and Special Protection Areas
C8 Sites of Special Scientific Interest
C11 Protected Species
C23 Agricultural Land
C41 Archaeology
RE1 Energy Conservation
RE5 Surface Water Run Off and Flood Defences
RE6 Service Infrastructure

6.2 National Planning Policy

National Planning Policy Framework (2018)
National Planning Practice Guidance (2018, as updated)

6.3 Other Documents/Strategies

Northumberland Local Plan Publication Draft Plan (Regulation 19)
Policy STP 1 Spatial strategy (Strategic Policy)
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)
Policy STP 3 Principles of sustainable development (Strategic Policy)
Policy HOU 1 Making the best use of existing buildings (Strategic Policy)
Policy HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 3 Housing requirements for neighbourhood plan areas (Strategic Policy)
Policy HOU 5 Housing types and mix
Policy HOU 8 Residential Development in the open countryside

Policy HOU 9 Residential development management
Policy QOP 1 Design principles (Strategic Policy)
Policy QOP 2 Good design and amenity
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 1 Promoting sustainable connections (Strategic Policy)
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 Biodiversity and geodiversity 1
Policy WAT 1 Water quality
Policy WAT 2 Water supply and sewerage
Policy WAT 3 Flooding
Policy WAT 4 Sustainable Drainage Systems
Policy POL 1 Unstable and contaminated land
Policy POL 2 Pollution and air, soil and water quality

7. Appraisal

7.1 Following officer assessment and in light of the comments received the main issues for consideration in the determination of this application are as follows:

Principle of development
Design and Impact on residential amenity
Highways
Affordable Housing
Surface water

Principle of development

7.2 The principle of the development was established when the original hybrid planning application Ref: 14/03016/FUL was approved on 1/9/15. Whilst this application is a reserved matters application, it in effect relates to a variation of the plans approved under the reserved matters permission 18/03001/rem on 1/9/15. The details of the amendments are set out in the description of the proposals which mainly consist of the change in house types on some plots and over all would include the reduction of 1 dwelling.

Design and impact on residential amenity

7.3 It is considered the proposal which includes the introduction of a new house type would still ensure the design of the scheme is of a good quality and the alterations proposed would not have any significant detrimental impact upon the character and appearance of it. The proposal would also still ensure there would not be a detrimental impact upon the residential amenity of both existing and new residents. Thus in these respects the proposal would still accord with Local Plan Policy H15 which aligns with the provisions of the NPPF, as one of its core planning principles seeks to always ensure high quality design.

Highways

- 7.4 The Highway Authority has no objection to the proposal as further details have now been submitted that show to the rear of plot 129 the turning head is still operational. The Highway Authority is therefore satisfied that the layout and parking provided at the site are acceptable and that the impact on highway safety is acceptable. The proposal is therefore acceptable under the NPPF and would accord with Policy H15 of the Local Plan.

Affordable Housing

- 7.5 In respect of affordable housing provision, a Section 106 legal agreement has been secured at outline stage, confirming agreement to the provision of affordable housing as part of the proposed development. It was highlighted at the outline application stage that due to the current economic conditions it was concluded that the site could only support the delivery of a small number of affordable houses, in the region of 2.5% across the whole site. The Section 106 legal agreement, following viability assessments, established across the site that 3.5% affordable housing, which represents 14 houses, would be provided. The Section 106 legal agreement states a trigger whereby affordable units must be provided before the occupation of the 100th unit. Phase 1 proposes less than 100 units and the Housing officer has confirmed that they are currently in discussions to provide the affordable dwellings in Phase 2 and the changes proposed under this application are supported and it understood the original s106 AH obligations will be met.

Surface Water

- 7.6 The LLFA has raised no objection to this application provided the conditions applied at outline stage on application 14/03016/FUL are valid and are appended to this application. As this is a reserved matters application the conditions attached to permission 14/03016/ful would still need to be adhered to and as such there would be no reason to attach them again to this permission. In respect of drainage the proposal would therefore still be acceptable and in accordance with the NPPF and Local Plan Policy RE5.

Equality Duty

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

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

Human Rights Act Implications

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.

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.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

It is considered that the scale, layout, access and parking , landscaping and appearance is acceptable and in accordance with Local Plan Policies and the NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions

01. The development hereby permitted shall not be carried out other than in complete accordance with the detail contained within the application form, and the following approved plans unless alternative details are approved as a non-material amendment or in accordance with other conditions attached to this permission:
Vehicle swept path analysis- 291, P2

16030/P10 Rev L - Phase 2 Planning Layout
16030/ P12 Rev H- Materials Schedule
Phase 2 Site Set up logistics plan, P14 Rev A
House Type 15- Planning Elevations, 15-002
House Type 15- Planning Plans, 15-001
House Type 2 - 16053/02-001E (floor plans) and 16053/02-002D (elevations).
House Type 4 - 16053/04-001F (floor plans) and 16053/04-002F (elevations).
House Type 7 - 16053/07-001C (floor plans) and 16053/07-002F (elevations).
House Type 8 - 16053/08-001D (floor plans) and 16053/08-002B (elevations).
House Type 10 - 16053/10-001C (floor plans) and 16053/10-002C (elevations).
House Type 11 - 16053/11-001B (floor plans) and 16053/11-002B (elevations).
House Type 12 - 16053/12-001D (floor plans) and 16053/12-002C (elevations).
House Type CT1 - 16053/CT1-001B (floor plans) and 16053/CT1-002C (elevations).
House Type CT2 - 16053/CT2-001C (floor plans) and 16053/CT2-002D (elevations).
APARTMENTS - 16030/AP1-P1 Rev A (floor plans) and 16030/AP1-P3 Rev A (Elevations)
Newsham style bungalow- floor plan - GA-A-02-0005 and floor plan GA-A-01-0005

Reason: To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

02. Prior to the commencement of development within phase 2 a scheme for the provision of bird boxes and bat boxes integrated into the fabric of the buildings shall be submitted for the written approval of the LPA. The number of boxes provided shall be no less than 95 in total. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting and bat roosting provision. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: To protect and enhance the biodiversity of the site. In accordance with Local Plan Policy C11.

03. Prior to the commencement of the development within phase 2 a scheme for the installation of any permanent and temporary lighting on the site shall be submitted to and agreed in writing with the LPA. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2018. The approved scheme shall be implemented in full prior to the dwellings being occupied. Reason: to prevent the risk of harm to protected species from the outset of the development.

i) All trenches and excavations deeper than 0.30m left open overnight should have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals. ii) Gaps shall be created and retained in all

boundary fences between dwellings to allow the passage of small mammals such as hedgehog. Gaps shall measure no less than 13cm by 13cm.

Reason: to conserve and enhance the local population of a UK priority species. In accordance with Local Plan Policy C11.

04. The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

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

05. No dwelling shall be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, 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.

06. No development shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

07. No development shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

08. No dwelling shall 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.

09. Prior to occupation, details of surface water drainage to manage run off from private land onto the adoptable estate road areas, have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

10. Development shall not commence until a Construction Method Statement 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 shall, where applicable, provide for:
- i. details of temporary traffic management measures, temporary construction 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
 - vi. measures to control the emission of dust and dirt

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

11. No dwelling shall be occupied until details of refuse storage facilities and a refuse storage strategy, including swept paths, for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework.

Date of Report: 22.07.2019

Background Papers: Planning application file(s) 19/01133/VARYCO

