



Northumberland

County Council

Tynedale Local Area Council Planning Committee

13 November 2018

Application No:	18/02731/VARYCO		
Proposal:	Variation of condition 2 (approved plans) pursuant to planning permission 17/01334/VARYCO in order to add a revised site plan.		
Site Address	Hopedene, The Dene, Allendale, Northumberland, NE47 9PX		
Applicant:	Mr & Mrs Adrian Gifford Glenholme, Leaside Bank, Allendale, NE47 9PX	Agent:	Mr Neil Dawson, 21 The Hollys, Birtley, DH3 1QN
Ward	South Tynedale	Parish	Allendale
Valid Date:	1 August 2018	Expiry Date:	26 September 2018
Case Officer Details:	Name: Mr Daniel Puttick Job Title: Planning Officer Tel No: 01670 622635 Email: daniel.puttick@northumberland.gov.uk		

Recommendation: That this application be GRANTED planning permission.



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1. Introduction

- 1.1 Under the Council's current Scheme of Delegation, where an application receives an objection contrary to the recommendation of Officers it is vetted by the Head of Service in conjunction with the Chair of the relevant Local Area Committee for a determination as to whether the application raises significant planning issues and whether it should be determined by members of the Local Area Committee. The application was duly considered under these provisions whereby it was recommended that the application be referred to members for consideration.
- 1.2 A site visit shall be undertaken prior to the meeting of the Tynedale Local Area Committee on 13th November. This will afford members the opportunity to make a full inspection of the site and its surroundings prior to their consideration of the application at the Committee meeting.

2. Description of the Proposals

- 2.1 An amendment is sought to an existing planning permission granted under application 17/01334/VARYCO, which authorised the construction of one new dwelling with associated landscaping on land to the north-west of Glenholme in Allendale. This application seeks to vary condition 2 of that permission, in order to regularise changes made to the site plan. The amendments seek approval for landscaping of the site, including regrading of the landscape surrounding the dwelling to allow for the displacement of soil, creation of an earth mound surrounding the garden area immediately south of the dwelling and alterations to the drainage layout within the site.
- 2.2 The property, which is now substantially complete and referred to as Hopedene, was granted planning permission under application 16/03126/FUL. The dwelling takes the form of a series of interconnecting single storey buildings arranged in a U-shape with central courtyard. The original planning permission sought the construction of an enclosed walled garden, with raised terrace having steps leading down to the surrounding grassed area. This approach remained within application 17/01334/VARYCO, which sought approval for minor design changes to the dwelling and surrounding hard and soft landscaping.
- 2.3 A further non-material amendment was made under application 17/02824/NONMAT to incorporate minor changes to the overall form of the development. This removed the enclosed walled garden at the rear of the property, with the building offset from the retaining wall.
- 2.4 The development proposed in this application seeks to make further amendments to the site plan for the proposed development. These relate primarily to the treatment of the area to the immediate south of the dwelling. Rather than the raised platform with low-level timber surround, it is proposed to provide a garden area at ground floor level extending south beyond the southern elevation of the dwelling. This garden area would be surrounded by an earth mound, which is proposed to be graded to the south falling away

from the site towards the road. Provision has been made for the disposal of surface water in this area, with additional drainage provided on site. Embankments are proposed to be planted with a combination of native grass and native flowering fruit and seed-bearing species with a high biodiversity index to improve the biodiversity value of the development.

- 2.5 At the entrance to the site, the car parking area is proposed to be enclosed by retaining wall features using stone extracted from the site. At the rear of the building, the retaining wall is proposed (and has been constructed) to a higher level than previously indicated. This has been finished in stone and it is proposed as part of this application for this to be retained. Gabion retaining wall structures are proposed to be retained to the western side of the building. Additional landscaping features, including the use of sandstone blocks to provide steps from ground level of the property to ground level of the surrounding land, are proposed to be retained as part of the application.
- 2.6 The application site is located on the outskirts of Allendale, access from Leadside Bank. The site falls wholly within the North Pennines Area of Outstanding Natural Beauty (AONB), within the area designation for the Allendale Neighbourhood Development Plan.
- 2.7 Development has commenced on site and the dwelling is substantially complete, with the amendments sought in this application undertaken and near completion. In this respect, the application is viewed retrospectively. During the course of the application, amended plans have been received to more accurately reflect the construction works undertaken on site and to provide additional changes including amendments to the drainage layout, and the introduction of native species planting to the earth embankments to the south of the property to address concerns raised during the process.

3. Planning History

Reference Number: 16/03126/FUL

Description: Proposed construction of new dwelling (House).

Status: Permitted

Reference Number: 17/01165/NONMAT

Description: Non-material amendment relating to planning permission 16/03126/FUL to allow removal of the raised terrace

Status: Withdrawn

Reference Number: 17/01334/VARYCO

Description: Variation of Condition 2 - (approved plans) pursuant to planning permission 16/03126/FUL in order to alter the design of the approved dwelling to remove the terrace and introduce new external building materials

Status: Permitted

Reference Number: 17/02824/NONMAT

Description: Non-material amendment to planning permission 17/01334/VARYCO to reduce the size of the dwelling and external alterations

Status: Permitted

4. Consultee Responses

Highways	No issues arise from the proposal.
County Ecologist	Condition 4 of the original approval included conditions requiring the submission of details for landscaping, which was to include native species. The plans as part of this application indicate the use of species which are not native and as such a revised planting list is considered necessary. Guidance on the use of native species and their benefit has been provided.
Northumbrian Water Ltd	No comments made.
Allendale Parish Council	The Parish Council have objected to the application on the grounds that the proposal would have an adverse impact on the character of the area and neighbouring residents, contrary to Policy ANDP 1 of the Allendale Neighbourhood Plan.
North Pennines AONB	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	4
Number of Objections	2
Number of Support	0
Number of General Comments	0

Notices

General site notice, 5th September 2018

No Press Notice Required.

Summary of Responses:

Objections have been submitted by or on behalf of two local residents. The following is a summary of the material considerations raised:

- the application should be viewed retrospectively as much of the work has been carried out
- the earth mound prevents surface water from drainage across the site. Trapped surface water increases the risk of earth slippage.
- the mound is inappropriate to the AONB and is a dominating feature within the landscape
- the red line boundary differs from the original planning application and there are discrepancies between the proposed plans and the situation on site
- the dwelling appears to have been constructed at a higher level than approved. From the point of view of overlooking the current dwelling is more

acceptable, however this has resulted in a need to dispose of significantly more spoil.

- the development has had a negative impact on the environment and existing habitat
- the mound has increased land levels, affording overlooking of the adjacent dwellings and causing a loss of light for neighbouring properties.

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=PCPY7FQSI5800>

6. Planning Policy

6.1 Development Plan Policy

Allendale Neighbourhood Development Plan (2015)

ANDP1 General Development Principles

Tynedale LDF Core Strategy (2007)

BE1 Principles for the built environment

NE1 Principles for the natural environment

Tynedale Local Plan (2000, Policies Saved 2007)

GD2 Design Criteria for development, including extensions and alterations

GD4 Range of transport provision for all development

GD6 Car parking standards outside the built-up areas

H32 Residential design criteria

NE27 Protection of Protected Species

NE37 Landscaping in developments

CS27 Sewerage

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2018)

National Planning Practice Guidance (NPPG) (2018, as updated)

6.3 Other Documents/Strategies

North Pennines AONB Design Guide (2011)

North Pennines AONB Planning Guidelines (2011)

Northumberland Local Plan – Reg. 18 Pre-submission Consultation Draft (2018)

7. Appraisal

- 7.1 The principle of constructing a new dwelling in this location has already been established as acceptable in the granting of planning permission under applications 16/03126/FUL, and subsequent applications made to vary conditions relating to the application. The scale of the house remains the same, and as such the parking demand remains consistent, with provision made in line with that granted permission previously. As such, the main issues relate to matters of design, residential amenity and drainage.

Design

- 7.2 The application proposes notable changes to the overall development, which is now substantially complete. Whilst not an approach that is advocated by the local planning authority, the site visit will enable members to view first hand the nature of the proposal and consider the design changes both in plan form and on the ground.
- 7.3 The main policies relevant to the determination of the previous applications for development of the site remain applicable, and in terms of design these include Policy BE1 of the Tynedale Core Strategy, Policies GD2 and H32 of the Tynedale Local Plan, and Policy ANDP1 of the Allendale Neighbourhood Development Plan. All these policies generally seek to secure a high quality of design in new development that is reflective of the character of the local area and preserving of the built environment of the locality. These are consistent with the aims of the NPPF, which at Paragraph 130 reaffirms that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It also states that local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
- 7.4 This application seeks a variation of conditions relating to the approved plans of application 17/01334/VARYCO, which is an amendment of the original planning permission granted under 16/03126/FUL. In accordance with Paragraph 130 of the NPPF, it is therefore important for members to consider whether the proposed development has been materially diminished as a result of changes made during subsequent variations, including those approved under a recent non-material amendment application as well as the alterations to the scheme proposed in this application. It is, however, important to have regard to the scheme overall and in its entirety when determining applications which seek to vary conditions on existing permission. The proposed amendments should therefore be considered in context with the overall grant of planning permission, specifically its origins within application 16/03126/FUL.
- 7.5 Comments have been received which indicate that the proposed development is not in keeping with the character of the site, nor appropriate within the North Pennines AONB. It is important to note that the appearance of the site has radically changed following the introduction of the dwelling which is of

contemporary design and uses a striking form atypical of properties surrounding the site. Irrespective of the outcome of this application, planning permission remains in place for the construction of the dwelling. A significant impact on the character of the site has therefore been established, and the proposed amendments should be viewed in this context.

- 7.6 The main changes in this application relate to the move away from an enclosed courtyard in lieu of a retaining wall approximately 2m in height at the rear of the property. This element would not be readily visible from outside the site, and would still provide a sense of enclosure from within the courtyard owing to the small distance the dwelling is offset from this wall. The use of stone facing material is in keeping with the site, and is considered an appropriate response in design terms that would have a neutral effect overall on the development. Two land drains are proposed in this section; one to the immediate north of the retaining wall and an additional drain further up the slope towards the northern boundary of the site. Additional use of stone in the areas surrounding the property are considered acceptable, and provide further attractive features within the site using materials in keeping with the main building. These changes would not significantly alter the nature of the development, nor would they be considered to significantly change the overall character of the site.
- 7.7 Additional changes relate to the landscaping to the immediate south of the dwelling. Whereas in previous applications the treatment of this area of the site included the construction of a raised patio area with the natural topography of the land being retained, the proposals now seek to provide a level garden area surrounded by an earth mound, embankment or bund. The proposed plans indicate that this rises to a height of approximately 1m above the ground level of the garden area proposed to the south of the building. Beyond this earth mound, additional spoil from the site is proposed to be used to provide landscaped area falling toward the highway to the south. These embankments are proposed to be planted with a combination of native grass and native flowering, fruit and seed-bearing species, which would provide some additional ecological benefit over and above the treatment of the site in previous applications. This matter should be afforded some limited weight overall as a positive element of the proposal, which has been offered over and above the ecological mitigation required to be incorporated as part of previous proposals.
- 7.8 It is accepted that the landscaping of the site would significantly alter the overall appearance of the site, however in this instance when read in context with the substantial changes to the land as a result of the construction of the dwelling it is not considered that the changes proposed in this application would be anymore harmful overall than the fallback position which exists. The landscaping would be consistent with the high quality of the design demonstrated within the previous applications, and would not significantly diminish the quality from its original form. The provision of a lawn area would provide benefit for residents in terms of providing additional outdoor space, specifically garden area which was somewhat absent in previous applications.
- 7.9 Allendale Parish Council have objected to the application on the basis that it is not in keeping with Policy ANDP1 of the Allendale Neighbourhood

Development Plan, in that it adversely affects the amenity of nearby residents as well as the appearance of the settlement. This policy states that all development shall be designed and located having regard to the principles and advice set out in the North Pennines AONB Building Design Guide (2011) and the North Pennines AONB Planning Guidelines (2011) and any other relevant design guidance for AONB areas extant at time the application is determined (sic). It goes on to state that development shall be located to ensure that it does not significantly and adversely affect the:

- amenity of nearby residents or other sensitive land uses; or
- character and appearance of the settlement or area in which it is located.

7.10 The Policy requires that development is located so that it does not significantly and adversely affect residential amenity, which is discussed below, and the character and appearance of the settlement or area in which it is located. Breaking this down, the language within the Policy is such that the impact on the character and appearance of the settlement, or area in which it is located, must be significant and adverse to justify withholding planning permission.

7.11 When viewed in the round, the construction of the dwelling with its amended landscaping would remain acceptable and consistent with the overall design approach to the site, particularly concerning the construction of a very contemporary and high quality designed dwelling. Whilst the land levels have changed, they still reflect the sloping topography of the site and as such the manner in which the dwelling was proposed to puncture the hillside has not been lost. In the context of the existing planning permission, whilst there would be a notable change to the character of the site it is not considered that the proposed amendments would result in a significant and adverse impact upon the character or appearance of the settlement or the local area. The application is considered to be in accordance with the aims of Policy BE1 of the Tynedale Core Strategy, Policies GD2 and H32 of the Tynedale Local Plan, Policy ANDP1 of the Allendale Neighbourhood Plan and the aims of the NPPF.

Amenity

7.12 Policies GD2 and H32 of the Tynedale Local Plan and Policy ANDP1 of the Allendale Neighbourhood Plan all seek to ensure that development does not result in harm to the amenity of local residents. These Policies are generally consistent with the aims of the NPPF which seeks at Paragraph 127 that planning policies and decisions ensure a high standard of amenity for existing and future users.

7.13 Letters of objection received from local residents consider that the revisions to the scheme would be harmful to the amenity of neighbouring residents. Upon inspection of the site it is evident that these impacts would be as a result of the landscaping to the south of the site, with alterations beyond the rear and near to the site entrance having no greater impact than the consented scheme. Concerns have also been raised as to the change in land levels and finished floor levels of the building, with technical survey detail provided suggested that finished floor levels are lower than previously approved. It is not clear on the basis of the information whether the building has been built at

a lower height than approved, however it is concluded within one letter of objection that the lowering of levels would be beneficial overall from an amenity perspective.

- 7.14 As a result of the assumed lowering of levels, it is suggested in comments received that significant amounts of earth have had to be moved within the site and this would relate to the embankments for which approval is sought in this application. The embankments surround the proposed garden area, and rise to a height 1m above ground level of the garden. It is recognised that their introduction has resulted in a significant change to the site and levels overall, resulting in a higher land level than previously. The earth mound does, however, provide an element of screening between the host property and neighbouring property, obstructing views between the site and this dwelling. There would remain views between first floor windows in the rear of this building and the site, however the earth mound would significantly reduce the views between the building and ground floor level of the neighbouring property, as well as the garden area of this neighbour which would be obscured from view within the proposed garden of the new dwelling.
- 7.15 This provides additional benefit over and above the original planning permission, which would have resulted in the construction of a raised balcony area providing external space to the south of the property. This element did not include any screening, and would have resulted in uninterrupted views from a higher ground level (on the basis that the floor levels in the building are lower) between the two properties. The introduction of the earth mound would, therefore, provide a visual buffer and reduce overlooking for existing residents in the new dwelling and those nearby, thereby providing improved privacy.
- 7.16 Objections received were submitted early in the application process, at a time when earth mounding was at a higher level and not finished. Consequently, reference to the overall size in these objections relate to the situation at that time, rather than the proposed development and subsequent changes made on site which reflect the proposed plans, as shown in the cross sectional detail.
- 7.17 It is accepted that the land levels have been raised. The extent of this change is depicted within the cross sectional detail on the proposed plans. Concerns are raised as to the impact of these changes on the amenity of neighbouring properties, with raised levels affording a higher vantage point from which views to and from the site can be gained. This area of embankment is proposed to be planted with a mixture of grass and flowering, fruit and seed-bearing plants with a high biodiversity index, with the garden area sown to lawn. Consequently, the garden area is likely to provide the formal and useable outdoor space for the dwelling, with the bund considered to provide improved screening for this.
- 7.18 Concerns are raised that the embankment would afford greater views into neighbouring buildings for those on the embankment and standing on the bund, thereby reducing privacy as well as a perceived loss of light. Particular concern is expressed that the effects would be greater during periods when leaf cover has left trees. Whilst significant earth movement has been undertaken, it is not considered that this would result in any loss of light to a

degree that would be harmful to the amenity of the immediate neighbouring resident. For reasons set out above, whilst the raised levels would afford greater overlooking there would have been an impact based on previous land levels, and on the basis that the proposals now provide for a larger area of garden to the south of the property the use of the embankments would be unlikely to be frequent. This is further emphasised by the proposed planting of the embankment, clearly distinguishable from the lawn garden. The bund's construction, with steep sides and seeded finish, is such that it is unlikely to experience frequent use by persons standing atop it, however in any event during periods where weather and ground conditions favour the use of outdoor space foliage cover would provide adequate screening and prevent direct overlooking into the dwelling. During periods where trees are not in leaf, weather and ground conditions in this part of the County are likely to deter use of the outdoor areas, particularly the embankment and bund.

- 7.19 In respect of the above, whilst it is acknowledged that there would be notable change to the appearance of the site and use when compared to the previous permission, the proposed development is considered to be acceptable and would not result in a significant and adverse impact on the amenity of neighbouring residents. Moreover, it is considered that the introduction of the earth bund would be beneficial to occupants of the new dwelling, as well as those nearby. The development would therefore be considered to be acceptable in accordance with Policies GD2 and H32 of the Tynedale Local Plan, Policy ANDP1 of the Allendale Neighbourhood Development Plan, and the aims of the NPPF.

Drainage

- 7.20 Amended drainage plans have been submitted during the course of the application, which indicate the introduction of new field drainage and surface water drainage within the site. Two new drains are proposed to the north, with surface water drainage provision around the perimeter of the building directing water run-off from the sloping hill north of the site towards existing piped drainage within the highway. Sewage treatment is provided to the south of the site in a fashion not dissimilar to that proposed in previous applications. The construction of the new dwelling would increase surface water run-off, however appropriate provision has been made to dispose of surface water into existing drainage networks adjacent to the site, which is considered an appropriate response and one which is consistent with the approach undertaken in previous applications. The introduction of drainage channels to the north of the site, coupled with the drainage provided with the new dwelling, would serve to significantly reduce flows through the site. As such, though additional landscaping has been undertaken the drainage provision is such that significantly less surface water would run through the site than before.
- 7.21 Previous permissions on the site did not include additional drainage to the south of the property, and proposed to discharge of surface water by means of a soakaway to the south of the dwelling. This application now seeks to direct surface water to existing piped routes within the highway, reducing discharge within the site by soakaway. The package treatment plant has also been located further away from the property to the south west, reducing the risks associated with any failure that may have resulted from its previous proximity

to the boundary. Overall, therefore, it is considered that adequate provision is made for the disposal of foul and surface waters from the site, in accordance with the aims of Policy CS27 of the Tynedale Local Plan and the aims of the NPPF.

Other Considerations

- 7.22 The effect of granting permission for an application which seeks to vary conditions on existing planning permissions is such that an entirely new planning permission is granted. Accordingly, conditions can be imposed as necessary and should generally correspond with the approach taken in previous applications. In this instance, a number of conditions were imposed upon the development within application 16/03126/FUL. These remain relevant and are recommended to be incorporated as part of this recommendation and imposed in the event that planning permission is granted. Owing to the retrospective nature of the development, certain conditions are not considered necessary whilst others remain relevant for the limited period of time that would be required to complete the development. These are set out in full below as part of this report.

Equality Duty

- 7.23 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

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

Human Rights Act Implications

- 7.25 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.
- 7.26 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.

- 7.27 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

- 8.1 In summary, the principle of the development has already been established as acceptable in the granting of planning permission under applications 16/03126/FUL and 17/01334/VARYCO. The proposal would maintain the high quality of design without compromising the overall character of the site when viewed in the context of the changes imposed as a result of the construction of the consented dwelling. Furthermore, it is considered that the amenity of local residents would be preserved and, to a degree, improved by the introduction of the earth bund which affords additional screening between the site and neighbour to the south west. Additional drainage has been introduced, with these draining to the existing piped network rather than by soakaway to the south of the site. Additional native planting to the earth embankments would also provide a modest biodiversity benefit, and enhancement over and above ecological mitigation secured in previous applications. Overall, therefore, the proposed amendments are considered to be acceptable in accordance with Policies BE1 and NE1 of the Tynedale Core Strategy, Policies GD2, H32 and NE37 of the Tynedale Local Plan, Policy ANDP 1 of the Allendale Neighbourhood Development Plan and the aims of the NPPF.

9. Recommendation

That this application be GRANTED planning permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans contained within applications 17/01334/VARYCO, 17/02824/NONMAT and the approved plans submitted as part of this application. For clarity, these are:-

Site Location Plan
Proposed Floor Plans A030001 REV E
Proposed Elevations 1 A031001 REV E
Proposed Elevations 2 A03100 REV E
Proposed Elevations 3 A031003 REV E

Proposed Elevations 4 A031004 REV E
Proposed Site Plan & Sections Rev P6
Boundary Design A10003
Parking Plan A10005
Proposed External Drainage Arrangement C-GA-01 Rev C
Construction Method Statement Plan A10007
External Lighting Layout Plan A10008
Construction Method Statement (dated 5th April 2017)

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

02. Notwithstanding the plans hereby approved, prior to occupation of the first dwelling hereby approved, details of all fences, gates and boundary walls to be constructed/altered/retained as part of the development should be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

Reason: In the interests of the amenity of the area and highway safety, in accordance with the NPPF.

03. The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been provided. 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.

04. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

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

05. Prior to the occupation of the dwelling hereby approved, the plant American Skunk Cabbage (*Lysichiton americanus*) that is present shall be dug up and removed from the site. All soils within a 50cm radius of the plant shall also be dug up and removed from the site in order to remove all plant rhizomes. Plant and soil material arising shall be disposed of in a licensed waste facility. Following removal the area shall be monitored on an annual basis to assess if any regrowth of the plant has occurred.

Reason: to prevent the spread of a non-native invasive species and prevent harm to biodiversity in accordance with the NPPF.

06. 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.

Reason: to prevent harm to UK BAP priority species in accordance with the NPPF.

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any subsequent Order amending, revoking or re-enacting that Order), there shall be no extension to the building hereby approved, any rooflights installed, boundary treatments higher than 1.2m erected, or further building, structure or enclosure placed on the site unless an application for planning permission in that behalf has first been submitted to and approved in writing by the Local Planning Authority.

Reason: The Local Planning Authority considers that any further development may prejudice a satisfactory layout and could have a harmful effect upon the amenity of the area and in accordance with the NPPF.

Date of Report: 31st October 2018

Background Papers:

Planning application file(s)

18/02731/VARYCO, 17/02824/NONMAT, 17/01334/VARYCO, 16/03126/FUL