

AGENDA ITEM NO: 9/3(c)

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| Parish: | Stoke Ferry | |
| Proposal: | Reserved Matters Application for 30 dwellings including layout, external appearance, scale and landscaping | |
| Location: | Furlong Store Furlong Road Stoke Ferry Norfolk PE33 9SX | |
| Applicant: | Amber REI Ltd | |
| Case No: | 23/00178/RMM (Reserved Matters - Major Development) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 9 May 2023 Extension of Time Expiry Date: 8 March 2024 |

Reason for Referral to Planning Committee – Referred by Planning Committee Sifting Panel.

Neighbourhood Plan: Yes

Case Summary

The application site measures approximately 1ha in area, and is located within the village of Stoke Ferry, a Key Rural Service Centre (KRSC). The site is accessed via Furlong Drove. The site is rectangular in shape and has residential development to the south and agricultural land to the north east and south east. The site is adjacent to, but not within, Stoke Ferry Conservation Area. The current use of the site is a storage facility associated with Stoke Ferry Mill, and consists of a large storage building and associated hardstanding.

Outline planning consent 19/00272/OM with some matters reserved (access only) was granted and this consent included a Section 106 agreement to secure open space, affordable housing etc.

This application seeks reserved matters consent for appearance, landscaping, layout and scale for the construction of 30 residential dwellings, incorporating affordable housing and open space contributions in line with the adopted Local Plan policy requirements, and associated development to include drainage features, roads, pedestrian paths and other works.

The applicant has submitted a further application for the redevelopment of the Stoke Ferry Mill (23/00177/RMM).

Key Issues

Principle of Development

Form and Character and Impact on Stoke Ferry Conservation Area

Impact on Neighbour Amenity

Highways/ Access

Other matters requiring consideration prior to the determination of this application

Recommendation

APPROVE

THE APPLICATION

The application site measures approximately 1ha in area, and is located within the village of Stoke Ferry, a Key Rural Service Centre (KRSC). The site is accessed via Furlong Drove. The site is rectangular in shape and has residential development to the south and agricultural land to the north east and south east. The site is adjacent to, but not within, Stoke Ferry Conservation Area. The current use of the site is a storage facility associated with Stoke Ferry Mill, and consists of a large storage building and associated hardstanding.

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This application seeks reserved matters consent for appearance, landscaping, layout and scale for the construction of 30 residential dwellings, incorporating affordable housing and open space contributions in line with the adopted Local Plan policy requirements, and associated development to include drainage features, roads, pedestrian paths and other works.

The application seeks reserved matters consent for 30 dwellings, including 6 affordable homes. This would equate to a density of approximately 30 dwellings per hectare. The site layout includes a single estate road running east to west, with four private drives off this. The plots all include off road parking, some with garages, and all plots include private rear amenity space.

Market housing – 24 units

- 7 x 4 bed dwellings
- 9 x 3 bed dwellings
- 8 x 2 bed dwellings

Affordable housing – 6 units

- Affordable rent - 2 x 2 bed and 2 x 3 bed
- Shared ownership – 1 X 2 bed and 1 X 3 bed

There are a number of different house types proposed. The dwellings are all two storey, aside from two house types which are 2.5 storeys. The heights of the units range from 7.3m to 9.3m at ridge height. The materials proposed are a mix of red and gault brick. Dwellings with off-white and linen render are proposed on the frontage of the site. The roof tiles proposed are red pantiles and slate roof tiles. The detailed types are to be agreed. Detailing on the dwellings include brick quoin detailing, stone cills and headers, brick headers, covered porches, brick plinths, dormer windows and the inclusion of some chimneys. The architectural detailing will add character and interest throughout the site.

SUPPORTING CASE

1. This reserved matters application relates to Outline Application 19/00272/OM which established the principle of residential development on the Site. The reserved matters sets out the layout, external appearance, scale, and landscaping of the 30 dwellings which would occupy the Site.
2. The Site is currently wholly brownfield and is currently occupied by a storage facility associated with the operation of the Mill. The storage facility currently dominates the street scene on the approach into the village and its removal provides the opportunity for a significant improvement to the appearance of the village.
3. The dwellings have been designed to respect the location of the Site on the edge of the village. Dwellings on the Site's frontage will be rendered to ensure that they create an attractive gateway feature on the approach into the village. Further back in the development, a mixture of red brick and Gault brick will be used, which reflects other edge-of-village developments in Stoke Ferry.
4. The proposal will provide a mix of 2, 3 and 4 bedroom homes and includes 20% policy-compliant affordable housing with the mix of affordable housing being informed by the Council's requirements. These have been located in small groups around the Site in accordance with the Council's requirements.
5. The Outline application sought, if appropriate, to retain the row of Poplar Trees on the northeast boundary. The original layout in the Reserved Matters retained these trees. despite the fact that the trees were nearing the end of their lifespan and that demolition of the buildings and structures around the trees are likely to undermine their stability. Comments from the Council's Tree Officer further reinforced that the row of Poplar Trees is not compatible with the housing development on the Site. In view of these comments, the Applicant worked with Council Officers and the local Member to come up with an appropriate landscaping boundary for the scheme which retained part of the row of Poplars whilst introducing new tree planting which will provide an appropriate and long-lasting landscaped edge to the village.
6. The proposed scheme meets the Council's parking standards and is acceptable in regard to all other highway matters with the Local Highway Authority confirming it had no objection to the proposal.
7. The applicant has worked with Council Officers and consultees to provide a high-quality development which will improve the appearance of the village and reinforce its character. Council Officers have confirmed after assessing the application in detail that the layout, scale, external appearance, and landscaping are acceptable and will meet with all relevant policies and guidance. The proposed development will ultimately result in the delivery of an attractive edge of village development which will replace the current storage facility resulting in an overall improvement to the appearance of Stoke Ferry as well as providing new homes and a new pocket park.

PLANNING HISTORY

19/00272/OM: Application Permitted: Planning Committee decision - 31/01/20 - OUTLINE APPLICATION: Construction of up to 30 residential dwellings - Furlong Store Furlong Drove

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

The members of Stoke Ferry Parish Council would like to support application 23/0178/RMM with the additional comments: there is a need for 'raised tables' to be added to the roads to slow traffic and hedging/tall trees/high fencing near the playing field, at the boundary of the houses to provide acoustic protection. Play equipment has been shown on the site plans but it was requested that funds should be given towards the existing playing field in the village to contribute to the improvement of play equipment at that site.

Highways Authority: NO OBJECTION

With reference to the application relating to the above development (as shown on drawing P18-0840_DE_100_02 rev D), in relation to highways issues only, notice is hereby given that Norfolk County Council does not wish to restrict the grant of permission.

Internal Drainage Board: NO OBJECTION

The Board provided comment to the LPA under cover of their letter dated 21st February 2023. The comment being that none of the information submitted related to matters that impact on the Board. This remains the case with the latest information provided and the comments made at outline consent remain relevant. The Board wish to be consulted on the discharge of Condition 10.

Environmental Health & Housing - Environmental Quality: NO OBJECTION subject to conditions/ informative.

We would not object in terms of air quality subject to the following matters:

All residential developments especially those in more rural locations should utilise electric vehicle (EV) infrastructure and for the most part the Building Regulations via Approved Document Part S will deliver this. However, visitor parking spaces should include a communal EV charging point(s) and a condition for the layout can be applied.

The proposed layout includes chimneys within 2 of the plots and whilst these may be ornamental, best practice includes stoves to the latest Ecodesign standards and wood storage systems of sufficient capacity. The preference is for all space heating sourced from lower carbon renewable sources.

Contamination - The store is first labelled in historic maps dated 1945-1970 labelled as a granary. The surrounding landscape is largely residential and industrial. The Site has previously been approved under 19/00272/OM with conditions relating to contaminated land which still apply. Due to the age of the property on site there is the potential for asbestos containing materials to be present and an informative should be included.

Housing Enabling: NO OBJECTION

The proposed affordable housing is policy compliant, meets our space standards and is adequately dispersed throughout the site.

Conservation Officer: NO OBJECTION

We note the provision of a landscaping scheme which shows mature and enhanced planting along the boundaries. This will act as a visual break to the development which still,

unfortunately consists of rather standard housing types. This being said, subject to the landscaping scheme, including boundary treatments between plots and details being agreed of all materials, there is unlikely to be harm to the historic environment. We therefore have no further comments to make on this scheme.

Greenspace Officer: NO OBJECTION

- There are areas of landscaping that are not possible to maintain due to the need to cross private drives. These areas may not be maintained if conveyed to residents as they do not fall within the natural curtilage of the property.
- The LAP should not include trees within the fenced area. Otherwise, tree species and locations are fine across the rest of the site.
- The shrubs in the LAP along the fence line will be difficult to maintain.
- There is no maintenance gate for mower access to the LAP, so the whole area will need to be strimmed.
- Tiger mulch surfacing under toddler items is not recommended due to potential for black carbon dust/staining as the surface wears. Wet-pour or grass matting would be better suited to this type of equipment. We would not adopt Tiger mulch for this reason.

CSNN:NO OBJECTION subject to conditions:

- Conditions 10 and 11 of the outline consent related to drainage.
- Condition 16 requires a detailed demolition and construction management scheme.
- External lighting is an outstanding element and a condition is required.

The boundary treatments are agreed, as walls are shown to provide additional noise attenuation to rear gardens alongside vehicle routes.

Finally, the proposal does not indicate whether ASHPs are proposed, and these were also not conditioned at the outline stage therefore request a condition is attached.

Architectural Liaison Officer: NO OBJECTION

Detailed advice provided to the applicant regarding secured by design measures.

Waste and Recycling Officer: HOLDING OBJECTION

It remains necessary to maintain the objection because if approved the Waste Collection Authority will use its powers to determine the collection points which may be different to those in the plans adopted by the LPA. This difference may lead to a loss of amenity to occupiers of the site.

REPRESENTATIONS

KLWNBUG The Norfolk and Fens Cycling Campaign are broadly supportive of this housing near Regional Cycle Route 30 if the estate will be subject to a 20mph speed limit.

We question whether there should be a 3m walking and cycling access at the south end of the frontage onto Furlong Road, protected by a collapsible bollard, in line with the county Local Transport Plan and Policy CS11. There is currently an HGV gateway in that approximate location.

This seems a clear opportunity to promote sustainable travel which should be taken up. It is also an obvious desire line towards the centre of Stoke Ferry, from plots 1-6 if not more. The verge/border at that position is likely to be trampled and plants damaged or killed, if no positive route is provided.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy SF3 Housing Mix

Policy SF4 Design and Character

Policy SF5 HE and CA

Policy SF6 Non-Designated Heritage Assets

Policy SF7 Accessibility

Policy SF9 Development boundary

Policy SF13 Dark Skies

Policy SF14 Protection and Enhancement of Natural Features and Species

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character and Impact on Stoke Ferry Conservation Area
- Impact on Neighbour Amenity
- Highways/ Access
- Other matters requiring consideration prior to the determination of this application

Principle of Development:

The principle of development has already been established by planning consent 19/00272/OM 'Outline application: Construction of up to 30 residential dwellings'. Access was approved as part of that application, with all other matters reserved. This reserved matters application seeks reserved matters consent for appearance, landscaping, layout and scale and is broadly in accordance with the extant outline consent.

A Section 106 agreement was agreed as part of that application which secured the affordable housing, open space and habitats monitoring and mitigation contributions.

Form and Character and Impact on Stoke Ferry Conservation Area:

The application provides details of the appearance, layout, scale and landscaping of the site. This demonstrates that 30 dwellings can be accommodated within the site alongside the necessary infrastructure.

The application site is rectangular in shape and to the south of the site is bordered by modern residential development (two storey semi-detached dwellings). To the north and east of the site is countryside, and to the west is Furlong Road with dwellings opposite. Access is via a single road off Furlong Road. Pedestrian footpaths are provided either side of this access road. There is a single area of public open space positioned centrally within the site, alongside the access road. The levels across the site fall away from west to east. With land levels at the front of the site, adjacent to Furlong Road, at 16.8AOD which fall to 14AOD to the rear.

The details of the layout, dwelling types, design and materials proposed are provided above. Broadly speaking the proposal includes a range of two / two and a half storey dwellings which are two, three and four bedroom units. These are a mix of terraced, semi-detached and detached dwellings spread throughout the site. The proposed house mix and types generally reflect the existing mix of housing types to the south of the application site, and as you approach the centre of the village. The proposed types and mix are considered entirely appropriate in the locality. The dwellings all include appropriate levels of private amenity space to the rear of the dwellings.

The application site lies adjacent to, although not within Stoke Ferry Conservation Area and opposite a non-designated heritage asset (the wall along the opposite road frontage of Furlong Road). Therefore, the site frontage would impact upon and contribute to the conservation area. The dwellings proposed along the frontage are more traditional in form, they are rendered with brick detailing. In addition, planting is proposed in appropriate 'pockets' along the frontage of the site to soften the appearance of the development on the street scene and enhance the wider conservation area. The Conservation Officer has no objections to the development proposed.

Aside from the frontage of the site, the proposals include a range of materials and housing designs to create variation and interest through the site. The design and materials proposed are acceptable.

The proposed layout provides opportunity for landscaping and planting which is considered a key element of the proposed development on this site. As stated above planting is proposed along the frontage of the site, onto Furlong Road. It is also proposed that there is planting/hedging/ trees proposed throughout the estate both along the boundaries of the site but importantly also within the street scene. This is in line with the National Design Guide and is supported by officers given the location of the site on the edge of the village and close to the conservation area. The Arboricultural Officer is content with the information submitted on the application regarding existing trees/ planting and also the proposed landscaping schemes. These can be secured via conditions. Boundary treatment planting on the edge of the site are proposed to be native hedging and trees. Within the site boundary treatments include walling, hedgerows, railings and post and rail fencing alongside close board fencing to the rear of dwellings.

Specifically condition 19 of the outline planning consent required that 'The row of Poplar trees on the northeast boundary shall be retained unless otherwise agreed in writing by the Local Planning Authority.' Detailed discussions have been held between the Arboricultural officer and the applicant about the existing Poplar trees along this boundary. Their impact and value on the locality, their condition and longevity, and their suitability adjacent to residential development. Officers note that the northern boundary of the site is visible across the countryside from north, east and west viewpoints. Policy SF10 recognises this as an important view. The boundary marks an edge to the village of Stoke Ferry and the conservation area, and as a result it is important that this site boundary landscaping is of a high quality. While it was the Councils intention to try and retain all the existing Poplar trees, it is also evident that they have an expected further lifespan of approximately for no more than 15-20 years. It is appropriate that some of these trees may be removed on the condition that they are replaced with an extensive and high-quality planting scheme which will add to the future vitality and viability of the local treescape. The indicative detail shows a quality native hedgerow along this boundary interspersed with suitable heavy standard trees. It is appreciated that there will be a short-term impact on the landscape, but this is balanced against a longer-term benefit to the site and landscape views. On this basis the officers support partial removal of the Poplars considered under condition 19 of the outline permission.

The scheme as proposed is considered appropriate in this location and in accordance with the NPPF, the National Design Guide, policies CS08, CS12 and DM15 of the adopted Local Plan and policies SF3, SF4, SF5, SF6, SF10 and SF14 of the Stoke Ferry Neighbourhood Plan.

Impact on Neighbour Amenity:

The application is bordered to the south by existing residential development in the form of two storey semi-detached dwellings. To the southwest of the site is an area of derelict land currently, and so in terms of the relationship to the development proposed and neighbouring units there is sufficient separation distance between these. In addition, land to the southeast, which borders plot 19 is not currently utilised and therefore there would be no neighbour amenity issues here. The closest residential neighbour to the site is no.3 Indigo Road which is positioned side-on to the development boundary with approximately 30m distance to plots 14-16. The orientation of the dwelling and the separation distance means that the development would not give rise to unacceptable overlooking or overshadowing and would not appear overbearing.

To the west is Furlong Road and the closest residential neighbours here (no.s 2 and 3 Furlong Road) are in excess of 20m from the proposed plots 1-4. Given the separation distance this is considered acceptable.

As stated above the site levels fall from west to east. The land levels are to be largely retained and the applicant has identified proposed slab levels across the site. In terms of how this may impact the closest residential neighbours the slab level of plots 13-16 are 15.5 and 16AOD. Given the dwellings proposed the ridge heights of 7.6m and 9m would be approximately 24.6/23.6AOD which is comparable to the ridge height of 25.2AOD for no 3 Indigo Road to the south.

Within the application site residential amenity for future residents is considered acceptable. All gardens have an area of private amenity space commensurate to the dwelling size. Where the site layout results in proposed dwellings facing directly towards one another consideration has been given to the window-to-window relationships with separation distances of at least 20m window to window. Where windows on side elevations are proposed these are either landing windows or bathroom/ shower room windows which are non-habitable and the bathroom windows would be obscure glazed. There are a couple of examples with bedroom windows on the side elevations but in these cases there is sufficient distance to neighbouring windows/ amenity space that they would not give rise to unacceptable overlooking.

A lighting scheme is to be conditioned on the planning consent. This will satisfy amenity (Local Plan policy DM15) and the dark skies policy (Neighbourhood Plan policy SF13) in the Stoke Ferry Neighbourhood Plan. A condition is attached to secure details of air source heat pumps to ensure there are no neighbour amenity issues as a result of their installation.

The Parish Council requested hedging/tall trees/high fencing near the play space, at the boundary of the houses to provide acoustic protection. However, planting does not offer acoustic protection and this is not deemed necessary.

As part of the conditions on the outline consent a detailed demolition and construction management plan is required to be submitted and agreed to protect residential neighbours.

In terms of neighbour amenity, the development proposed is considered acceptable and in line with policy CS08 and DM15 of the Local Plan.

Highways / Access:

The site layout proposes a single access off Furlong Road as agreed in the outline consent. As such a number of highway conditions were attached to the outline consent. These included that no works shall commence onsite until full details of the roads, footways and drainage shall be submitted and agreed, and that these shall be implemented as agreed to the required standard. That visibility splays are secured and that a management and maintenance plan for the streets have been submitted and agreed.

The internal site layout includes a single estate road running east to west, with four private drives off this. Pedestrian footpaths run alongside the access road. All plots include off road parking, some with garages and all are compliant with policy requirements, in addition, six visitor spaces are provided. The Local Highway Authority has no objections to the proposed scheme.

The Parish Council support the application but has suggested traffic calming measures are introduced. This matter has been discussed with the Local Highway Authority and the local ward member. The traffic calming measures were not considered necessary for a scheme of

this size with this layout, and accordingly the applicant has not been asked to accommodate these.

Finally, the Environmental Quality officer referred to the need for EV charging points within the site, this will be addressed via building control regulations. In terms of EV charging points for visitor spaces it is not considered that this is a policy requirement and given the nature and scale of the site would be difficult to deliver and maintain.

The development as proposed is in accordance with the NPPF and policies CS11 and DM15 and DM17 of the adopted Local Plan, as well as the Norfolk County Council Parking Guidelines for new developments in Norfolk and policy SF7 of the Neighbourhood Plan.

Other matters requiring consideration prior to the determination of this application:

Flood Risk / Drainage – The application site is in Flood Zone 1 in the adopted SFRA (2018), and therefore not at risk of flooding.

A condition is attached to the outline consent requiring full foul and surface water drainage arrangements to be submitted and agreed by the Local Planning Authority.

Affordable housing/ Housing Needs Assessment – The application proposes affordable housing units in line with the Local Plan, and the outline consent and Section 106 agreement. The Housing Enabling officer does state that the houses are in accordance with the policies in terms of pepper potting across the site. Policy SF3 of the Stoke Ferry Neighbourhood Plan considers the housing mix, including the provision of affordable housing and the proposed scheme is in accordance with this. The Stoke Ferry Housing Needs Assessment estimated that there will be a need for 40 affordable homes for sale and 28 affordable homes for rent over the plan period. The result of a life-stage modelling process suggests that by 2036, the size distribution of dwellings should be focussed on delivering more three-bedroom homes as a priority but with a reasonable proportion of 1, 2 and 4 bedroom homes. This is consistent with the development as proposed.

Open space – As part of the outline planning consent, an area of open space was agreed to be provided on site. The open space and management/ maintenance of was secured via the Section 106 agreement. The public open space onsite is policy compliant. The Public Open Spaces officer has provided comments on the design/ maintenance of the POS/ LAP. However, it is the intention of the developer to have the POS maintained by a management company rather than the Borough Council. The Parish Council has requested that play equipment is not provided on this site instead that the funds are used to enhance off site equipment on the recreation ground on Lynn Road instead. However, the outline consent required equipment and the applicant has submitted plans including this accordingly. That said the details of the open space are to be agreed through the works specification required in the legal agreement. The proposals are in accordance with Policy CS14 of the Core Strategy 2011 and Policy DM16 of the SADMPP 2016.

Waste/ Recycling – The applicant has provided bin collection points alongside the highway where it is necessary due to private driveways. We are awaiting updated comments from the Waste and Recycling Officer to confirm the proposed arrangements are acceptable.

Contamination/ Air Quality – The outline consent included conditions 6 to 9 to address potential land contamination issues. It is not appropriate to replicate these.

Ecology – Condition 18 of the outline consent required development on the site to be in accordance with the recommendations for mitigation detailed within the Appraisal. Again, it is not necessary to repeat this requirement.

CONCLUSION:

The application seeks consent for the reserved matters of scale, layout, appearance, and landscaping in conjunction with the extant outline planning consent 19/00272/OM which secured the access arrangements. The application proposes to develop 30 dwellings in total, which includes six affordable homes alongside the provision of an area of open space and associated infrastructure. A Section 106 agreement was agreed as part of the outline application which secured the affordable housing, open space and habitats monitoring and mitigation contributions.

The proposed scheme provides a good mix of dwellings across the site, including affordable units, and demonstrates that 30 units can be successfully incorporated. The site layout and the form and character of the dwellings proposed is considered appropriate to the locality. It would not cause harm to the conservation area or to views into the village from the north. In terms of neighbour amenity there would be no detrimental impact on existing and potential residents as a result of the scheme. Extensive landscaping is proposed throughout the site, and the opportunity has been taken to create a quality edge to the village on the northern and eastern boundaries.

In light of the above, it is considered that the proposal complies with the outline permission already granted as well as the provisions of the NPPF and local policy, particularly CS06, CS08, CS12, DM15, DM16 and DM17. As well as Stoke Ferry Neighbourhood Plan policies SF3, SF4, SF5, SF6, SF7, SF10, SF13, SF14 and Stoke Ferry Design Codes.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 13 FEB 24-

P18-840_DE_100_05D BOUNDARY TREATMENTS PLAN

Received 8 FEB 24-

P18-0840_DE_100_10B HOUSETYPE PORTFOLIO
P18-0840_EN_0001_E_0001 DETAILED SOFT LANDSCAPE PROPOSALS
P18-0840_EN_0001_E_0002 DETAILED SOFT LANDSCAPE PROPOSALS
P18-0840_EN_0002_D_0001 DETAILED LAP PROPOSALS
P18-840_DE_100_01 SITE LOCATION PLAN
P18-840_DE_100_02D PLANNING LAYOUT
P18-840_DE_100_03B PRESENTATION LAYOUT
P18-840_DE_100_04B MATERIALS DISTRIBUTION PLAN
P18-840_DE_100_06B TENURE ALLOCATION PLAN
P18-840_DE_100_07B INDICATIVE SLAB LEVELS

- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Prior to the installation of any external lighting on the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting, the

extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.

- 2 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 3 Condition Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings, plus provide details of antivibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 3 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition Before the first occupation of the dwellings hereby permitted the windows at first floor serving the bathrooms and ensuites shall be fitted with obscured glazing. The windows shall be permanently retained in that condition thereafter.
- 4 Reason To protect the residential amenities of the occupiers of nearby property.
- 5 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation
- 5 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 6 Condition No works or development shall take place until a scheme for the protection of the retained trees (section 5.5, BS 5837:2012, the Tree Protection Plan) has been approved in writing with the Local Planning Authority. This scheme shall include:
 - a. a site layout plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of every retained tree on site and on neighbouring or nearby ground to the superimposed on the layout plan. The positions of all trees to be removed shall be indicated on this plan.
 - b. a schedule of tree works for all the retained trees in paragraphs (a) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Recommendations for tree work.
 - c. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers, (section 6.2 of BS5837:2012), to form a construction exclusion zone, and the type and extent of ground protection (section 6.2.3 of BS5837:2012) or any other physical tree protection measures, such as tree boxes. These details are to be identified separately where required for different phases of construction work (e.g.

demolition, construction, hard landscaping). Barrier and ground protection offsets should be dimensioned from existing fixed points on the site to enable accurate setting out. The position of barriers and any ground protection should be shown as a polygon representing the actual alignment of the protection. The approved Tree Protection must be installed prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection is repositioned for that phase.

- d. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7 of BS5837:2012). the details of the working methods to be employed with regard to site logistics including, the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures.

All tree protection shall be carried out in complete accordance with the approved details.

- 6 Reason To ensure the existing trees within the development site are suitably protected throughout the demolition and construction phases of this development.
- 7 Condition The boundary treatments hereby approved shall be completed before the dwellings are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.
- 7 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 8 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 8 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.