

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	11/09/2018
Planning Development Manager authorisation:	AN	17/9/18
Admin checks / despatch completed	SB CD	17/09/18

Application: 18/00974/DETAIL **Town / Parish:** Great Bromley Parish Council

Applicant: Mr Dodds

Address: Park 2 Land Plot 6988 Badley Hall Farm

Development: Reserved matters applications for the erection of 24 new dwellings, including affordable housing and the provision of additional church and school overflow parking within the new site for approximately 30 no. private cars.

1. Town / Parish Council

Great Bromley Parish Council

Great Bromley Parish Council supported the application however would prefer there to be more three-bedroom accommodation in the affordable housing part of the development. It also notes that there is existing foul water drainage issues which are already under investigation by Anglian Water.

2. Consultation Responses

ECC SuDS Consultee

Further information required in respect of consideration of urban creep, drainage calculation information and ditch ownership.

ECC Highways Dept

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

- Prior to the first occupation of the residential development, the proposed estate road, at the bellmouth junction with Mary Lane North shall be provided with 10.5m. radius kerbs returned to an access road carriageway width of 6.0m throughout and flanking footways 2m. in width returned around the radius kerbs. The new road junction shall be constructed at least to binder course prior to the commencement of any other development including the delivery of materials.

- Prior to the proposed access onto Mary Lane North being brought into residential use, minimum vehicular visibility splays of 95m easterly by 2.4m by site maximum westerly as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.

- Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

- Prior to the first occupation of each dwelling on the proposed

development, the individual proposed vehicular access for that dwelling shall be constructed at right angles to the highway boundary and to a width of 3.7m and each shared vehicular access shall be constructed at right angles to the highway boundary and to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

- All carriageways should be provided at 6.0m between kerbs.

- All footways should be provided at no less than 2.0m in width.

- No unbound materials shall be used in the surface treatment of the proposed vehicular accesses within 6m of the highway boundary.

- All off street car parking shall be in precise accord with the details contained within the current Parking Standards including at the proposed car parking facility.

- Prior to commencement of the proposed development, details of the provision for the storage of bicycles for each dwelling, of a design this shall be approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted and shall be maintained free from obstruction at all times for that sole purpose in perpetuity.

- No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and under body washing facilities

- Prior to the occupation of the proposed development, the vehicular turning facility for service and delivery vehicles of at least size dimensions as shown in the submitted drawing shall be provided within the site and shall be maintained free from obstruction thereafter.

- Prior to first occupation of the proposed development, a (communal) recycling/bin/refuse collection point shall be provided adjacent to the carriageway and additionally clear of all visibility splays at accesses.

- Any new or proposed boundary hedge or trees shall be planted a minimum of 2m back from the highway boundary and 2m behind any visibility splays which shall be maintained clear of the limits of the highway or visibility splays in perpetuity.

- Prior to occupation of the proposed development, the Developer shall be responsible for the provision of a Residential Travel Information Pack for sustainable transport for the occupants of each dwelling approved by the Local Planning Authority.

- Prior to the occupation of any of the proposed dwellings the footway from the tangent with Mary Lane North (northern side) along Brook

Street north and north westerly over the junction with St Georges Close continuing northerly and to the pedestrian gate at St Georges school shall be extended to the full width of the highway wherever possible or to a minimum of 2.0m in width and being provided entirely at the Applicant/Developer's expense including tactile paving, pram crossings, new kerbing, surfacing, drainage, any adjustments in levels and any accommodation works to the footway and carriageway channel and making an appropriate connection in both directions to the existing footway to the specifications of the Highway Authority.

- Prior to the occupation of any of the proposed dwellings the applicant shall provide 2x new bus stops or upgrade the existing bus stops in Brook Street adjacent to and in the vicinity to St Georges School to current Essex County Council specifications by the provision of level entry kerbing, new posts and flags, timetables, hardstanding for passenger waiting areas, any adjustments in levels, surfacing and any accommodation works to the footway and carriageway channel being provided entirely at the applicant/Developer's expense to the specifications of the Highway Authority.

Building Control and
Access Officer

No comments at this time.

Tree & Landscape Officer

In order to establish the degree to which the trees are a constraint on the development potential of the land the applicant has provided a Tree Survey and Report. The report is in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

The report accurately describes the general health and condition of the trees on the application site and accurately shows the extent to which they affect the development potential of the land. Several of the trees are covered by Tree Preservation Order: TPO/97/48.

The information provided adequately demonstrates that the development proposal can be implemented without causing harm to the retained trees

The applicant has also provided a detailed soft landscaping plan that shows a good level of new planting that will adequately screen and enhance the appearance of the development.

During the site visit and inspection of the trees on the site boundary it was noted that the Tree report suggested that a 'Hazard Assessment' be carried out for a veteran Ash (T9 of the tree report). The tree has typical defects for a veteran specimen with pockets of decay and extensive fungal activity. It has several damaged and decayed limbs.

Taking into account the age, size, condition and position of the tree; close to the new road providing access to the land it is strongly recommended that such a report be prepared early on in the development proposal. It is possible that the tree is approaching the end of its safe useful life expectancy (SULE).

The information contained in the Hazard Assessment appears to accurately reflect the condition of the trees and describes the works necessary to reduce the likelihood of branch or complete failure.

The Ash is not the subject of the TPO - that affects several other trees

on the land - and therefore the consent of this Council is not required prior to the commencement of the proposed works.

Environmental Protection

Prior to the commencement of any site clearance, demolition or construction works, the applicant (or their contractors) shall submit a full method statement to, and receive written approval from the Pollution and Environmental Control. The method statement (Demolition/Construction Management Plan) should include the following;

' Noise Control

1) The use of barriers to mitigate the impact of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.

2) No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.

3) The selection and use of machinery to operate on site, and working practices to be adopted will as a minimum requirement, be compliant with the standards laid out in British Standard 5228:2014.

4) Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).

5) Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Local Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.

6) If there is a requirement to work outside of the recommended hours the applicant or contractor must submit a request in writing for approval by Pollution and Environmental Control prior to the commencement of works.

' Emission Control

1) A scheme of measures for the control and suppression of dust emissions shall be submitted to and approved in writing by the Local Planning Authority. Such agreed works shall be implemented in the approved form prior to the commencement of any development of the site and shall be maintained in the approved form until the development is completed and ready to be signed off as complete for the permitted purpose

2) All waste arising from the ground clearance and construction processes to be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.

3) No materials produced as a result of the site development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

4) All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

' Dust Control

1) Dust suppression methods to be employed during construction so as to minimize likelihood of nuisance being caused to neighbouring properties. A scheme of measures for the control and suppression of dust emissions shall be submitted.

' Lighting Control

1) Any lighting of the site under development shall be located, designed and directed [or screened] so that it does not cause avoidable intrusion to adjacent residential properties/ constitute a traffic hazard/cause unnecessary light pollution outside the site boundary. "Avoidable intrusion" means contrary to the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Professionals.

Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974)

Anglian Water Services
Ltd

No comments received

Essex Wildlife Trust

No comments received

Natural England

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on <http://magic.defra.gov.uk/> and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Essex County Council
Archaeology

Thankyou for consulting Place Services on the above application.

An archaeological evaluation has been carried out at the above site in response to Condition 4 on application 16/00974/OUT. The evaluation revealed some evidence for medieval archaeological remains of high significance and the evaluation report has been received and approved.

A further phase of archaeological investigation will be required to examine the potential for further archaeological remains within the

areas of development that will be disturbed or destroyed.

A WSI will be required which considers the details of the proposed development and the potential impact on any surviving archaeological remains. This should be followed by a programme of archaeological investigation in those areas of high potential that will be impacted upon by the proposed development.

The following recommendations are made in line with the Department for Communities and Local Government National Planning Policy Framework:

RECOMMENDATION: Full condition

1. No development or preliminary ground-works can commence until a programme of archaeological investigation has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the planning authority.

2. Following completion of the archaeological fieldwork, the applicant will submit to the local planning authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the planning authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

3. Planning History

16/00782/OUT	Outline planning application with all matters reserved for the erection of 24 new dwellings, including affordable housing and the provision of additional church and school overflow parking within the new site for approximately 30 no. private cars.	Approved	08.03.2017
18/00974/DETAIL	Reserved matters applications for the erection of 24 new dwellings, including affordable housing and the provision of additional church and school overflow parking within the new site for approximately 30 no. private cars.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL9 Design of New Development

- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- QL12 Planning Obligations
- HG1 Housing Provision
- HG3A Mixed Communities
- HG5 Local Needs Affordable Housing Outside Village Development Boundaries
- HG6 Dwelling Size and Type
- HG7 Residential Densities
- HG9 Private Amenity Space
- HG14 Side Isolation
- COM2 Community Safety
- COM4 New Community Facilities (Including Built Sports and Recreation Facilities)
- COM6 Provision of Recreational Open Space for New Residential Development
- COM21 Light Pollution
- COM23 General Pollution
- COM26 Contributions to Education Provision
- COM29 Utilities
- COM31A Sewerage and Sewage Disposal
- EN1 Landscape Character
- EN6 Biodiversity
- EN6A Protected Species
- EN13 Sustainable Drainage Systems
- EN29 Archaeology
- TR1A Development Affecting Highways
- TR3A Provision for Walking
- TR4 Safeguarding and Improving Public Rights of Way
- TR5 Provision for Cycling
- TR6 Provision for Public Transport Use
- TR7 Vehicle Parking at New Development

SP1 Presumption in Favour of Sustainable Development

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP4 Safeguarded Local Greenspace

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

LP6 Rural Exception Sites

PPL1 Development and Flood Risk

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

PPL5 Water Conservation, Drainage and Sewerage

PPL7 Archaeology

CP1 Sustainable Transport and Accessibility

CP3 Improving the Telecommunications Network

Local Planning Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the Council is able to demonstrate a robust five year supply of deliverable housing sites (as confirmed in recent appeal decisions) and housing delivered over the previous three years has been comfortably above 75% of the requirement. There is consequently no need for the Council to consider an exceptional departure from the Local Plan on housing supply grounds and applications for housing development are to be determined in line with the plan-led approach.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site comprises 1.3 hectares of existing agricultural land known as 'Park 2 land' forming part of Badley Hall Farm at Great Bromley. Mary Lane North is located to the north of the site and provides the point of access as identified in the previous outline planning approval. To the west is Parsons Hill which provides the main access route through the village of Great Bromley. The site forms part of a larger agricultural field that extends to the south. The northern and western boundaries that address the highway are enclosed by mature trees/hedges. A number of the trees present on the western boundary are afforded preservation orders. The site slopes gently from east to west.

Proposal

This application seeks approval of the reserved matters (access, appearance, landscaping, layout and scale) following the approval of outline planning permission 16/00782/OUT for the erection of 24 dwellings, including affordable housing and the provision of additional church and school overflow parking within the site for approximately 30 no. private cars.

The proposal submitted accords with the proposed accommodation mix of 24 dwellings (agreed via a section 106 at outline stage) and includes the following tenures:

8 No. Flats (Affordable Rent)

8 No. Houses (Shared Ownership)

8 No. Houses (Open Market)

The layout plan shows the proposed overflow parking area to serve the broader community will be located to the west of the site adjacent to the site access point. This parking area will comprise of a grass-crete type surface.

Principle

The principle of 24 no. dwellings with 16 units classed as affordable was established through the granting of outline planning permission reference 16/00782/OUT.

This application therefore seeks approval of the detailed aspects of the proposal including the design of the properties, landscaping proposals and access/parking concerns.

Layout/Appearance

The proposed access point is in the same location as shown at outline stage and the layout is broadly similar showing all properties served via a single access road and a small shared access road. Each dwelling and flat would be served with policy compliant parking provision and sufficient private amenity space. The development would allow for the retention of all boundary vegetation, aside for the access point, ensuring that the development would be largely screened in views from the adjacent roads. The buildings proposed are set back from the highway to allow for planting in key locations throughout the development and each retains good side isolation to provide a spacious development commensurate with the rural character of the locality.

In terms of detailed design the dwellings comprise of a traditional form with pitched roofs and gables but with contemporary features promoted through varied opening sizes and the use of timber cladding and grey materials. The character of Gt Bromley is mixed as the buildings are of varied scale, type and materiality. Against this backdrop the detailed design and form of the proposed properties is acceptable and promotes a sense of place.

Precise details of the proposed materials shall be secured via condition as limited information is provided at this stage.

Residential Amenities/Functional Needs

The proposed dwellings are sufficiently separated from those properties to the north on Springhill Close behind the intervening boundary vegetation. Therefore the development would not cause any harm to existing resident's amenity in terms of outlook, light deprivation or privacy.

In terms of the amenity of future residents of the development the buildings and their various openings have been arranged to avoid and potential impact in terms of privacy and outlook. The back to back distance between the dwellings on plots 1-4 and the flats to the east is 25m and therefore accords with the requirements of the Essex Design Guide.

As stated above each property will be provided with private amenity space that accords with the requirements of saved policy HG9. The dwellings all have garden comfortably in excess of 75sqm/100sqm for 2 and 3 bed units. Each flat is provided with a communal amenity space that it shares with one other unit. The communal spaces are of sufficient size to ensure that each flat is provided with a minimum of 25sqm amenity space.

Cycle and bin store provision for the flats is provided fronting onto the communal parking court. This requirement is secured via a condition applied at outline stage.

Highways

The arrangement of a single access point from Mary Lane North remains as shown on the indicative plans submitted at outline stage. Essex County Council Highways have reviewed the plans and confirm they have no further comments to those which were previously stated at outline stage. The requirements at outline stage included;

- details of the access bell mouth and radius kerbs;
- visibility splays onto Mary Lane North;
- details of estate road construction;
- individual access widths;
- carriageway/footway specification;
- no unbound materials in first 6m of accesses;
- off-street parking dimensions;

- bicycle store provision;
- submission of a construction method statement;
- provision of a vehicular turning facility;
- siting of a communal bin store;
- planting of vegetation 2m back from highway boundaries/vis splays;
- residential travel information pack;
- extension of footway along Brook Street north and on junction with St Georges Close; and
- upgrades to 2 no. bus stops in the locality.

All these requirements are either reflected on the submitted plans or secured through conditions on the outline approval.

In terms of parking provision, each property would be served by both a garage and open parking or just open parking bays. As a result each property would be given a minimum of 2 spaces each and in most cases more, which allows for a good level of visitor's parking too and accords with the requirements of the current parking standards.

The overflow parking area for the community is situated along the western side of the entrance road and provides for 19 no. parking spaces to alleviate congestion within Gt Bromley particularly at school pick up/drop off times.

Trees/Landscaping

The northern and western boundary vegetation is to be retained aside for the vehicular/pedestrian access into the site. Additional planting will be provided to strengthen the boundary vegetation and at key points throughout the development to provide a soft edge to the built development. Native tree planting is also proposed.

The Council's Trees and Landscaping Officer has confirmed that the landscaping scheme provided shows a good level of new planting that will adequately screen and enhance the appearance of the development.

A tree report has been provided which adequately demonstrates that the development proposal can be implemented without causing harm to the retained trees. A tree at the entrance of the site has been identified as being in decay as a veteran tree and consequently a 'hazard risk assessment' is advised in the report. A hazard risk assessment has now been received which confirms that the tree needs to be reduced down to 4m in height in the interests of safety. The Council's Tree Officer has confirmed that this tree is not protected and therefore permission is not required to undertake these works.

A condition will be attached securing that the recommendations of the report and hazard assessment are followed.

Drainage

The outline approval includes conditions relating to the submission of a detailed surface water drainage scheme and foul water scheme. Notwithstanding these conditions, a SUDs scheme has been provide to which ECC-SUDs have provided a holding objection. Additional information addressing ECC-SUDs's concerns has been provided to which a response has not been received. In view of the lack of a response it is considered that the precise details of the scheme can be agreed via the discharge of the relevant conditions attached to the outline consent.

The same can be said of the foul water strategy. At outline stage Anglian Water confirmed that there local facility can cater for flow emanating from the development but wished to see a detailed scheme secured through condition to avoid flooding occurring upstream.

Legal Agreement

In terms of affordable housing provision the submitted plans are in accordance with the requirements of the legal agreement completed at outline stage and reflect the findings of the housing needs assessment carried out in conjunction with the parish council.

Other Considerations

Building Control has no comments on the proposal. ECC-Archaeology request a programme of works, however this has been secured at outline stage. Natural England has no comments upon the proposals as ecology matters were resolved at outline stage too.

Great Bromley Parish Council support the application however would prefer there to be more three-bedroom accommodation in the affordable housing part of the development. It also notes that there are existing foul water drainage issues which are already under investigation by Anglian Water.

1 letter of objection has been received from a local resident largely concerning the principle of the development. Other matters raised include the issue of surface water drainage and the maintenance of the ditch and culvert, which is to be agreed via conditions attached to the outline permission.

6. Recommendation

Approval

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PA_01 Rev A, PA20_01, PA20_02, PA20_03, PA20_04, PA20_05, PA20_06, PA20_07, PA20_08, PA20_09, PA20_10, PA20_11, PA20_12, PA20_13, PA_02 Rev A and LSDP 1150-01 REV C.

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

- 2 The approved scheme of landscaping shown on drawing no. LSDP 1150-01 Rev C, shall be implemented no later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

- 3 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - The site is publicly visible and therefore quality materials are an essential requirement and insufficient information has been submitted within the application for full consideration of these details.

- 4 The development shall be carried out in full accordance with the tree protection and safety methods and outlined in the submitted 'Arboricultural Survey' prepared by geosphere environmental ltd and referenced 1600,DS,EC,AR,FR,SK,TO/ARB/RF,KL/16-02-16,V1 and

'Tree Hazard Assessment Letter Report prepared by geosphere environmental ltd and referenced 3330,AR/001Ltr/RF,KL/11-09-18/V1.

Reason - To protect the mature trees present on the site during the construction phase of the development in the interests of visual amenity.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Please note that there are conditions on the outline permission 16/00782/OUT that require discharging prior to commencement of work.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO

