

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 21ST JUNE 2016, 6.30 PM

COUNCIL CHAMBER, TOWN HALL, CHORLEY

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following report that provides an update of events that have taken place since the agenda was printed.

Agenda No Item

6 **ADDENDUM**

| (Pages 3 - 14)

GARY HALL
CHIEF EXECUTIVE

Electronic copies sent to Members of the Development Control Committee

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director Public Protection, Streetscene and Community	Development Control Committee	21 June 2016

ADDENDUM

ITEM 3a-15/00953/FULMAJ – 127A Station Road, Croston

The applicant has provided further information for the Members site visit that was undertaken on 13 June 2016. This includes an enlarged site plan/section drawing and a series of drainage proposals, include a drainage site plan and details of the individual drainage components.

The applicant has also provided additional comments in response to queries raised by Members at the site visit.

1. A 2.0 metre high fence is proposed along the site boundaries to secure the privacy of adjoining properties
2. The drainage plan proposes new drains along the eastern and southern site boundaries. These will ensure that any surface water flowing from these directions will fall into these new drains and will not cause surface water flooding to the neighbouring properties.
3. The drainage pipes proposed are to be 600mm and 450mm diameter together with 'hydrobrake' control valves which together will act in the same way as surface water attenuation tanks. The pipe diameters proposed are larger than normal to provide additional capacity.

The drainage proposals are still to be included as a condition to any permission granted and will be subject to approval by the appropriate statutory undertakers.

Members should note that the previous, extant, consent for the site is for the retention of the existing bungalow and the erection of 4 further dwellings.

ITEM 3b-15/01040/OUT – 127A Station Road, Croston

The applicant has provided further information for the Members site visit that was undertaken on 13 June 2016. This includes an enlarged site plan/section drawing and a series of drainage proposals, include a drainage site plan and details of the individual drainage components.

The applicant has also provided additional comments in response to queries raised by Members at the site visit.

1. A 2.0 metre high fence is proposed along the site boundaries to secure the privacy of adjoining properties

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The drainage proposals are still to be included as a condition to any permission granted and will be subject to approval by the appropriate statutory undertakers.

ITEM 3c-16/00152/FUL – Town Lane Farm, Town Lane, Heskin

Please note that the address was incorrect on the agenda and report, the site is located in **Heskin**, not, **Whittle le Woods**.

The recommendation remains as per the original report.

It has been requested that details of the information provided in support of application 15/00340/CLEUD (That a meaningful start has been made to planning permission reference number 09/00065/FUL for the erection of an agricultural storage building (amended re-submission of application number 08/01208/FUL) by the setting out and excavation of foundations and the laying of steel stanchion bases.) is included in the addendum. The following information was provided:

1. Witness statement of Mr Howard Rose – landowner and applicant
2. Additional supporting statement of Mr Howard Rose confirming content and source of photographic evidence
3. Witness statement of Mt John Carr – contractor
4. Witness statement of Mr Ian Rutter – site manager and employee
5. Witness statement of Mr Norman Lowe – structural engineer
6. True copy of invoice from ACE Minimix dated 29.03.12 for the delivery of cement to site
7. True copy of Invoice from Ainscough Building Supplies raised on 29.03.12
8. True copy of sales invoice for labour for the removal of spoil and concreting stanchion holes
9. True Copies of 35 photographs taken during the course of the work carried out on site in relation to excavation for steel stanchions, steel reinforcement placement for steel stanchions and pouring of concrete bases for steel stanchions, with date taken "digital stamp";
10. Chorley Council Acknowledgement of Application for discharge of Condition 2 of permission 09/00065/FUL (alternative reference 12/00274/DIS) dated 12th March 2012;
11. Chorley Council Decision letter for Condition 2 of permission 09/00065/FUL (alternative reference 12/00274/DIS) dated 3rd April 2012.

It is recommended that the following conditions are amended:

Condition 9: The development shall be completed in accordance with the SAP calculations received on the 16th of May 2016, carried out by Valley Insulation dated 29.01.2016 and the accompanying Design Survey Notes for SAP calculations.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so as can be assured that the design meets the required dwelling emission rate.

Condition 13: The development shall be implemented in accordance with the replacement nesting opportunities for House Sparrow to be installed in accordance with the letter from Envirotech dated 11th September 2015, received 27th May 2016. The approved details shall thereafter retained and maintained in accordance with the approved details and timescales contained therein.

Reasons: In the interests of safeguarding nesting opportunities for House Sparrows on the site.

Condition 15: The proposed external facing materials (notwithstanding any details shown on previously submitted plan (s) and specification) as detailed on the photograph received on the 16th of May 2016 shall be used in the construction of the dwelling and no others substituted. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that there materials used are visually appropriate to the locality.

It is recommended that the following conditions are deleted:

Condition 14: A further precautionary survey for Barn Owl shall be carried out immediately prior to works commencing on site. No works shall commence until evidence has been provided to, and approved in writing by the Local Planning Authority, which demonstrates that barn owls are not nesting in any of the buildings to be affected by the development to which this approval applies immediately prior to works commencing. If Barn Owl are found or suspected to be roosting and/or nesting then no works shall commence between March and August inclusive or at any other time when Barn Owl are nesting and until details of alternative and permanent provision in accordance with relevant guidance (Barn Owls and Rural Planning Applications "What needs to happen": A guide for planners, Natural England and The Barn Owl Trust) have been submitted to and approved in writing by the Local Planning Authority. The approved provisions shall be implemented in full.

Reasons: In the interests of safeguarding any barn owls which may be on the on the site.

As a further barn owl survey was carried out in September 2015, with no evidence of barn owls found.

The other conditions remain unchanged. All conditions from the previous report are repeated in full below:

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The stables hereby permitted shall be used for the stabling of horses and storage of associated equipment and feed only and, in particular, shall not be used for any trade, business or other storage purposes.

Reason: To define the permission and in the interests of the visual amenities and character of the area.

3. Where use of the stables for the authorised purposes ceases for a period exceeding 6 months within 10 years of their substantial completion they, and the associated midden, menage and hardstanding, shall be removed from the field and the land restored to its former condition.

Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need.

4. The existing livery stables building shall be demolished and all resultant materials removed from the site before development pursuant to this permission is commenced.

Reason: To safeguard the amenity of the locality.

5. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

6. The precautionary measures to ensure that impacts on bats are avoided as detailed in section 9.2.1.1 of the Bat, Barn Owl and Nesting Bird Survey at Town Lane Farm, Heskin (Envirotech NW Ltd, August 2014) shall be implemented in full during the course of the development and in accordance with the timescales specified.

Reasons: To ensure the development minimises the potential impact on bats.

7. All trees and hedgerows being retained in or adjacent to the application area shall be adequately protected during construction, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction-Recommendations.

Reason: To safeguard trees and hedgerows during the course of development.

8. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

9. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015

receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so is can be assured that the design meets the required dwelling emission rate.

10. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

11. No vegetation clearance works, site preparation works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys have first been carried out by a competent ecologist which shows that nesting birds would not be affected.

Reason: In the interests of safeguarding nesting birds.

12. Prior to the commencement of the development hereby permitted, a scheme details how surface and foul drainage will be dealt with shall have been submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter be carried out in accordance with the approved drainage details. *Reason: To ensure the development has satisfactory drainage.*

13. No works shall commence until full details of replacement nesting opportunities for House Sparrow to be installed within the re-developed site have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and thereafter retained and maintained in accordance with the approved details and timescales contained therein.

Reasons: In the interests of safeguarding nesting opportunities for House Sparrows on the site.

14. A further precautionary survey for Barn Owl shall be carried out immediately prior to works commencing on site. No works shall commence until evidence has been provided to, and approved in writing by the Local Planning Authority, which demonstrates that barn owls are not nesting in any of the buildings to be affected by the development to which this approval applies immediately prior to works commencing. If Barn Owl are found or suspected to be roosting and/or nesting then no works shall commence between March and August inclusive or at any other time when Barn Owl are nesting and until details of alternative and permanent provision in accordance with relevant guidance (Barn Owls and Rural Planning Applications "What needs to happen": A guide for planners, Natural England and The Barn Owl Trust) have been submitted to and approved in writing by the Local Planning Authority. The approved provisions shall be implemented in full.

Reasons: In the interests of safeguarding any barn owls which may be on the on the site.

15. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

16. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details. *Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*

17. A scheme for the landscaping of the development and its surroundings shall be submitted to and approved in writing prior to the commencement of the development. Landscaping proposals should comprise only native plant communities appropriate to the natural area. All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which 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.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

18. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans and maintained at all times thereafter.

Reason: To prevent the pollution of the water environment.

19. The proposed external facing materials (notwithstanding any details shown on previously submitted plan (s) and specification) as detailed on the photograph received on the 16th of May 2016 shall be used in the construction of the dwelling and no others substituted. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

20. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location plan		17 February 2016
Site plan	1405 SP 03.1 c	17 February 2016
Cottage Heskin proposed floor plans	1405 P 20	17 February 2016
Stables	1405 ST	17 February 2016
Proposed agricultural building plans and elevations	TLF/PL/08/001C	17 February 2016
Cottage Heskin proposed elevations	1405 P21	16 May 2016

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

ITEM 3e-16/00298/FULMAJ– Long Stay Car Park, Fleet Street, Chorley

The recommendation remains as per the original report.

The following additional consultee response has been received:

Lancashire Archaeological Advisory Service (LAAS): One of the buildings proposed for demolition, Primrose Cottage (the building currently occupied by

'HSS Hire Shop'), is a non-designated heritage asset (Lancashire Historic Environment Record PRN 39864). Primrose Cottage dates to 1843 and is depicted on the 1849 1st Edition Ordnance Survey 1:10560 mapping (Lancashire Sheet 77, surveyed 1844-7) and is considered to be of some historical interest.

The 1840's Ordnance Survey shows Banks Foundry situated within the area of proposed development. The foundry is not present on the 1890's Ordnance Survey, with the site being shown as redeveloped for housing. Extant housing is shown on the 1940's aerial photographs. It was then subsequently demolished as it does not appear on the 1960's aerial photographs. LAAS considers there is a potential for buried remains of both the housing and the earlier industrial activity at Banks Foundry.

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, LAAS would recommend that a scheme of archaeological works comprising of a photographic record of Primrose Cottage (the 'HSS Hire Shop' building) and a programme of field investigation (initially trial trenching), concentrating on the area of the earlier industrial activity at Banks Foundry.

To respond to this Chorley Council's Conservation Officer has reviewed the comments of LAAS. They state that they consider that the comments are over the top for the significance of the building – which is really quite low and they consider that a photographic record as they suggested previously is all that is required in this case.

It is therefore not considered necessary to add the condition requested by LAAS. It should also be noted that LAAS have stated that their comments have been made without the benefit of a site visit, whereas the Council's Conservation Officer has visited the site.

ITEM 3g-15/01203/FUL– Culbeck Farm, Culbeck Lane, Euxton, Chorley, PR7 6EP

The recommendation remains as per the original report.

Three further representations have been received as follows:

A request has been received from Mr and Mrs Kimber the nearest neighbours, that the application be deferred by the committee until the next meeting as unfortunately they are unable to make the meeting to put forward their argument against the proposed sand paddock. They would like to be able to attend the meeting where the decision is made so they can present their case against the proposal in person.

An e-mail has also been received today from Ms Bramwell (another of the neighbours) stating that they have spoken to one of the other neighbours (Mrs Lock) and they are not aware of this evenings meeting and they feel that the meeting should not go ahead without all concerned having the chance to air their views.

To respond to this the Council sent e-mails regarding the meeting tonight to the three neighbours who responded to the consultation informing them of the meeting and this

included Mr Lock (to the e-mail address he supplied). The Council received a response to two of these e-mails.

If the application is not deferred Mr and Mrs Kimber ask that the following is taken into account:

- Their biggest concern about this proposal is that (once again) Culbeck Farm is putting forward plans on a scale that will dramatically affect the quality of our lives along Culbeck Lane. Three years ago Chorley Council gave permission for Culbeck Farm to build what can only be described as a massive plane hangar less than 10 metres from their property – it completely dominates the Southern aspect of their house, is completely out of character with any other development within a 5 mile radius and has been finished to such a poor standard bearing no resemblance to the plans given approval. This will be significant concern for all who live along the lane;
- The proposed sand paddock will be located on green belt land, which they thought was to be protected (even if the land is of a 'poor agricultural quality'). The proposed development will be less than 30 metres from their property, which they thought was against Chorley's own planning guidance for this type of development. The scale of this sand paddock once again will be completely out of character. They are extremely concerned about visual intrusion this proposal will have on their property;
- They are concerned that the development will cause more problems along Culbeck Lane – there have been numerous instances where the Hill family (who live at Culbeck Farm) have deliberately blocked access for other residents along Culbeck Lane, culminating in one member of the Hill family being sent to prison for physical violence. The location of the proposed sand paddock means that access will have to be made across Culbeck Lane - this will be a serious issue. In their opinion there is plenty of land available for Culbeck Farm to have a sand paddock on the 'developed' part of the farm – this would then stop any potential conflict along Culbeck Lane;
- They would prefer to make these points in person – it is difficult to express their serious concerns about this proposed development in an e-mail – it is simply too big, too close to our house, doesn't fit into the current landscape and having access the proposed paddock across Culbeck Lane is a significant concern;
- The short notice of the meeting is less than ideal and they have a work commitment they cannot re-arrange this evening so are unable to attend in person.

The third letter raises the following objections:

- They would like their concerns regarding the dreadful state of Culbeck lane to be considered. They consider it to be extremely unjust to the other residents of the lane if this application is passed without Lancashire County Council first dealing with the destruction of the adopted highway. Every user of the lane that they have spoken to does not consider it to be of a suitable footpath standard and this is due to the damage created by the heavy traffic and no subsequent repairs. They do not consider it safe to navigate in any footwear owing to the large craters and slurry/mud making the lane very slippery;
- Emergency services also need to be considered and allowing the Hills to cause further deterioration to the lane is only putting the lives of residents and probably the general public in further danger.

ITEM 3h - 16/00336/FUL – Garages 30M North Of 1 Shelley Close, Coppull

The recommendation remains as per the original report

The following conditions are recommended to be attached to any grant of planning permission:

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The dwellings hereby permitted shall not be occupied until all the car parking spaces identified on drawing number P102 Rev.17 received on 17 June 2016 have been provided. <i>Reason: To ensure adequate off street parking provision is made/maintained and thereby avoiding hazards caused by on-street parking</i>
3.	The off-road parking spaces as shown on drawing number P102 Rev.17 received on 17 June 2016 shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. <i>Reason: To ensure adequate off street parking provision is made/maintained and thereby avoiding hazards caused by on-street parking</i>
4.	Deep rooted shrubs and trees should not be planted within the canopy width (at mature height) of the public sewer and overflow systems. Trees should not be planted directly over sewers or where excavation onto the sewer would require removal of the tree. <i>Reason: To ensure proper access is retained for the maintenance of the sewer and prevent damage</i>
5.	The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing P115, Rev 1 - Dated 23/02/2016 which was prepared by BLB. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. The development shall be completed in accordance with the approved details. <i>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.</i>
6.	Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: <ol style="list-style-type: none"> <li data-bbox="368 1704 1353 1794">a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and <li data-bbox="368 1794 1353 1942">b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular

	<p>maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.</p> <p>The development shall subsequently be completed, maintained and managed in accordance with the approved plan.</p> <p>Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.</p>
7.	<p>Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>
8.	<p>The development hereby permitted shall only be carried out in conformity with the ground surfacing materials as detailed on the approved plans, and no others substituted, unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
9.	<p>No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
10.	<p>Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
11.	<p>No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.</p> <p><i>Reason: In the interests of highway safety</i></p>
12.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants which 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.</p> <p><i>Reason: In the interest of the appearance of the locality</i></p>
13.	<p>No works to trees, hedges or shrubs shall occur between the 1st March and 31st</p>

	<p>August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.</p> <p>Reason: To prevent harm to British birds nests and eggs, which are protected by Section 1 of the Wildlife & Countryside Act 1981.</p>																																																			
14.	<p>Notwithstanding the details shown on the submitted plans, the proposed car parking and turning areas shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety and to prevent flooding</i></p>																																																			
15.	<p>The development hereby permitted shall not commence unless and until the works to the highway have been implemented in accordance with the approved plan (reference P102 Rev.17 received on 17 June 2016).</p> <p>In the event that an alternative highway solution is identified and agreed in writing by the Highway Authority an amended plan detailing the works to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The works thereafter shall be carried out in accordance with the approved plans.</p> <p><i>Reason: In the interests of highway safety.</i></p>																																																			
16.	<p>Facilities shall be provided for the cleaning of the wheels of vehicles leaving the site, before the development hereby permitted is first commenced and thereafter retained at all times during construction of the development.</p> <p><i>Reason: To prevent the tracking of mud and/or the deposit of loose material on to the highway, in the interests of highway safety.</i></p>																																																			
17.	<p>The roads adjacent to the site shall be mechanically swept as required during the full construction period.</p> <p><i>Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose material thus creating a potential hazard to road users.</i></p>																																																			
18.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="0"> <thead> <tr> <th>Plan Ref.</th> <th>Received On:</th> <th>Title:</th> </tr> </thead> <tbody> <tr> <td>P100</td> <td>08 April 2016</td> <td>Location plan</td> </tr> <tr> <td>P102 Rev.17</td> <td>17 June 2016</td> <td>Proposed site layout plan (Amended)</td> </tr> <tr> <td>P105 (Rev.3)</td> <td>08 April 2016</td> <td>T1 Flat elevations</td> </tr> <tr> <td>P104 (Rev.2)</td> <td>08 April 2016</td> <td>T1 Flat floor plans</td> </tr> <tr> <td>P107 (Rev.3)</td> <td>08 April 2016</td> <td>T2 Flat elevations</td> </tr> <tr> <td>P106 (Rev.2)</td> <td>08 April 2016</td> <td>T2 Flat floor plans</td> </tr> <tr> <td>P109 (Rev.2)</td> <td>08 April 2016</td> <td>Bungalow elevations</td> </tr> <tr> <td>P108 (Rev.2)</td> <td>08 April 2016</td> <td>Bungalow floor plans</td> </tr> <tr> <td>P111 (Rev.5)</td> <td>08 April 2016</td> <td>T4 House elevations</td> </tr> <tr> <td>P110 (Rev.4)</td> <td>08 April 2016</td> <td>T4 House floor plans</td> </tr> <tr> <td>P113 (Rev.3)</td> <td>08 April 2016</td> <td>T5 House elevations</td> </tr> <tr> <td>P112 (Rev.2)</td> <td>08 April 2016</td> <td>T5 House floor plans</td> </tr> <tr> <td>P118</td> <td>18 May 2016</td> <td>T6 House elevations</td> </tr> <tr> <td>P117</td> <td>18 May 2016</td> <td>T6 House floor plans</td> </tr> <tr> <td>P115 Rev.1</td> <td>08 April 2016</td> <td>Drainage layout</td> </tr> <tr> <td>28088-620</td> <td>08 April 2016</td> <td>Drainage strategy plan</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Plan Ref.	Received On:	Title:	P100	08 April 2016	Location plan	P102 Rev.17	17 June 2016	Proposed site layout plan (Amended)	P105 (Rev.3)	08 April 2016	T1 Flat elevations	P104 (Rev.2)	08 April 2016	T1 Flat floor plans	P107 (Rev.3)	08 April 2016	T2 Flat elevations	P106 (Rev.2)	08 April 2016	T2 Flat floor plans	P109 (Rev.2)	08 April 2016	Bungalow elevations	P108 (Rev.2)	08 April 2016	Bungalow floor plans	P111 (Rev.5)	08 April 2016	T4 House elevations	P110 (Rev.4)	08 April 2016	T4 House floor plans	P113 (Rev.3)	08 April 2016	T5 House elevations	P112 (Rev.2)	08 April 2016	T5 House floor plans	P118	18 May 2016	T6 House elevations	P117	18 May 2016	T6 House floor plans	P115 Rev.1	08 April 2016	Drainage layout	28088-620	08 April 2016	Drainage strategy plan
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P100	08 April 2016	Location plan																																																		
P102 Rev.17	17 June 2016	Proposed site layout plan (Amended)																																																		
P105 (Rev.3)	08 April 2016	T1 Flat elevations																																																		
P104 (Rev.2)	08 April 2016	T1 Flat floor plans																																																		
P107 (Rev.3)	08 April 2016	T2 Flat elevations																																																		
P106 (Rev.2)	08 April 2016	T2 Flat floor plans																																																		
P109 (Rev.2)	08 April 2016	Bungalow elevations																																																		
P108 (Rev.2)	08 April 2016	Bungalow floor plans																																																		
P111 (Rev.5)	08 April 2016	T4 House elevations																																																		
P110 (Rev.4)	08 April 2016	T4 House floor plans																																																		
P113 (Rev.3)	08 April 2016	T5 House elevations																																																		
P112 (Rev.2)	08 April 2016	T5 House floor plans																																																		
P118	18 May 2016	T6 House elevations																																																		
P117	18 May 2016	T6 House floor plans																																																		
P115 Rev.1	08 April 2016	Drainage layout																																																		
28088-620	08 April 2016	Drainage strategy plan																																																		

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The recommendation remains as per the original report

(2)No. further letters of objection have been received raising matters that have already been considered as part of the planning assessment.
