

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Planning Committee	Date 25 June 2020

ADDENDUM

ITEM 3d - 19/00819/FUL - Jack Green Farm, Oram Road, Brindle

The recommendation remains as per the original report.

The following conditions are recommended:

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 development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed Plans and Elevations	DS/877/8 B	19 May 2020
Proposed Site Plan A	DS/877/6 C	19 May 2020

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

3. All external facing materials of the development hereby permitted shall match in colour, form and texture to those on the existing building and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular.

4. The parking provision, manoeuvring areas and access arrangements as shown on approved drawing DS/877/6 C shall be provided prior to occupation of any dwellinghouse hereby permitted and shall be made available for use and permanently retained thereafter.

Reason: To allow for the effective use of the parking and turning areas and to ensure a safe access in the interests of highways safety.

5. No dwellinghouse hereby permitted shall be occupied until that part of the each access extending from the highway boundary for a minimum distance of 5 metres into the site is appropriately paved in tarmacadam, concrete, block paviours, or other alternative materials which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reasons: In the interests of highways safety to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users. safety.

6. Prior to the commencement of the development hereby approved, excluding demolition and/or site works, a scheme for the landscaping of the development and its surroundings shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

- the types and numbers of trees, hedges and shrubs to be planted, their distribution on site and those areas to be seeded
- details of paving and hard landscaped areas, to include materials and colour

The approved scheme 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.

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: In the interests of the appearance of the development in the locality and to provide biodiversity enhancement through landscaping of the site.

7. Prior to their erection, and notwithstanding any details shown on the approved drawings, full details of boundary treatments for each plot and the site shall be submitted to an approved in writing by the Local Planning Authority. Boundary treatments shall be erected in accordance with the approved details prior to final occupation of the development.

Reason: These details have not been provided as part of the application and are necessary in the interests of the appearance of the development in the locality and the amenities of future occupiers.

8. Notwithstanding the provisions of the Classes A, B, C and D, of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any subsequent re-enactment thereof, there shall be no alterations or extensions, or additions or other alterations to the roof of the dwellinghouse(s) hereby permitted, other than those expressly approved by this permission,

Reason: In the interests of the character and appearance of the building which is being converted.