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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 13 September 2017

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, L Caffrey, S Craig, P Dillon,
K Ferdinand, A Geddes, L Kirton, J Lee, K McCartney,
J McClurey, C McHugh, E McMaster, P Mole, C Ord,
A Wheeler and S Dickie

IN ATTENDANCE: Councillor(s):

APOLOGIES: Councillor(s): M Hall, I Patterson, J Turnbull and
N Weatherley

PD152 PLANNING APPLICATIONS

- RESOLVED -
- i) that the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.
 - ii) that the applications granted in accordance with delegated powers be noted.

Chair.....

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Date of Committee: 13 September 2017

Application Number and Address:

DC/16/01346/FUL
Shibdon House
Shibdon Road
Blaydon on Tyne
NE21 5AE

Applicant:

Mr Tim Shearing

Proposal:

Change of use from office (use class B1) to ten flats (use class C3) including demolition of existing porch and creation of lightwell. Erection of four storey rear extension and provision of roof lights, replacement windows, bin store, smoking shelter, cycle store and associated parking (amended 10/07/17)

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

None.

Decision(s) and any conditions attached:

Any additional comments on application/decision:

The application was deferred for a site visit.

Date of Committee: 13 September 2017

Application Number and Address:

DC/17/00095/FUL
Derwentside
Woodhouse Lane
Swalwell
Whickham
NE16 3JL

Applicant:

Gateshead Council

Proposal:

Conversion of Former Aged Persons Unit into 22 no. residential apartments (amended 13/07/2017 and 04/08/2017)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1. The development shall be carried out in complete accordance with the approved plan(s) and documents as detailed below-

AL(90)001 C Site location Plan
AL(00)001 E Lower ground floor plan
AL(00)002 F Ground floor plan
AL(00)003 F First floorplan
AL(00)004 D Elevations
AL(00)005 G Site plan

Flood Risk Assessment by 3E (dated June 2017)

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3. Prior to any of the residential units hereby being occupied details of an affordable scheme for the development which identifies

- which 3 units in the development will be affordable
- what type of subsidised home ownership they will be, and
- the selection criteria to live in the units

Shall be submitted to and approved in writing by the Local Planning Authority. The approved affordable housing units shall be provided on site in accordance scheme and retained in perpetuity.

4. No external facing materials shall be installed on the existing building unit details of those materials including the material, colour and finish has been submitted to and approved in writing by the Local Planning Authority.
5. The existing building shall be refurbished in accordance with the external facing building materials approved under condition 4.
6. All external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.
7. No apartments hereby approved shall be occupied until details of dropped kerbs to be provided over the vehicle access to the site and into the bin store have been submitted to and approved in writing by the Local Planning Authority.
8. The dropped kerbs over the vehicle access and into the bin store approved under condition 7 shall be provided prior to any of the apartments hereby approved being occupied.
9. Notwithstanding the details on the submitted drawings no apartments hereby approved shall be occupied until details for the provision of secure and weatherproof cycle parking facilities for each dwelling and visitor cycle parking has been submitted to and approved in writing by the Local Planning Authority.
10. The cycle parking provision approved under condition 9 shall be provided in accordance with the approved details prior to any of the apartments being occupied.
11. The development hereby approved shall be undertaken in accordance with the measures set out in Section E3 of the Bat Risk Assessment dated July 2017 by Dendra.
12. Prior to the occupation of the building a detailed scheme for the provision of bat boxes (2no. Schwegler 1QW Summer and Winter Bat Roost to be fitted at an appropriate location/height with one installed to each of the southwest and southeast elevations of the building) shall be submitted to and approved in writing by the Local Planning Authority.
13. The bat boxes approved under condition 12 shall be fully provided in accordance with the approved details prior to the development being occupied and retained thereafter.
14. No development or any other operations shall commence on site until a scheme for the protection of the existing trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.
15. The tree protective fencing approved under condition 14 must be installed prior to the commencement of the development and thereafter retained intact for the full duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.
16. The apartments hereby approved shall not be occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard landscaping, all existing trees

and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

17. The landscaping scheme approved under condition 16 shall be provided in full accordance with the approved plans during the first planting season (October to March) following occupation of the development.

18. The landscaping scheme approved under condition 16 shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

19. During development works, any 'undesirable' materials/made ground observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground, that had not previously been identified, are encountered during development works, then operation should cease, and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Any additional comments on application/decision:

None

Date of Committee: 13 September 2017

Application Number and Address:

DC/17/00536/FUL
Contex Office Services Ltd
Hopper Street
Gateshead
NE8 3JJ

Applicant:

Linmari Group Ltd

Proposal:

Demolition of existing warehouse and construction of part 8, part 7 storey residential development including 82 no. residential studios and ancillary facilities (Amended 23/08/2017 relocation of loading bay onto Hopper Street)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Sheila Blatchford spoke against the application
Cllr J Eagle had requested to speak but was unable to attend the meeting

Decision(s) and any conditions attached:

That permission be GRANTED SUBJECT TO A SECTION 106 AGREEMENT

a. The agreement shall include the following obligations:

- To provide 15% affordable housing subject to viability

b. That the Strategic Director of Legal and Corporate Services be authorised to conclude the agreement.

c. That the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary.

d. And that the conditions shall include:

1. The development shall be carried out in complete accordance with the approved plan(s) as detailed below:

SP-01 A, P-01 B, 02 A, 03 B, 04 A, 05

Any material change to the approved plans will require a formal planning application to vary this condition

and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3. No development shall take place, including any works of demolition, until a Construction and Demolition Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. 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. the erection and maintenance of security hoarding
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for the recycling/disposal of waste arising from demolition and construction works

In addition all works and ancillary operations in connection with the demolition, remediation of the site and the construction of the new development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

4. The development shall be carried out in accordance with the Method Statement approved under condition 3.

5. Demolition of the existing building will be undertaken outside the bird nesting season (March to August inclusive). Where this is not possible a breeding bird checking survey of all features within the site must first be undertaken immediately prior (i.e. no more than 48 hrs) to the commencement of works on site by a suitably qualified and experienced ecologist has confirmed that the young have fledged and the nest(s) is no longer in use.

6. Following demolition no further groundworks or construction of the development shall commence until a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority.

7. The development shall not be first occupied/brought into use until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition 6 has been submitted to and approved in writing by the Local Planning Authority.

8. No part of the development shall be occupied until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal.

9. Development shall not commence on the construction of the development until an intrusive land contamination and coal mining assessment, in addition to any assessments provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site and whether or not it originates on the site and any coal mining legacies which exist under the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include –

(i) a survey of the extent, scale and nature of contamination and coal mining legacy

(ii) an assessment of the potential risks to,

- land stability,
- human health,
- property (existing or proposed) including buildings, pets, service lines and pipes,
- adjoining land,
- ground waters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments,

(iii) an appraisal of remedial options, and proposal of the preferred option(s) including a timeline for implementation

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

10. The remediation and mitigation schemes approved under Condition 9 must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out Demolition and remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10; (Submission of Remediation Scheme), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (Implementation of Approved Remediation Scheme).

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

12. The construction of the development hereby approved shall not be commenced until a detailed drainage assessment and SuDS scheme, in accordance with the CIRIA SuDS Manual (C697) and Update has been submitted to and approved in writing by the Local Planning Authority. The assessment and scheme shall consider the DEFRA Non-Technical Standards for SuDS and shall include; infiltration testing, detailed designs of the SuDS components (green roof, soakaways, rainwater harvesting), flow controls; health and safety risk assessment; construction method statement (refer to CIRIA guidance – Construction Method Statements RP992/21) and evidence to demonstrate that there is adequate foul and surface water public sewerage capacity based on NWL's agreed discharge volumes and rates before connecting to the public sewerage system.

The maintenance plan should include the arrangements to secure the operation of the drainage scheme (including tanks, pumps, flow control, soakaways and green roof) throughout the lifetime of the development.

13. The SuDS scheme shall be implemented in accordance with the details approved under condition 12, prior to the development hereby approved being first occupied and shall be retained as such thereafter.
14. Construction of the new development hereby approved shall not commence above foundation level until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.
15. The materials used shall be in accordance with the details approved under condition 14 unless otherwise approved in writing by the Local Planning Authority.
16. Construction of the new development hereby approved shall not commence above foundation level until an updated sustainability statement which demonstrates the sustainable measures that will be implemented in the development and how the development will comply with policy CS16 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and a timetable for implementation.
17. The sustainable energy measures shall be implemented in accordance with the details and timetable, submitted and approved under condition 16.
18. Before the development hereby approved is first occupied an updated noise assessment which covers the rear (west facing façade) of the development along with final details of a noise control scheme shall be submitted to and approved in writing by the Local Planning Authority.
19. The development hereby approved shall be implemented in accordance with the updated noise control scheme approved under condition 18.
20. No part of the development hereby approved shall be first occupied until the loading bay on Hopper Street has been implemented in accordance with the details shown on the approved plan SP-01Rev A and shall be retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.
21. No part of the development hereby approved shall be occupied until the secure cycle parking facilities have been implemented in accordance with the details shown on approved plan SP-01 Rev A. The approved facilities shall be retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.
22. No part of the development hereby approved shall be occupied until a scheme for public art, including a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority.
23. The scheme for public art shall be implemented in accordance with the scheme approved under condition 22. The approved artwork shall be retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.
24. No part of the development hereby approved shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority.
- The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:
- 1) Reduction in car usage and increased use of public transport, walking and cycling;
 - 2) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.
 - 3) A review of the travel plans implementation over a minimum period of 12 months.
25. The Travel Plan shall be implemented in accordance with the details and timescales approved under

condition 24 and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

26. Prior to the development hereby approved being first occupied full details of the landscaping proposals within the private courtyard, incorporating trees, shrubs and herbaceous species that are particularly beneficial to wildlife shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for landscaping to be implemented.

27. The landscaping scheme shall be implemented in accordance with the timetable approved under condition 26.

28. A minimum of 2% of the units shall be wheelchair accessible.

29. A minimum of 10% of the units shall be built to lifetime homes standards and shall be retained as such thereafter.

Any additional comments on application/decision:

An update report was submitted to Committee for this item, and the reason for the update, further representations made:

Following amendments made to the proposal, neighbouring residents were re-notified on the amendments, which included the re-location of the loading bay onto Hopper Street.

A further 12 letters of objection have been received. In addition to the issues previously raised and set out in the officer's report, new issues that have been raised are summarised below:

The building is too high and is contrary to the recommendations provided by the Urban Design Officer

The daylight and sunlight assessment does not take into account kitchens.

The development will limit access to fresh air and people's allergies would be exasperated by dust and debris from demolition and construction work.

Erection of scaffolding and the use of machinery in this location would pose a health and safety risk.

The works will disrupt vermin and overnight the site if left unattended could be used for fly-tipping. alternatively the site will have security and a generator running to provide services for the security people, which would cause disruption to neighbours.

In response to the issues raised above, whilst the urban design officer had some concerns about the height of the building at pre-application stage, he considered that the building as submitted, had been well designed to minimise its visual prominence to give the perception of a lower building and the carefully considered choice of façade materials, finishes and colours assists in breaking up the building mass even further. As a result and taking into account the height of surrounding buildings and for the reasons set out in the officers report, it is considered the height of the proposed building is acceptable.

With regards to the impact on daylight and sunlight it is considered the submitted report provides an accurate assessment and for the purpose of assessing daylight and sunlight the size of the kitchens in Priory, Park and Peareth Courts are not large enough to constitute habitable rooms.

The concern over dust and debris has been addressed through condition 4 and although it cannot be guaranteed there will be no dust in the air, it is considered dust and debris can be kept to an acceptable level.

Issues such as the safety of scaffolding etc. would be dealt with through separate legislation as would the safety of the site, amenity issues caused by the security and any vermin issues.

The Council's Principal Solicitor confirmed that members not present for the entirety of discussion on an agenda item should abstain from voting.

In relation to agenda item 4 (iii) Hopper Street, Councillors McClurey, and Dillon arrived late to the meeting and Councillor Geddes who left part way through the agenda item were confirmed to be recorded as abstentions in relation to the vote on that agenda item.

Date of Committee: 13 September 2017

Application Number and Address:

DC/17/00610/HHA
26 Hollinhill
Lockhaugh
Rowlands Gill
NE39 1AZ

Applicant:

Mr Russell Urwin

Proposal:

Two storey side extension and dormer window to rear (amended plans received 03/08/2017)

Declarations of Interest:

Name

None

Nature of Interest

List of speakers and details of any additional information submitted:

Councillor Marilyn Charlton spoke against the application
Mrs Pat Gray spoke against the application
Hayley Crawford spoke against the application
Russel Urwin (the applicant) spoke in favour of the application

Decision(s) and any conditions attached:

Any additional comments on application/decision:

The application was deferred for a site visit.

Date of Committee: 13 September 2017

Application Number and Address:

DC/17/00673/FUL
Nursery Lane
Gateshead

Applicant:

Mr Andrew Brough

Proposal:

Erection of two flats on vacant land (amended 23/08/2017)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None.

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1. The development shall be carried out in complete accordance with the approved plan(s) as detailed below:-

NL-02-p Rev A, 03-p

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3. All external surfaces shall be completed in materials to match those of the existing terrace. Where new

materials would differ in any way from those of the existing building, no development shall commence until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.

4. Prior to the first occupation of each property, secure cycle parking facilities shall be provided for that property within the site and thereafter permanently retained.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

6. Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Any additional comments on application/decision:

None

Date of Committee: 13 September 2017

Application Number and Address:

DC/17/00742/FUL
The Vigo
Hartside
Vigo
Birtley
DH3 2EW

Applicant:

North East Prestige Homes

Proposal:

Erection of 10 dwelling houses including 4 pairs of semi-detached houses and 2 detached houses (amended plans and additional information received 01/08/2017, 09/08/2017 and 22/08/2017)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None.

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1. The development shall be carried out in complete accordance with the approved plan(s) as detailed below –
 - 8454/03C proposed site plan
 - 8454/04A Type A proposed floor plans and elevations
 - 8454c/05B Type B proposed floor plans and elevations
 - 8454c/06A Type C proposed floor plans and elevations
 - 8454c/07A Proposed cycle store details
 - 17N1140-100 rev P1 Proposed drainage layout
 - 17N1140-101 rev P1 Private drainage details
 - 17N1140-102 rev P1 Adoptable drainage details
 - 17N1140-103 rev P1 Sewer diversion

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3. No development approved by this Planning Permission shall be commenced until an intrusive site investigation, (as recommended in the Solmek Desk study report S170403 dated April 2017), is undertaken, and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes/trial pits, insitu testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design. The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site and construction workers. Reference should be made to CLR 11- Model Procedures for the Management of Land Contamination and BS 10175:2011 – Investigation of Potentially Contaminated Sites – Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide, where applicable, recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

Ground gas monitoring shall be undertaken at the site and a Gas Risk assessment report produced and submitted to the Local Authority with recommendations for ground gas mitigation measures.

4. The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 3 shall be implemented in full prior to commencement of the development hereby permitted.

5. Following completion of the remediation measures approved under condition 3 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted and maintained for the life of the development.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

7. Any remediation measures approved under condition 6 shall be implemented prior to commencement of the development hereby permitted and maintained for the life of the development.

8. Development shall not commence until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

9. The development shall be completed using the materials approved under Condition 8, and retained as such in accordance with the approved details thereafter.

10. Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment on the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0900 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

11. No development shall commence on site until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard and soft landscaping, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

N.B Height of planting within the visibility splay adjacent to Plot 3 shall not exceed 600mm in height.

12. The landscaping scheme approved under condition 11 shall be implemented in accordance with the approved timescales and retained thereafter.

13. The lockage cycle sheds indicated on drawing 8454c 07A shall be installed prior to first occupation of each relevant dwelling.

14. Development shall not commence until a drainage impact assessment (DIA) has been submitted that demonstrates that the surface water drainage scheme controls runoff in accordance with the NPPF, the DEFRA Non-Statutory Technical standards for SuDS, and Policy CS17, and poses no increased flood risk to people or property on or off site. The DIA should demonstrate that surface water discharge is controlled in accordance with DEFRA Standards S3 and S5, and shall avoid flood risk in accordance with Standards S7, S8 and S9.

The drainage system shall incorporate components that will remove urban diffuse pollutants and vehicular pollutants from all surface water runoff in accordance with the Simple Index Approach. SuDS components should be prioritised but proprietary systems will also be considered.

The DIA and drainage design shall demonstrate that the site layout will not be contributing increased surface water flows onto the surrounding adopted highway areas. This is to mitigate against the loss of the existing perimeter wall and raised shrub border that helps to retain surface water within the site.

The DIA shall include confirmation of who will be responsible for maintenance and upkeep of any surface water attenuation components, flow controls and water treatment devices. In addition, a management and maintenance plan shall be submitted to demonstrate that any water attenuation or treatment component will be maintained for the lifetime of the development.

15. The mitigation measures included in the DIA approved under condition 14 shall be implemented in full prior to occupation of the development hereby permitted and maintained for the lifetime of the development.

Any additional comments on application/decision:

None