

## Committee Report

<b>Application No:</b>	<b>DC/23/00102/REM</b>
<b>Case Officer</b>	<b>Joanne Munton</b>
<b>Date Application Valid</b>	<b>7 February 2023</b>
<b>Applicant</b>	<b>Mr William Walker</b>
<b>Site:</b>	<b>Beamish Park Hotel Beamish Burn Road Marley Hill Gateshead NE16 5EG</b>
<b>Ward:</b>	<b>Lamesley</b>
<b>Proposal:</b>	<b>Application for the approval of Reserved Matters relating to access, appearance, landscaping, layout and scale for 37 self-catering holiday lodges, associated car parking, hard and soft landscaping, engineering works and demolition of existing structures pursuant to Outline Planning Permission Ref. DC/19/01078/OUT (additional information received 12.07.2023 and 14.02.2025 and amended 19.12.23, 07.02.2025 and 04.04.2025).</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Approval of Reserved Matters</b>

**1.0 The Application:****1.1 DESCRIPTION OF THE SITE**

1.2 The application site is 5.3ha and comprises large parts of the golf course and driving range as well as the vehicle access and car park areas that serve Beamish Park Hotel. Those parts of the golf course outside of the application boundary, as well as the hotel, are in the ownership and control of the applicant.

1.3 The application site is in a rural location located within the Green Belt, approximately 2km south of the residential area of Sunnyside and 2km north of the residential area of Stanley.

1.4 The site includes a nine-hole golf course, practice greens, a floodlit driving range with a 15 bay driving range building, car parking and vehicular access onto Beamish Burn Road. The golf course (and the adjacent hotel) is a long established, publicly accessible, use in this location, having been in operation for over 25 years. To enable its use as a golf course and driving range, the landform has been engineered whilst the landscaping has been constantly managed over this period.

- 1.5 The site is partially bounded by and interspersed with tree belts. A field boundary runs along the eastern edge of the wider site, demarcated by a hedgerow and adjacent farm track. The northern edge of the wider site is bounded by Hedley Lane, from which much of the site is screened by vegetation. The west of the wider site is bounded by Burdon Plain and Beamish Burn Road, while the south-west boundary comprises a tree belt.
- 1.6 The site is accessible by car and cycle from the surrounding area. Access to the established Public Right of Way (PROW) network as existing would involve walking on Causey Road to access the PROWs that penetrates the surrounding countryside, providing circular walks and cycle routes from the site to Beamish Museum and Hedley Hall Woods, as well as to other attractions in the wider Causey Valley, including Beamish Hall and Tanfield Railway.
- 1.7 The application site is well located for access to the public transport network. The nearest bus stops are located approximately 200m from the site on the A6076, from which services run to Stanley and Consett to the south and through Whickham to the centre of Gateshead and Newcastle to the north. From Stanley, buses connect with Chester-le-Street and Durham, passing Beamish Museum. Rail services from Newcastle Central Station connect the city with a range of locations throughout the UK.
- 1.8 The local highway network, including Beamish Burn Road, is rural and lightly trafficked, providing an appropriate environment for cyclists. In addition, there are a number of bridleways in the vicinity of the site. National Cycle Route 11 (NCR11) is the closest formal cycle facility to the site which links Andrews House Station to the west, with Birtley to the east and is provided via a signed on- road route immediately to the north of the site.
- 1.9 Road access to the site is via two existing junctions (approximately 30m apart) off the Beamish Burn Road, which itself can be accessed directly from the Causey Road (A6076). The A6076 links Sunnyside to the north with Stanley to the south and provides connection to the wider and strategic highway networks via the A692 at its northern end and A693 at its southern end.
- 1.10 Two existing car parks serve the Beamish Park Hotel, golf course and driving range comprising 80 car parking spaces.
- 1.11 DESCRIPTION OF THE APPLICATION
- 1.12 The Outline permission, with all matters reserved, allowed for the demolition of the existing driving range structure and the erection of self-catering holiday lodges (use class C3) with associated car parking, hard and soft landscaping and necessary engineering works required due to the existing topography.
- 1.13 Reserved Matters (REM) are those aspects of a proposed development which an applicant can choose not to submit details of with an Outline planning application, (ie. they can be 'reserved' for later determination). All matters

were reserved at Outline stage, and therefore, the matters to be assessed in this application are:

- 1.14 'Access' - the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- 1.15 'Appearance' - the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 1.16 'Landscaping' - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:
  - (a) screening by fences, walls or other means;
  - (b) the planting of trees, hedges, shrubs or grass;
  - (c) the formation of banks, terraces or other earthworks;
  - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
  - (e) the provision of other amenity features.
- 1.17 'Layout' - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 1.18 'Scale' - the height, width and length of each building proposed within the development in relation to its surroundings.
- 1.19 There were also some conditions attached to the Outline permission that relate to details to be submitted at Reserved Matters stage.
- 1.20 Condition 4 required a statement of compliance with the design code, that was approved at outline stage. This was submitted and granted (discharged) in January 2024.
- 1.21 Condition 6 requires the detailed design, layout and landscaping proposed at Reserved Matters stage to be broadly in accordance with the principles set out in the illustrative Masterplan and design code contained in the Design and Access Statement approved at Outline stage. This report assesses compliance with the condition.
- 1.22 Condition 11 requires that the Ecological and Landscape Design Strategy (required to be separately submitted for approval by that condition) needs to ensure that the scheme brought forward at Reserved Matters stage applies the objectives for creating wetland areas, green corridors, landscape planting and tree/woodland management, as set out in the four bullet points in the second group of bullet points on page 10 of the Ecological Appraisal approved at Outline stage. This report assesses compliance with the condition.

- 1.23 Condition 24 requires that the Reserved Matters application should include full details of finished floor levels and ground levels on site. This report assesses compliance with the condition.
- 1.24 The submission documents for this application for Reserved Matters are as follows:
- 1.25 Received February 2025:  
Proposed Masterplan  
Planting Strategy  
House/Lodge types  
Ecological Framework  
Transport Note Addendum  
SuDS Identification Plan
- 1.26 Received February 2023  
Site Location Plan  
Topographical Survey  
Longsections
- 1.27 The submitted details propose a scheme of 37 lodges, of different designs, a central lake, wetland meadows and a landscape buffer to the east. The lodge types are proposed as follows:

Lodge Type A – 1 Bedroom 2 People  
Lodge Type B – 3 Bedrooms 6 People  
Lodge Type C – 3 Bedrooms 5 People  
Lodge Type D – 3 Bedrooms 6 People  
Lodge Type E – 1 Bedroom 2 People

- 1.28 Access would be from Beamish Burn Road and through the existing hotel car park. Lodges would have parking provision and there would also be visitor parking spaces at the southern part of the site.

#### 1.29 PLANNING HISTORY

- 1.30 DC/19/01078/OUT  
Erection of self-catering holiday lodge accommodation (use class C3), associated car parking, hard and soft landscaping, engineering works and demolition of existing structures (additional information received 20/01/20, 23/01/20 and 24/01/20 and amended 24/01/20 and 18/02/20).  
Granted 28.02.2020

#### 1.31 POLICY CONTEXT

- 1.32 Since the assessment of DC/19/01078/OUT, Local Plan document 'Making Spaces for Growing Places' has been adopted (February 2021) and this replaced remaining policies from the Unitary Development Plan, and is applied alongside policies in the Core Strategy and Urban Core Plan (2015).

- 1.33 The National Planning Policy Framework has also been updated in 2021, 2023 and 2024.
- 1.34 The Outline permission was granted before mandatory Biodiversity Net Gain was required by law for major development (from 12 February 2024).

## **2.0 Consultation Responses:**

Northern Powergrid	No objection
Northern Gas Networks	No objection
Northumbria Water	No objection
Tyne And Wear Archaeology Officer	No objection
Coal Authority	No objection
Durham County Council	No objection, advice provided

## **3.0 Representations:**

Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

No representations have been received.

## **4.0 Policies:**

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

CS19 Green Belt

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP24 Design Quality

MSGP29 Flood Risk Management

MSGP30 Water Quality/River Environments

MSGP33 Countryside/Landscape Protection

MSGP36 Woodland, Trees and Hedgerows

MSGP37 Biodiversity and Geodiversity

## **5.0 Assessment of the Proposal:**

- 5.1 The principle of the development (including Green Belt policy) was established as part of the assessment of DC/19/01078/OUT.
- 5.2 DESIGN
- 5.3 Condition 6 of the Outline permission requires the detailed design, layout and landscaping proposed at Reserved Matters stage to be broadly in accordance with the principles set out in the illustrative Masterplan and design code contained in the Design and Access Statement submitted at Outline stage.
- 5.4 The Masterplan submitted with the Outline application showed a layout of holiday cabins arranged in a loose arc, addressing the Family Zone, Play Zone, and Lake Feature, with a Wetlands Landscape as a backdrop. The Design and Access Statement referred to in Condition 6 also sets out that the layout is comprised of three main character areas: Central Lake, Naturalistic Wetlands and Landscape Buffer.
- 5.5 It is considered that the details submitted in this REM application follow the principles of the approved Masterplan at Outline stage. There are 37 lodges proposed, and the scheme retains the concept of the central Lake Feature and Family Zone, located alongside the Play Zone and Wetlands Landscape, to recreate the main central focal features and wider parkland setting.
- 5.6 In terms of layout and scale, from a design perspective, it is considered that lodges are shown to be placed/arranged in accordance with the principles of the Design and Access Statement at Outline stage. Lodges would be oriented to take advantage of views of the woodland, and new landscaped water features and would be screened from one another by existing trees, proposed tree planting and hedges.
- 5.7 The lodge designs are generally mixed and would create a varied roofline when glimpsed from footpaths and from the east.

- 5.8 In terms of the lodge designs and materials, Condition 6 also refers to the design code in section 8 of the Design and Access Statement submitted with Outline application.
- 5.9 It is considered that insufficient information has been provided, in the current application in relation to the following design principles:
4. Employment of indigenous, locally sourced materials to achieve harmony with the landscape.
  5. External cladding colours and finishes to be darker / matte tones and therefore more visually recessive against the background woodland context.
- 5.10 The submitted lodge drawings currently have insufficient detail on external materials, including material, finish and colour. Additionally, some areas on the submitted Masterplan do not have surfacing/landscaping indicated, and there appear to be inconsistencies relating to decking areas.
- 5.11 It is recommended that conditions be imposed requiring final details of materials (including samples) for the lodges and hard surfacing (including decking areas) across the site, and the subsequent implementation of the approved scheme.
- 5.12 Detailed drawings of bin stores have not been provided with the application. It is recommended that conditions be imposed requiring final details of arrangement and materials to be submitted to the LPA, and the subsequent implementation of the approved scheme.
- 5.13 In terms of access, it is noted that routes to most of the lodges rely on access over grass or landscaping. The submitted layout shows the lodges with some decking access, however most are surrounded by grass, with no obvious demarked route from the parking to the entrance. It is likely that visitors would have wheeled suitcases, buggies and some may require a wheelchair. It is considered that the design solution presented in the scheme is not fully thought through. It could be much more inclusive, and without changes, would very likely result in visitors damaging planting and creating muddy routes.
- 5.14 It is recommended that conditions be imposed requiring submission of a hard surfacing layout, including a full demonstration of a clear and accessible link between the main route through the site, car parking spaces, and the entrance to each lodge, and the implementation of the approved scheme.
- 5.15 In terms of landscape, from a general design perspective, it is considered that the submitted details include planted areas sufficient to provide attractive setting and outlook, screening between lodges, and proposes new trees in clusters between plots, as indicated in the Design and Access Statement approved at Outline Stage. The site is within an area of Medium Landscape Sensitivity (as defined by Local Plan policy MSGP33), and it is considered that the detailed scheme in this application would not result in a significant adverse impact on the landscape.

- 5.16 The play park area has not been detailed in this submission. This is a key part of the proposals and would need to be implemented. The natural play equipment selection and design should be appropriate for the demographic and setting. Condition 42 of the Outline permission requires details of the location and design of play areas (to include surface treatment, boundary treatments and equipment), and therefore, appropriate details would need to be submitted to discharge the condition.
- 5.17 Finally, Condition 24 of the Outline permission requires that the Reserved Matters application should include full details of finished floor levels and ground levels on site. These are confirmed on the most up to date Masterplan.
- 5.18 Subject to conditions, it is considered that the proposed scheme in this Reserved Matters application would deliver a design in accordance with the Outline approval, and would ensure the same quality of place, sense of space and openness, and character of the design, and would comply with the aims and requirements of the NPPF and policies CS15, MSGP24 and MSGP33 of the Local Plan.
- 5.19 HIGHWAY SAFETY
- 5.20 In terms of external access, the proposed access onto Beamish Burn Road falls within the jurisdiction of Durham County Council. It is considered that the application demonstrates adequate pedestrian links to nearby bus infrastructure and to the wider footpath network. It is recommended that conditions be imposed requiring final details of the external highway works and implementation of the approved scheme. This would need to correspond with an application to Durham Highway Authority under s.278 of the Highways Act for works to the public highway (including the proposed highway access, the site visibility splays and the associated improved footway link).
- 5.21 Internally, the shared surface ramp, that is the route between the main Hotel car park and the lodges, is demonstrated on submitted plans at 4.8m wide. Whilst this is a substandard width, due to the nature of the site, including the alternative pedestrian access, it is considered that this would be an acceptable width in this case.
- 5.22 The long section drawing of the vehicle access ramp indicates a main gradient of 1 in 20, with a smaller 1 in 15 section, which is considered acceptable in this case. There would be a handrail to the side of the ramp, and there is alternative pedestrian provision. It is also noted that the ramp is not proposed to be publicly adopted.
- 5.23 Regarding pedestrian routes, the footpaths would be a minimum width of 1.5m. On the submitted Masterplan, and as referred to above, some units appear not to have appropriate pedestrian access. A lack of even surfaces can cause problems for those with accessibility issues, and, as above, it is recommended that conditions be imposed requiring full demonstration of a



clear and accessible link between the main route through the site, car parking spaces, and the entrance to each lodge.

- 5.24 Additionally, the footpath at the central refuse point appears on the submitted drawing to be incomplete. Whilst the internal layout is not proposed to be publicly adopted, and is unlikely to affect the wider highway network, it is recommended that conditions be imposed requiring clarification of footpath layouts, and implementation of the approved scheme.
- 5.25 The cycle storage areas are inconsistently located across the layout, and do not relate to the car parking areas, or the entrances to the lodges. Cycle storage locations would need to be rationalised to be located adjacent to hard surfacing. There also appears to be a lack of adequate car parking provision for staff.
- 5.26 A detailed car parking layout is required by condition 30 of the Outline permission, including provision for motorcycles, staff, visitors, cycles and EV charging. This condition has not yet been discharged. Whilst there are concerns regarding the cycle parking layout and staff parking provision, it is considered that there are potential solutions to these, and that the concerns at this stage are not so fundamental as to prevent the potential for this condition to be discharged in the future.
- 5.27 Additionally, other conditions attached to the Outline permission DC/19/01078/OUT require the following:
- 5.28 A Demolition and Construction Management Plan (conditions 9 and 10)  
Details of safe access for pedestrians and cyclists to the existing Public Right of Way network and the public transport infrastructure on the A6076 (conditions 28 and 29)  
A Framework Travel Plan (conditions 32 and 33)  
A Servicing and Waste Collection Management Plan (conditions 34 and 35)
- 5.29 Subject to conditions, it is considered that the proposed details at Reserved Matters stage would not result in an unacceptable impact on highway safety and parking, and would comply with the aims and requirements of the NPPF and policies CS13 and MSGP15 of the Local Plan.
- 5.30 ECOLOGY
- 5.31 The site is within a wildlife corridor that runs east to west and connects designated nature conservation sites, including Causey Bank Mire SSSI to the west and Ridley Gill SSSI to the east. Several other designated sites are within 1km of the application site (eg. Pockerley Farm Pond SSSI, Fortune Hill, Tanfield Railway Sidings, Burdon Moor (Blackburn Fell) and Bowes Railway Line).
- 5.32 The development is not subject to mandatory Biodiversity Net Gain (BNG) requirements, but there was still a requirement, under the then emerging local planning policy MSGP37, for the proposals at Outline stage to demonstrate how they would provide net gains for biodiversity as part of the development.

It is noted that habitat creation within the central area of the site would not be relied upon to provide the required biodiversity gains for the development. The habitats to be created on the periphery of the site, within the land edged in blue, will provide the necessary biodiversity net gain but they will require careful management in order to provide long term biodiversity gains.

- 5.33 Condition 11 of the Outline permission requires an Ecological and Landscape Design Strategy and that this needs to ensure that the scheme brought forward at Reserved Matters stage applies the objectives for creating wetland areas, green corridors, landscape planting and tree/woodland management, as set out in the Ecological Appraisal submitted at Outline stage. This condition relates to land where some is outside of the red line boundary of the site.
- 5.34 Condition 26 of the Outline permission also requires a Landscape and Ecological Management Plan.
- 5.35 Some species within the proposed lists on the submitted Planting Strategy are considered inappropriate owing to them not being locally native and/or having the potential to be invasive/injurious (e.g. dogwood, snowberry and pyracantha). The Planting Strategy also fails to detail the number, percentages and spacings of individual tree/shrub species or provide details of site preparation, planting methodology, establishment or initial aftercare, and standard or heavy standard trees would need to be individually labelled/identified.
- 5.36 That said, the remainder of the tree and shrub planting and the grassland seed mixes proposed shown on the submitted Strategy are considered acceptable. A final Planting Strategy would need to be submitted as part of the application to discharge condition 11 of the Outline permission, and should take into account the above comments.
- 5.37 Additionally, areas of woodland thinning shown on the submitted Masterplan within the plan key are not shown on the map itself, and any areas proposed to be thinned (and any proposed enhancements) would need to be clarified as part of the above discharge of conditions process.
- 5.38 Further information is required in relation to the features within the site identified as 'Wetland Meadow' including form (levels), how surface and ground water will be actively drained to these areas, how often and to what extent they will be inundated, and exceedance routes including details of engineered inlets and outfalls. This information is considered essential to determine the viability, or otherwise, of such features to support the proposed habitat type. Details required by conditions imposed at Outline stage relating to drainage and habitat creation would need to correlate and be informed by each other.
- 5.39 The submitted Masterplan also indicates that fencing would be installed up to the existing car park area, but not beyond. Therefore, there is a high likelihood that anyone wishing to access the site periphery will be able to do so by

walking around the fence line at this point, and habitats in this area would be subject to increased disturbance. Condition 36 of the Outline permission requires a fully detailed scheme for boundary treatment, and this would need to be informed by and correlate with the required Ecological and Landscape Design Strategy.

- 5.40 Subject to conditions, it is considered that the proposal would be acceptable at Reserved Matters stage in terms of Ecological impact, and would comply with the aims and requirements of the NPPF and policies CS18, MSGP36 and MSGP37 of the Local Plan.
- 5.41 DRAINAGE
- 5.42 Conditions attached to the Outline permission relating to drainage are as follows:
- 5.43 Drainage Demolition and Construction Method Statement (conditions 13 and 14) Disposal of foul water (conditions 18 and 19) Improved Drainage Assessment (conditions 20 and 21) Drainage Management Plan (conditions 22 and 23)
- 5.44 The Masterplan and SuDS details submitted with this Reserved Matters application show four SuDS basins at the eastern part of the site, a central wetland feature and swales alongside the hardstanding at the central and western parts of the site (with impermeable lined drain to the basins). Some of the land referenced (basins at the eastern part) is outside of the red line boundary of the site.
- 5.45 Officers (as LLFA) have raised concerns that if it is found that the drainage strategy cannot be implemented when infiltration testing is undertaken as part of detailed design, there may be difficulty providing an alternative surface water outfall where there is a reliance on third party ownership. These concerns are not shared by the applicant, but they are aware of the conditions required in respect of drainage and have expressed confidence that a drainage scheme can be designed to address them.
- 5.46 The details submitted with this application include notes referring to infiltration rates and also overflow from the northern infiltration basin to the southern infiltration basin and overflow from the southern infiltration basin to the 'existing pond south of site boundary along with additional flows from remaining site via a series of attenuation basins and swales'.
- 5.47 Subject to conditions, it is considered that the proposal would be acceptable at Reserved Matters stage in terms of drainage impact, and would comply with the aims and requirements of the NPPF and policies CS17, MSGP29 and MSGP30 of the Local Plan.

## **6.0 CONCLUSION**

- 6.1 Taking all the relevant issues into account, it is considered that the proposed development, already approved, in principle, at Outline application stage, is

acceptable, and would comply with the aims and objectives of the NPPF, and the relevant policies of the Local Plan.

6.2 Therefore, it is recommended that the application for Reserved Matters be granted, subject to the below conditions.

**7.0 Recommendation:**

7.1 That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary

1

Unless otherwise required by conditions below or attached to DC/19/01078/OUT, the development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Location Plan Drawing 100\_02 Rev P4 Site plan  
Design Code at Section 8.1 and 8.2 of the Design and Access  
Statement (doc ref. 0028/000:01/P4)

Proposed Masterplan 300\_04\_P23  
Planting Strategy L972-ONE-ZZ-XX-DR-L-0201 P07

Lodge Type A (1B2P) Drawings 305\_01 P3  
Lodge Type B (3B6P) Drawings 305\_02 P4  
Lodge Type C (3B5P) Drawings 305\_03 P3  
Lodge Type D (3B6P) Drawings 305\_04 P2  
Lodge Type E (1B2P) Drawings 305\_05 P2  
Ecological Framework 22318 V2 (33417638.1)  
Transport Note Addendum (including plans and drawings in  
appendices) JN2576-Rep-0002.2 (33417637.1)  
SuDS Identification Plan 22083\_D900 Rev2 (33417648.1)

Longsections:

Proposed Longsections Sheet 1 of 3 22083\_300 Rev1  
Proposed Longsections Sheet 2 of 3 22083\_301 Rev1  
Proposed Longsections Sheet 3 of 3 22083\_302 Rev1

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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

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

(N.B. if the reserved matters are approved on different dates, the two-year period is calculated from the approval of the last such matter to be approved.)

Reason

This condition is imposed pursuant to the requirements of section 92 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

No new external materials shall be used/installed on site until full details, including colours and finishes, and samples of these materials, (including where they are to be used on areas of hardstanding and decking) have been submitted to (or made available for inspection on site) and subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing area, in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

4

The materials approved under condition 3 shall be implemented wholly in accordance with the approved details and retained and maintained as such for the lifetime of the development.

All windows serving bathrooms, en-suites and WCs, and shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be installed prior to the first occupation of the respective units hereby approved and retained thereafter.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing area, and to ensure the proposal would provide an appropriate level of privacy for occupiers, in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

5

No unit hereby approved shall be occupied until the details of off-site highway works (including the proposed highway access, the site visibility splays and the associated improved footway link) and a

timescale for their implementation have been submitted to and approved in writing by the Local Planning Authority

Reason

In the interests of highway safety, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

6

The details approved under condition 5 shall be implemented in full accordance with the approved scheme prior to first occupation of the development.

Reason

In the interests of highway safety, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

7

No unit hereby approved shall be occupied until a hard landscaping scheme for the application site and land surrounding the site associated with the development hereby approved has been submitted to and approved in writing by the Local Planning Authority.

The details shall include all routes and also demonstration of clear and accessible links between the main route through the site, car parking spaces, cycle parking and the entrance to each respective unit (including precise location, widths and materials).

Reason

To ensure attractive, safe and accessible routes across the site and on land associated with the development, in accordance with the NPPF and policies CS13, CS14, CS15, MSGP15, MSGP17 and MSGP24 of the Local Plan.

8

The details approved under condition 7 shall be implemented in full accordance with the approved scheme prior to first occupation of the development.

Reason

To ensure attractive, safe and accessible routes across the site and on land associated with the development, in accordance with the NPPF and policies CS13, CS14, CS15, MSGP15, MSGP17 and MSGP24 of the Local Plan.

9

No unit hereby approved shall be occupied until final details of the external appearance of bin stores and cycle stores to be provided in association with the development have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure appropriate storage for bins on site, in accordance with the NPPF and policies CS13, CS14, CS15, MSGP15, MSGP17 and MSGP24 of the Local Plan.

10

The details approved under condition 9 shall be implemented in full accordance with the approved scheme prior to first occupation of the development.

Reason

To ensure appropriate storage for bins on site, in accordance with the NPPF and policies CS13, CS14, CS15, MSGP15, MSGP17 and MSGP24 of the Local Plan.

11

The number of lodge units hereby approved provided on site shall not exceed 37no.

Reason

To safeguard the purposes of the Green Belt and the visual amenities of the area in accordance with the NPPF and policies CS14, CS15, CS19, MSGP17, MSGP24 and MSGP33 of the Local Plan.

