

Planning Committee – 6 February 2019

Present: - Councillor Mrs Hill (Vice-Chairman)
Councillors M Adkins, Cavill, Coles, Hall, James, Morrell, Mrs J Reed,
Townsend, Watson and Wedderkopp

Officers: - Bryn Kitching (Planning Manager), Gareth Clifford (Planning Officer),
Anna Penn (Agency Planner), Martin Evans (Solicitor, Shape
Partnership Services) and Tracey Meadows (Democracy and
Governance Case Manager)

Also present: Mrs A Elder, Chairman of the Standards Advisory Committee.

(The meeting commenced at 6.15 pm)

8. Apologies/Substitutions

Apologies: Councillors Bowrah, Mrs J Adkins, Brown, Gage, Martin-Scott and
Nicholls;

Substitution: Councillor Cavill for Councillor Bowrah;
Councillor Hall for Councillor Martin-Scott;
Councillor James for Councillor Brown;

9. Public Question Time

Questions from Mr Pakes – **The redevelopment of Coal Orchard**

I am concerned with the lack of progress on the replacement building on the bath side. Condition 14 stated that 'A contract shall be let for the construction of the replacement building in place of the swimming pool within one month of the demolition completion'. The reason, to ensure no adverse long term impact on the Conservation area. It was now two months since that demolition contract finished. On the 11th December 2018 at the Full Council meeting, Councillor Edwards said that Tenders were due to be opened on the 7th of December and the contract was going to be awarded on the 7th January 2019. There has obviously been some delay there. Also stated that the construction would be taken in 5 phases. I asked through the Freedom of Information Act what those phases were and what the time scales were. I got the reply back that this information was commercially sensitive and therefore my request for information was refused. I expressed these concerns to Mr Clifford about the conditions not being adhered to and he replied today to say "the delay here was due to archaeological dig requirements which are ongoing and had to be phased in relation to the building being removed and will not be removed until the end of February". So here we are now with a 3 month delay before anything was done on this site. I think that the Council must have known that it needed an archaeological survey and does not take 4 months to organise

one. I cannot see why it was not done immediately after the baths were demolished as there was a clear site so they could have done it 2 months ago. So I want to reiterate my questions. Was the Council in breach of its planning consent by not engaging in a Contract for a replacement building on that bath site and what is the planning authority doing about this? My other concern is having a huge gap in the middle of St James Street in the middle of a very sensitive part of the Conservation area that seems to be languishing now and because I cannot get any information on the phasing what worries me is that this is now going to be used as a contractors yard for the remaining part of the site and that the bath side was going to be left at the end and may not be developed at all. I want to make sure that the planning authority was serious about getting that particular site redeveloped in first phase of the Coal Orchard development.

The reply from Bryn Kitching - Planning Manager

The Council wears two hats here, one as the applicant and one as the Local Planning Authority, I am answering on behalf of the Local Planning Authority in terms of the planning application. Clearly we do have a planning condition which is in breach, we needed to go through our normal procedures in terms of when we have a breach of conditions. It has been raised with us to address it, so we need to address this with the applicant. We have our rules within the Council and we need to pick this up and try to move this on until the breach was resolved. Clearly there were issues with the archeologically things and we need to make sure that we have the archaeological information before any further development goes on site. What I can commit to is to respond to Mr Pakes in writing explaining where we are with that investigation. This would also be shared with the Planning Committee members.

10. Declarations of Interest

Councillors Coles, Mrs Hill, Mrs Reed and Watson declared that they had received correspondence from Gadd properties and a member of the public regarding application No. 38/18/0423. They also declared that they had received correspondence for application No. 06/18/0017. Councillor Watson also declared that he was Ward Councillor for application No. 06/18/0017. Councillor Wedderkopp declared that he was Ward Councillor for application No's 38/18/0427, 38/18/0432. He declared that he had spoken to a member of the public but did not 'fetter his discretion'. Councillor Cavill declared that he knew the applicant for application No. 48/18/0014, he declared that he would leave the room whilst the application was debated.

11. Applications for Planning Permission

The Committee received the report of the Area Planning Manager on applications for planning permission and it was **resolved** that they be dealt with as follows:-

- (1) That **planning permission be granted** for the under-mentioned development:-

43/18/0098/LB

Conversion with various internal and external alterations into 4 No. town houses at 4 and 5 Cornhill, Wellington

Conditions

- (a) The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent:-
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- (A4) DrNo P2944/122 Location Plan;
 - (A3) DrNo P2944/120 Demolition Plan ;
 - (A3) DrNo P2944/101 Existing Floor Plans;
 - (A3) DrNo P2944/102 Existing Elevations;
 - (A3) DrNo P2944/114 Proposed Plans;
 - (A1) DrNo P2944/103F Ground Floor Layout;
 - (A1) DrNo P2944/116C Strip Elevations;
- (c) Prior to commissioning, specific details of the following shall be submitted to, and approved in writing by, the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority: external materials/doors; details of air extraction, works for compliance with Part L of the Building Regulations;
- (d) The chimney breasts/fireplaces; wall plaster; lath and plaster ceilings; and ceiling beams should be retained;
- (e) No roof timbers should be altered or removed without the further approval of listed building consent;

38/18/0427

Erection of a two storey extension to the side of 28 Spencer Avenue, Taunton

conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-

- (A3) DrNo 2018100 001 Location & Block Plan;
- (A3) DrNo 2018100 003 Floor Plans, Elevations & Site Layout Plan as Proposed;

(Note to applicant:- Applicant was advise that in accordance with paragraphs 38 of the National Planning Policy Framework the Council had worked in a positive and pro-active way and had imposed planning conditions to enable the grant of planning permission.)

38/18/0432

Erection of 1 No. attached two storey dwelling with associated works in the garden adjacent to 28 Spencer Avenue, Taunton (resubmission of 38/118/0207

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- (A3) DrNo 2017041 001 Location & Block Plan;
 - (A3) DrNo 2017041 003 Rev A Proposed Drawings, Floor Plans, Elevations;
 - (A3) DrNo 2017041 004 Rev A Proposed Site Layout Plan;
 - (A2) DrNo 2017041 005 Rev A Existing & Proposed Street Scene Layouts;

(Note to applicant:- Applicant was advised that in accordance with paragraph 38 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and had negotiated amendments to the application to enable the grant of planning permission.)

- (2) That **planning permission be refused** for the undermentioned development:-

48/18/0014

Installation of heat pump unit for the central heating on garage roof (retention of works already undertaken) at Glenrose, 89 Greenway , Monkton Heathfield

Reasons

1. The heat pump and screen are in a prominent position on the roof of the garage and are visible from the public highway and residential properties. The design and appearance of the heat pump and screen are a visual intrusion that harms the character and appearance of the area and street

scene and is contrary to Policy DM1 (d) of the adopted Taunton Deane Core Strategy 2011 – 2028.

2. The heat pump is on a raised platform close to residential dwellings and its operation would result in noise disturbance to the occupants of those dwellings. Without the submission of a noise assessment to demonstrate that any noise could be adequately mitigated, the proposal would result in a noise nuisance that harms the residential amenity of nearby dwellings. As such, the proposal is contrary to Policy DM1 (e) of the adopted Taunton Deane Core Strategy 2011 – 2028.

(Note to applicant:- Applicant was advised that in accordance with paragraph 38 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and had looked for solutions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application had been refused.)

12. Demolition of buildings and replacement of with rebuild and extension of 3 Cornhill to create 4 No. flats, erection of 34 No. dwellings and conversion of 4-6 Cornhill into 4 No. dwellings with associated access roads, car parking landscaping and associated works on land to the north of Fore Street, Wellington (43/18/0097)

Reported this application

Resolved that subject to a legal agreement to secure appropriate equipment on the nearest play area to the site.

the Assistant Director - Planning and Environment be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-

- (A1) DrNo P2944/100 Existing Site Plan;
- (A1) DrNo P2944/101 Existing Floor Plans;
- (A1) DrNo P2944/102 Existing Elevations;
- (A1) DrNo P2944/103 Proposed Site Plan - Ground Floor;
- (A1) DrNo P2944/104 Proposed Site Plan - First Floor;
- (A1) DrNo P2944/105 Proposed Site Plan - Attic Floor;
- (A1) DrNo P2944/106 Proposed Site Plan - Roof Plan;
- (A2) DrNo P2944/107 Units 1 - 6 : Proposed Plans & Elevations;
- (A2) DrNo P2944/108 Units 7 - 14 : Proposed Plans & Elevations;
- (A2) DrNo P2944/109 Units 15 - 23 : Proposed Plans;

- (A2) DrNo P2944/110 Units 15 - 23 : Proposed Elevations;
- (A2) DrNo P2944/111 Units 24 - 27 : Proposed Plans & Elevations;
- (A2) DrNo P2944/112 Units 28 - 31 : Proposed Plans & Elevations;
- (A2) DrNo P2944/113 Units 32 - 34 : Proposed Plans & Elevations;
- (A2) DrNo P2944/114 Units 35 - 42 : Proposed Plans;
- (A2) DrNo P2944/115 Units 35 - 42 : Proposed Elevations;
- (A2) DrNo P2944/116 Site Sections & Strip Elevations;
- (A1) DrNo P2944/117 Proposed Site Plan : Drainage Strategy;
- (A3) DrNo P2944/118 Bin Store Details;
- (A3) DrNo P2944/119 Cycle Store Details;
- (A3) DrNo P2944/120 Existing Site Plan : Demolition;
- (A4) DrNo P2944/121 Location Plan;
- (A1) DrNo 1305-01 Rev B Landscape Strategy Proposals;

- (A1) DrNo 1305-02 Planting Proposals;
- (A1) DrNo 1305-03 Hard Landscape Proposals;

- (A1) DrNo P2944/103 Proposed Site Plan - Ground Floor;
- (A1) DrNo P2944/104 Proposed Site Plan - First Floor;
- (A1) DrNo P2944/105 Proposed Site Plan - Attic Floor;
- (A1) DrNo P2944/106 Site Plan – Roof;
- (A2) DrNo P2944/107 Units 1-6 Proposed Plans & Elevations;
- (A2) DrNo P2944/108 Units 7-14 Proposed Plans;
- (A2) DrNo P2944/109 Units 15-23 Proposed Plans;
- (A2) DrNo P2944/110 Units 15-23 Proposed Elevations;
- (A2) DrNo P2944/111 Units 24-27 Proposed Plans & Elevations;
- (A2) DrNo P2944/112 Units 28-31 Proposed Plans & Elevations;
- (A2) DrNo P2944/113 Units 32-34 Proposed Plans & Elevations;
- (A2) DrNo P2944/114 Units 35-42 Proposed Plans;
- (A2) DrNo P2944/115 Units 35-42 Proposed Elevations;
- (A2) DrNo P2944/116 Site Sections & Strip Elevations;
- (A1) DrNo P2944/117 Proposed Site Plan – Drainage;
- (A1) DrNo P2944/120 Existing Site Plan – Demolition;
- (A4) DrNo P2944/121 Location Plan;
- (A2) DrNo P2944/122 Units 7-14 Proposed Elevations;
- (A3) DrNo 1631/06 Existing North Street Car Park;
- (A3) DrNo 1631/07 Proposed North Street Car Park Amendments;
- (A3) DrNo 07 Proposed North Street Car Park Amendments;
- (A3) DrNo 06 Existing North Street Car Park;

(c) No development of the new build dwellings (plots 1-34), excluding demolition of existing structures on site, shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the agreed scheme or some other

scheme that may otherwise be agreed in writing by the Local Planning Authority;

- (d) No demolition or alteration to numbers 4 - 5 Cornhill shall be undertaken until the implementation of a programme of building recording and analysis has been submitted to, and agreed in writing with the Local Planning Authority and such work shall be carried out in accordance with the written brief prior to the demolition or alteration of the existing buildings;
- (e) The development hereby permitted shall not be commenced until details of a strategy to protect wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the advice of Ethos ecology's submitted report, dated July 2018 and include:
 - a. Details of protective measures to include method statements to avoid impacts on protected species during all stages of development;
 - b. Details of the timing of works to avoid periods of work when the species could be harmed by disturbance;
 - c. Measures for the retention and replacement and enhancement of places of rest for the species;

Once approved the works shall be implemented in accordance with the approved details and timing of the works unless otherwise approved in writing by the Local Planning Authority and thereafter the resting places and agreed accesses for wildlife shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new bird boxes and related accesses have been fully implemented;

- (f) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such provision shall be installed before commencement and thereafter maintained at all times;
- (g) Prior to the occupation of the new build development (plots 1-34) hereby permitted, a residential travel plan shall be submitted to, and approved in writing by, the Local Planning Authority. The approved travel plan shall be implemented in accordance with the details agreed within the travel plan;
- (h) The proposed estate roads, footways, footpaths, cycle ways, sewers, drains, vehicle overhang margins, junctions, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority. The approved details shall be implemented such that each dwelling is served by a properly consolidated surface, at least to base course level, prior to its occupation. The scheme

shall be completed prior to occupation of 90% of the new build dwellings (plots 1-34) hereby permitted;

- (i) No development shall commence unless a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:
- Construction vehicle movements;
 - Construction operation hours;
 - Construction vehicular routes to and from site;
 - Construction delivery hours;
 - Expected number of construction vehicles per day;
 - Car parking for contractors;
 - Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
 - A scheme to encourage the use of Public Transport amongst contractors; and
 - Measures to avoid traffic congestion impacting upon the Strategic Road Network;
- (j) Prior to first occupation of the development hereby permitted access electric vehicle charging points will need to be available to all dwellings. They shall be in accordance with a detailed scheme to be submitted to, and approved in writing by, the Local Planning Authority;
- (k) The works to 4 – 5 Cornhill hereby permitted shall be carried out such that the buildings are capable of occupation prior to the occupation of 50% of the new build dwellings (plots 1-34);
- (l) The applicant shall ensure that all construction vehicles leaving the site are in such a condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to construction commencing, and thereafter maintained until the use of the construction on-site discontinues;
- (m) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting the 2015 Order with or without modification), no extensions, alterations, outbuildings, gates, walls, fences or other means of enclosure, shall be added to the building(s) other than that expressly authorised by this permission shall be carried out without the further grant of planning permission;

13. Demolition of care home and erection of 9 No. detached 4 bedroomed dwellings with associated access road and car parking at Orchard Court Nursing Home, Harp Chase, Taunton (38/18/0423)

Reported this application.

Resolved that subject to an amended plan to correct the road width and a legal agreement to secure appropriate play equipment.

the Assistant Director - Planning and Environment be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if planning permission was granted, the following conditions be imposed:-

(a) The development hereby permitted shall be begun within three years of the date of this permission;

(b) The development hereby permitted shall be carried out in accordance with the following approved plans:-

- (A3) DrNo 2017/11/PL101 Rev E Site Layout;
- (A3) DrNo 2017/11/PL 102 Rev A House Type A;
- (A3) DrNo 2017/11/PL 103 Rev A House Type B;
- (A3) DrNo 2017/11/PL 104 Rev A House Type C;
- (A3) DrNo 2017/11/PL 105 Rev A Type C Plot 1 Elevations;
- (A3) DrNo 2017/11/PL 100 Site Location Plan;
- (A3) DrNo 2017/11/PL 106 Rev B House Type C Plot 3 Elevations;
- (A3) 2017 11 PL107 Rev B House Type D Elevations & Floor Plans;

(c) Prior to the construction of the building/extension samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such;

(d) (i) A landscaping scheme shall be submitted to, and approved in writing by, the local Planning Authority prior such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted; (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development; (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species;

(e) Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees to be retained shall

be submitted to, and approved in writing by, the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS 5837:2012. Such fencing shall be erected prior to commencement of any other site operations and at least two working days' notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority;

- (f) The development hereby permitted shall not be commenced until details of a strategy to protect wildlife has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the advice of Abricon's Phase one habitat survey dated October 2018 and Western ecology's bat emergence survey dated May 2018 and any further survey and include: Details of protective measures to include method statements to avoid impacts on protected species during all stages of development; Details of the timing of works to avoid periods of work when the species could be harmed by disturbance. Measures for the retention and replacement and enhancement of places of rest for the nesting birds; Once approved the works shall be implemented in accordance with the approved details and timing of the works unless otherwise approved in writing by the Local Planning Authority and thereafter the resting places and agreed accesses for nesting birds shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new bird boxes and related accesses have been fully implemented;
- (g) The parking space/s in the garages hereby approved shall at all times be kept available for the parking of vehicle/s and shall be kept free of obstruction for such use;
- (h) Details of the cycle storage facilities for 4 cycles per dwelling shall be submitted to, and approved in writing prior to the occupation of the dwellings. The cycle storage facilities as approved shall be constructed and fully provided prior to the buildings being occupied, and shall thereafter be retained for those purposes;
- (i) Prior to occupation of the dwellings, works for the disposal of surface water drainage shall be provided on the site to serve the development, hereby permitted, in accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority. The works shall thereafter be retained and maintained in that form;
- (j) Details of existing and proposed ground floor levels of the buildings shall be submitted to, and approved in writing by, the Local Planning Authority prior to any floor slab is laid, and floor levels shall be built as agreed;

- (k) The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway;
- (l) There shall be an area of hard standing at least 6m in length (as measured from the nearside edge of the highway to the face of the garage doors), where the doors are of an up-and-over type;

(Note to applicant:- Applicant was advised that in accordance with paragraphs 38 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and had negotiated amendments to the application to enable the grant of planning permission.)

14. Erection of 10 No. dwellings with associated landscaping, open space and drainage infrastructure, to the west of the site, at Station Farm, Station Road, Bishops Lydeard (06/18/0017)

Reported this application.

Resolved that subject to appropriate legal agreement to secure two 2-bedroom dwellings as discounted open market dwellings at 75% open market value (in perpetuity) and the provision and maintenance of public open space that includes suitable mitigation measures to provide a safe environment for children's play

the Assistant Director - Planning and Environment be authorised to determine the application in consultation with the Chairman or Vice-Chairman and, if planning permission was granted, the following conditions be imposed:-

- (a) The development hereby permitted shall be begun within three years of the date of this permission:-
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:-
- A1) DrNo 4832-LW-05 Rev F Landscape Proposals Soft works Plan;
 - (A1) DrNo 4832-LW-06 Rev C Landscape Proposals Hard works Plan;
 - (A1) DrNo 1127-120-1-S104 Rev G Section 104 Plan 1 of 2;
 - (A1) DrNo 1127-120-1-S104 Rev F Section 104 Plan 2 of 2;
 - (A3) DrNo 8915 PL101 Site Location Plan;
 - (A3) DrNo 8915 PL102 Existing Site Plan;
 - (A3) DrNo 8915 PL103 Proposed Site Plan;
 - (A3) DrNo 8915 PL104 Rev A Proposed Boundaries Plan;
 - (A3) DrNo 8915 PL105 Rev A Proposed Materials Plan;

- (A3) DrNo 8915 PL107 Proposed Heights Plan;
 - (A3) DrNo 8915 PL115 Rev C Proposed Street Elevations;
 - (A2) DrNo 8915 PL120 Housetype NA20 Plans & Elevations;
 - (A2) DrNo 8915 PL121 Housetype NA32 Plans & Elevations;
 - (A2) DrNo 8915 PL122 Housetype NA45 Plans & Elevations;
 - (A2) DrNo 8915 PL123 Housetype NT41 Plans & Elevations;
 - (A2) DrNo 8915 PL124 Housetype NT40 Plans & Elevations;
- (c) Prior to their installation, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless agreed in writing by the local planning authority;
- (d) The applicant shall undertake all the recommendations made in EAD's letter report dated June 2018. The works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the Local Planning Authority;
- (e) No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles, in accordance with the principles of the submitted FRA (Vectos – FRA Scheme 2 – June 2018), together with a programme of implementation and maintenance for the lifetime of the development have been submitted to, and approved in writing by, the Local Planning Authority; The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than QBar runoff rates and volumes. Such works shall be carried out in accordance with the approved details; These details shall include: -
 Information regarding the implementation and maintenance of drainage systems and pollution control measures during construction of the proposed development; Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution. This should include details of the proposed point of connection to the watercourse. It should be noted that Land Drainage Consent may be required; Surface water drainage calculations to demonstrate that no part of the site will be allowed to flood during any storm up to and including the 1 in 30 event, and flooding during storm events in excess of the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties; A plan showing flood water exceedance routes both on and off site; A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development;

- (f) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the use of any garage hereby permitted, as part of this development shall not be used other than for the parking of domestic vehicles and not further ancillary residential accommodation, business use or any other purpose whatsoever;
- (g) (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development; (ii) For a period of five years after the completion of the development, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;

(Note to applicant:- Applicant was advised that in accordance with paragraphs 38 of the National Planning Policy Framework the Council had worked in a positive and pro-active way with the applicant and had negotiated amendments to the application to enable the grant of planning permission.)

(The meeting ended at 9:50 pm)