

REPORT SUMMARY

REFERENCE NO: - 22/503566/FULL		
APPLICATION PROPOSAL: Demolition of existing outbuildings and part of existing garage, and erection of 2. detached chalet houses with associated access and parking.		
ADDRESS: 62 Maidstone Road Lenham Kent ME17 2QJ		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions and planning obligations		
SUMMARY OF REASONS FOR RECOMMENDATION: The development is acceptable regarding the relevant provisions of the Development Plan, Neighbourhood Plan, the NPPF and all other material considerations such as are relevant.		
REASON FOR REFERRAL TO COMMITTEE: Call in from Lenham Parish Council for the reasons in section 4 of this report.		
WARD: Harrietsham And Lenham	PARISH COUNCIL: Lenham	APPLICANT: Mrs Thompson AGENT: JAC Planning
CASE OFFICER: William Fletcher	VALIDATION DATE: 27/09/22	DECISION DUE DATE: 30/06/23
ADVERTISED AS A DEPARTURE: No		

Relevant planning history

04/2417 Outline application for the erection of 1 No dwelling with all matters reserved for future consideration as shown on drawing number 23:583 received on 23/12/04 Refused 16.02.2005.

Site viewed from Maidstone Road (2016)



MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The land to be occupied by the proposed chalet houses is within the settlement boundary of Lenham. The western part of the wedge-shaped site is located outside the settlement boundary.
- 1.02 The application site is currently the side garden of the existing bungalow at 62 Maidstone Road. The application site includes half of an existing double garage and several outbuildings along the rear boundary.
- 1.03 The applicant sets out that within the designated rural service centre of Lenham *"The width of the site is approximately 40 metres ... and the depth approximately 31 metres narrowing down to approximately 16 metres"* and outside the rural service centre *"...the site continues for over 60 metres to the west, tapering to a point at the junction of Maidstone Road and Ashford Road A20"*.

2. PROPOSAL

- 2.01 The application involves demolition of existing outbuildings and half of the existing double garage, and construction of two detached chalet houses.
- 2.02 Each chalet house would have a depth of 9.5m, a breadth of 13.2m and a maximum height of 6.4m with eaves of 2.3m with a gable ended roof form. Each chalet house includes a rear roof addition.
- 2.03 Each chalet house has two off street parking spaces to the front. Elevation drawings show soft landscaping to the front of each dwelling. Parking arrangements and soft landscaping will be conditioned should permission be forthcoming.

Application site (Red line added by case officer)



3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan (2011-2031):
SS1 – Maidstone borough spatial strategy
SP5 – Rural Service Centres
SP8 – Lenham Rural Service Centre
DM1 – Principles of good design
DM11 – Residential garden land

The Regulation 22 Local Plan Review (LPR) submission comprises the draft plan for submission (Regulation 19) dated October 2021, the representations and proposed main modifications. It is therefore a material consideration and attracts some weight. The LPR has been through Stage 1 and 2 Hearings and the main modifications the Inspector considers are required to make it sound are out to public consultation, so it is at an advanced stage. However, responses to the consultation need to be considered by the Inspector along with him producing his Final Report so the LPR is considered to attract moderate weight at the current time.

SS1 – Maidstone borough spatial strategy
SP2 – Maidstone urban area
SP10(a) – Housing mix
SP15 – Principles of good design
HOU2 – Residential extensions, conversions...in the built-up area
HOU5 – Density of residential development
TRA4 – Parking standards (Appendix B)
Q&D6 – Technical Standards
Q&D7 – Private open space standards
Residential extensions SPD (2009)

Lenham Neighbourhood Plan: Policies D1 and D2

Kent Waste and Minerals Plan (amended 2020):
The National Planning Policy Framework (NPPF):
National Planning Practice Guidance (NPPG):

4. LOCAL REPRESENTATIONS

Lenham Parish Council

Objection for the reasons outlined below.

- The site is not part of the approved Lenham Neighbourhood Plan (made on 14th July 2021) which details the siting of some 1500 houses to be built during the period 2017 to 2031 as required by the borough council.
(Officer response: Whilst the site is not part of any designation within the Lenham Neighbourhood Plan, this does not prevent windfall sites from coming forward. The neighbourhood plan does not prevent development and as such this is not a reason to refuse the application. The site is within a settlement boundary and as such, it is an acceptable location for new residential development as set out in the Local Plan).
- Any housing on this site will suffer both from the noise and pollution generated by the A20. During instances of operation Brock the noise and pollution will be constant for 24 hours of the day. Screening from the A20 will certainly be necessary perhaps by acoustic fencing or trees or both.
(Officer response: No objections have been received from Environmental Health consultees based on noise or pollution impacting future occupants. With the adoption of cleaner vehicles air quality is generally improving. Conditions can be imposed requiring acoustic fencing along the northern boundary of the site).
- As stated nearer the A20 within the 50mph limit, speeds will likely be higher and any pedestrians or vehicles exiting from the site will be at severe risk given that there is no pavement and the narrowness of the road itself. We would certainly consider it a reasonable planning condition if approval is given that a pavement is created from the site to join with the pavements further down the Maidstone Road.

(Officer response: Whether or not road users obey highway legislation is not within the remit of the planning system. The dwellings are provided with an appropriate level of off-street parking, future occupants would be at the same risk as the existing dwellings in the road. The development would not be introducing pedestrians into this environment where there were none presently).

- Refusal of the current planning application would be consistent with the Borough Council's recent refusal of the planning application to develop the site of Victoria's nightclub. The net result would be the extension of sporadic development severely eroding the perception and the actuality of the green, undeveloped strategic gap between the villages of Harrietsham and Lenham.
(Officer response: Each application is determined on its own merits a neighbourhood plan does not prevent development taking place. The application site is located within a settlement boundary and would relate to existing dwellings on the northern side of Maidstone Road, this would not be a 'sporadic' form of development).
- The A20 between Charing and Hollingbourne is currently operating at capacity with severe delays experienced at the Leeds Castle roundabouts during both the morning and evening peaks. The Parish Council would request that a cumulative transportation impact including other developments in the vicinity.
(Officer response: It is not assessed that two dwellings would generate so many vehicle movements that the impact could be assessed as being 'severe' as per the NPPF to warrant a refusal. The development is insignificant when compared to the issues relating to the highway network described by the Parish).
- That the development would fall foul of the nutrient neutrality issues in the area.
(Officer response: Following the submission of a Habitats Regulations Assessment, Natural England have confirmed they have no objection to the development in relation to nutrient neutrality).
- That the council maintain its consistent approach to development in the countryside
(Officer response: Land where the houses are proposed is not in the countryside it is in the Lenham Rural Service Centre. The former Victoria's nightclub referred to by the Parish Council is in the countryside.)
- Should the planning officer be minded to approve we would ask that it is called into Committee and would we would wish to make representation at the meeting (summarised). *These points will be responded to below.*

Local residents:

No response to neighbour consultation

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

KCC Highways

5.01 No objection

Environmental Health

5.02 No objection subject to conditions.

Natural England

5.03 No objection subject to planning condition or obligation securing mitigation.

6. APPRAISAL

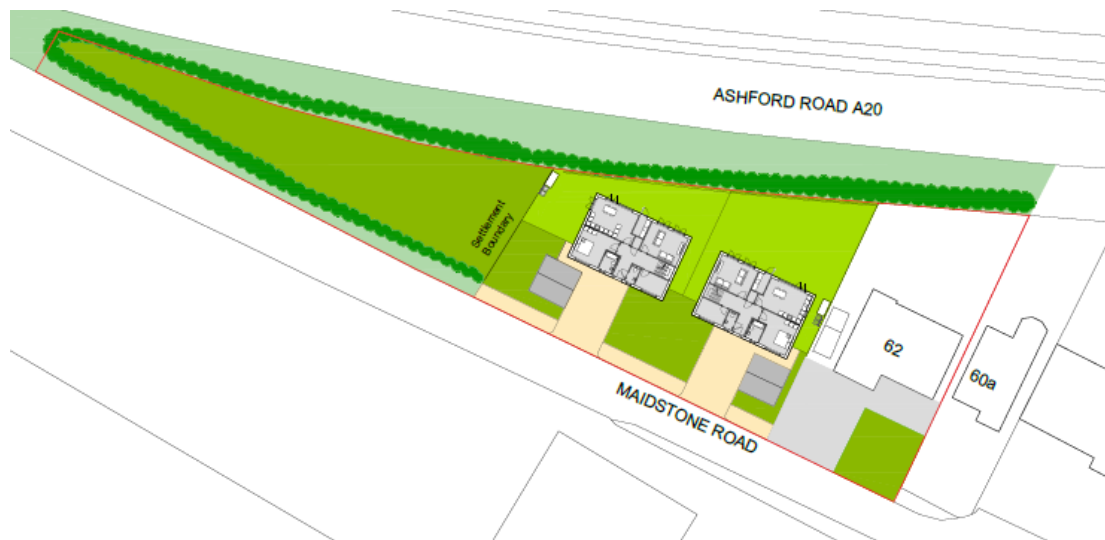
The key issues are:

- Spatial strategy
- Visual impact
- Standard of accommodation
- Neighbouring amenity
- Highways and parking
- Ecology

Spatial Strategy

- 6.01 The new chalet houses are located within the settlement boundary of Lenham which is defined within the settlement hierarchy as a rural service centre. Policy SS1 states that the rural service centres will be the secondary focus for housing development with the emphasis on maintaining and enhancing their role and the provision of services to meet the needs of the local community.
- 6.02 Policy SP5 states that the council will focus new housing development within the rural service centre when it is a minor development such as infilling. Policy DM11 also supports the creation of new buildings within rural service centres.
- 6.03 The application site is a location where adopted policy directs new development (rural service centre second in the hierarchy behind the urban area). Other relevant policy considerations are considered in the following report.

Proposed Block Plan



Development of residential garden land

6.04 The application site is currently garden land to the side of 62 Maidstone Road. Local Plan policy DM 11 advises that within designated settlements development of domestic garden land to create new buildings will be permitted subject to the four criteria ((i) to (iv)) that are considered below.

Criteria DM11 (i). The higher density resulting from the development would not result in significant harm to character and appearance.

- 6.05 Policy DM1 states that development must respond positively to and where possible enhance the character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage. DM11 continues stating that the higher density resulting from development must not result in significant harm to the character and appearance of the area.
- 6.06 Policy D1 of the Lenham Neighbourhood Plan states: *"Proposals for new development should seek to optimise the capacity of the site by responding appropriately to the scale, character, materials, grain and architectural rhythm of the existing built form"*. Proposals should also demonstrate how they respond to the landscape, local and longer views, and the environment. Policy D2 of the Lenham NP states that proposed development should be in keeping with the character of the existing built form expressed through density, scale, height, massing, materials, and frontages.
- 6.07 The section of Maidstone Road where the application site is located is linear development (32 – 62 Maidstone Road) comprising a mixture of dwelling types including semi-detached and detached two storey dwellings and bungalows.
- 6.08 The plot sizes generally get smaller towards the application site and the Maidstone Road and Ashford Road junction that is at the western end of this linear development. To the east (12 to 30a Maidstone Road) and towards Lenham centre plots are also generally smaller in size. The layout and plot size of the proposed dwellings are in keeping with this local character and layout.
- 6.09 The proposal involves demolition of one half of the existing double garage and the outbuildings on the side garden land of 62 Maidstone Road. The two proposed detached chalet houses are provided with parking to the front and gardens to the rear. The western most unit also has a garden to the side. Whilst there is some variety of facing materials in the local area, the proposed chalet houses use materials to match the adjacent bungalow at 62 Maidstone Road.
- 6.10 The street scene drawing below shows that whilst the proposed dwellings are a metre taller than the existing dwelling, the proposed buildings are single storey in appearance and respect the character of the area. In addition, the layout and spacing of the dwellings reflect the existing character of the streetscene. The development is in keeping with the pattern of development along Maidstone Road.

Proposed streetscene (two proposed chalet houses on the left hand side)



- 6.11 Following the above assessment, the development is found to be in accordance with DM 11 (i) in that the higher density resulting from the development would not result in significant harm to the character and appearance of the area. The application is in accordance with Local Plan policy DM9 (iv) that requires sufficient parking to be provided within the curtilage of the dwelling without diminishing the character of the street scene.

Criteria DM11 (ii). No significant loss of privacy, light or outlook for adjoining properties and/or their curtilages.

- 6.12 In addition to Local Plan policy DM 11, policy DM1 states that development should not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties. DM9 (iii) refers to safeguarding the privacy, daylight, sunlight, and maintenance of a pleasant outlook of adjoining residents.
- 6.13 With the separation from neighbouring properties and the chalet house style of the two dwellings, the proposal will not cause harm to the amenities of nearby residents. The proposal is in accordance with Local Plan policy DM1 and DM11 (ii).

Criteria DM11 (iii) Highway access can be provided of an appropriate standard.

- 6.14 Local Plan policy DM 1 states that proposals will be permitted, where they safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access. Local Plan policy DM21 seeks to ensure that the vehicle trips generated by a use can be adequately accommodated on the road network.
- 6.15 NPPF paragraph 111 states "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 6.16 The application site is currently occupied by garage with vehicular access onto Maidstone Road and other neighbouring properties have similar existing access arrangements. The proposal is for the construction of two new dwellings with access on to Maidstone Road.
- 6.17 Whilst there are areas of pavement to the east of the new dwellings, no continuous pavement is provided until after the junction with Swadelands Close, 70 metres from the closest dwelling.
- 6.18 It is accepted that this pedestrian access could be to a better standard, however with the presence of the existing residential area, it is found that this access would not be grounds to refuse planning permission. The small-scale nature of the proposal would make it unreasonable to insist that the applicant seeks to purchase land to provide a pavement extension.
- 6.19 The road is subject to a 30mph speed limit whether or not road users obey highways legislation is not a matter for the planning system. Each dwelling would be provided with two off street parking spaces in accordance with the standards detailed within policy DM23 and appendix B of the Local Plan.
- 6.20 The proposal is in accordance with local plan policy DM1 in that it will "...safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access". The proposal is in accordance with the NPPF as it is acceptable in relation to highway safety and the residual cumulative impacts on the road network are not severe. Planning conditions are recommended seeking provision of cycle parking, and facilities for the storage and collection of waste for each of the two dwellings.
- 6.21 The proposal would provide policy compliant parking provision and would not cause detriment to highway safety in accordance with local plan policies DM1, DM11, DM21 and DM23.

Criteria DM11 (iv) should be no significant increase in noise or disturbance from traffic gaining access to the development.

- 6.22 The access to the new dwellings will be directly from Maidstone Road and the access is a sufficient distance away from other residential dwellings. It is not anticipated that the traffic gaining access to the two dwellings will lead to any significant increase in noise or disturbance.

Standard of accommodation

- 6.23 Local Plan policy DM1 advises that proposals will be permitted where they *"...provide adequate residential amenities for future occupiers of the development..."*. The policy seeks to ensure that occupiers are not *"...exposed to, excessive noise..., overlooking or visual intrusion..."*. The NPPF advises of the importance of good design, creating well designed accommodation with a high standard of amenity for future residents.
- 6.24 Each dwelling has an internal floor space of approximately 150m² which is in accordance with the national space standard for a 3 bed 2 storey dwelling (102m²). The dwellings would be well lit and provide a comfortable environment for future occupants in terms of design and layout.
- 6.25 Whilst not currently adopted, Local Plan Review policy Q&D7 Private Amenity Space requires dwellings to have a rear garden area equal to the ground floor of the dwelling. The two dwellings comply with this area standard, although it is highlighted that the western most dwelling wraps around the side of the dwelling. Despite the lack of depth both dwellings have usable external amenity space.
- 6.26 The application site is existing garden land attached to 62 Maidstone Road and is located between Ashford Road and Maidstone Road. As a result of this location the applicant has submitted an acoustic report in support of this planning application. The acoustic report concludes that with the correct glazing and ventilation, the current proposal will provide an adequate internal environment for future residents. The acoustic report has been considered by the council's environmental health team who recommend that a planning condition is used to request further information on the detailed glazing and ventilation design and measures to reduce external noise levels.

Nutrient neutrality

- 6.27 Regulation 63 of The Conservation of Habitats and Species Regulations 2017 requires an assessment where a project may give rise to significant effects upon any Natura 2000 site including Special Areas of Conservation (SAC) Special Protection Areas (SPA) and RAMSAR Sites
- 6.28 The application site lies within the upper River Stour catchment and is hydrologically connected to the Stodmarsh SAC, SPA and Ramsar site north east of Canterbury as waste water from the site would discharge to the Lenham Waste Water Treatment Works, then the River Stour, which itself enters Stodmarsh.
- 6.29 Since July 2020, Natural England advice is that a likely significant effect on the internationally designated Stodmarsh sites (SAC, SPA and Ramsar) cannot be ruled out due to the increases in wastewater from new residential developments coming forward in the River Stour catchment. This increases phosphate and nitrate pollution to protected habitats by resulting in ecologically damaging eutrophication.
- 6.30 Natural England provide the following advice on Habitats Regulations Assessment in relation to the current application:
- *"Your appropriate assessment concludes that ...that the proposal will not result in adverse effects on the integrity of any of the sites in question. ... Natural*

England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given. These mitigation measures include on-site land use change mitigation of an area of 0.06ha from residential urban land to woodland together with off-site land use change mitigation of an area of 0.32ha of land at Pleasant Farm to be converted from farmland to woodland”.

6.31 Natural England provide the following advice on Nutrient Neutrality in relation to the current application:

- *“As submitted, the amount of nutrient mitigation provided from both on-site and off-site land use change is sufficient to achieve nutrient neutrality for this development. Your authority will need to ensure that the mitigation is appropriately secured, monitored, managed, maintained and enforced in perpetuity. Delivery of the mitigation should occur prior to occupation of the proposed dwellings”.*
- *“...the nutrient budget calculations [are] based upon a revised nutrient permit at the Lenham wastewater treatment works (WwTW), dated for upgrade post 01/01/2025. As a result, if planning permission is granted, we advise a suitable condition is applied to ensure occupancy does not occur before the upgrades have been completed at Lenham WwTW”.*

6.32 In response to the comments from Natural England a planning condition is recommended to restrict the occupation of the two dwellings until 2025. It is recommended that the grant of planning permission is subject to a legal agreement to secure the necessary of site mitigation to secure nutrient neutrality and to ensure that this mitigation is in place prior to occupation of the proposed dwellings.

Landscaping and biodiversity.

6.33 Local Plan policy DM3 states: “To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the natural environment...”. Policy D1 of the Lenham Neighbourhood Plan states: “Design that incorporates opportunities to enhance and provide for net gains for biodiversity will be encouraged”.

6.34 Given the application site is existing managed garden land and buildings they are not considered to offer any beneficial wildlife habitat. To provide biodiversity enhancement a planning condition is recommended seeking measures around the site including bird and bat boxes integral to the new dwelling.

6.35 The submitted arboricultural impact statement includes a tree survey using the BS5837 grading system (Tree graded A, B, C and U). The survey found on the site 5 category C trees (trees of low quality and value: currently in adequate condition to remain until new planting could be established (> 10 years)). and 1 Category U (any existing value would be lost within 10 years, and which should, in the current context, be removed regardless of development).

6.36 The arboricultural impact statement states *“To accommodate the development proposal the removal of T001 and T002 is recommended. G003 is recommended for removal as a priority to ensure impacts to the utility poles are mitigated. Partial removal of G001 and G004 are recommended”.* “It is considered that future planting coupled with the recommended management work will maintain and enhance the sites amenity value within the wider tree scape and uphold the overall tree scape within the area”.

- 6.37 The recommended works include the removal of trees as part of good arboricultural management, with other low value trees removed to facilitate the development. In order to mitigate the loss of existing trees a landscaping planning condition is recommended. Additionally, conditions will be imposed prohibiting development of the remaining 'triangle' of land to the west of the application site which extends beyond the settlement boundary.

PUBLIC SECTOR EQUALITY DUTY

- 6.38 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

CIL

- 6.39 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

7. CONCLUSION

- 7.01 The application site is in a location where residential development is accepted within the Local Plan. Visually the development broadly adheres to the pattern of development along Maidstone Road. The development is in accordance with local and national design policies.
- 7.02 The development would not harm the amenity of future occupants or neighbouring properties. The development would not harm the wider highway network or parking in the area.
- 7.03 Subject to conditions the development would not have an adverse impact upon nutrient neutrality. Conditions can be imposed requiring the applicant to provide full details of landscaping and biodiversity enhancements. There is scope to provide significant biodiversity gain on site.

- 8. RECOMMENDATION – GRANT PLANNING PERMISSION** Subject to the following conditions and the prior completion of a legal agreement to secure the heads of terms set out below - with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Legal Agreement to require prior payment of monitoring fees.

HEADS OF TERMS

Nutrient neutrality mitigation

CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development shall be carried out in accordance with the following approved plans and documents:

Application for planning permission
62MR-EX0.1 Existing Block Plan
62MR-EX0.0 Rev B Existing Location Plan
62MR-EX1.1 Rev A Existing Outbuildings Elevations
62MR-GA0.1 Rev E Block Plan
62MR-GA0.2 Rev E Site Plan
62MR-GA0.4 Rev C Visibility Splays
62MR-GA0.5 Rev C Visibility Splays
62MR-GA1.1 Rev B Typical Floor Plans
62MR-GA2.1 Rev D Front and Rear Elevations
62MR-GA2.2 Rev B Street Scene
62MR-GA2.3 Rev A Side Elevations
Revised Nutrient Assessment
Appendix A - Considine Report
Draft HRA
HRA Screening
Adopted HRA
Parking and Access Supplementary Note
Tree Survey
Community Consultation
Newsletter
Design and Access Statement

Reason: To ensure the development is carried out to an acceptable visual standard.

- 3) The dwellings hereby approved shall not be occupied until 1 January 2025.

Reason: In the interests of nutrient neutrality and to ensure that the upgrade works at Lenham WwTW have been completed prior to occupation.

- 4) The materials to be used in the development hereby approved shall be as indicated on the approved plans.

Reason: To ensure a satisfactory appearance to the development.

- 5) Upon completion, no further development, whether permitted by Classes A, B, C or D of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the amenities of the area.

- 6) The development hereby approved shall not commence above ground level until a hard and soft landscape scheme has been submitted to and approved in writing by the local planning authority. The scheme shall
- (a) be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012)
 - (b) show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed,
 - (c) provide details of new on-site planting in a planting specification (location, spacing, species, quantity, maturity).

- (d) provide landscape implementation details and timetable
- (e) provide a [5] year landscape management plan

Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

- 7) The approved landscape details associated with individual dwellings (including private gardens) shall be completed by the end of the first planting season (October to February) following first occupation of the individual dwelling hereby approved. The approved landscape details associated with communal or shared areas or areas outside individual plots shall be completed by the end of the first planting season (October to February) following occupation of the final dwelling. Within five years from occupation of the final property if any of the approved landscape details, are removed, die, or become so seriously damaged or diseased that their long-term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.

Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

- 8) The development of the relevant dwelling hereby approved shall not commence above slab level until (with reference to the Able Acoustics (ref P1486/01 dated January 2022)) details of the glazing and ventilation specification for the relevant dwellings and measures to reduce noise levels in external amenity areas shall be submitted to and approved in writing by the local planning authority. The approved measures shall be in place prior to first occupation of the relevant dwelling, with the approved measures retained permanently thereafter.

Reason: In the interests of residential amenity.

- 9) The development hereby approved shall not commence above slab level until details for the enhancement of biodiversity on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the dwellings by means such as swift bricks, bat tube or bricks. The scheme shall also include details of enhancements around the sites such as bird/bat boxes and insect habitats. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

- 10) All cut timber/wood between, together with any senescent and rotting wood, should be retained and stacked safely on site for the colonisation of saproxylic organisms, except where an alternative proposal has been submitted to and approved in writing by the local planning authority.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

- 11) No further development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out within the land to the west of the settlement boundary as depicted within drawing 62MR-GA0.1 Rev E Block Plan. No plant/materials/machinery shall be stored in this area during the construction period.

Reason: To ensure a satisfactory appearance to the development, to safeguard the enjoyment of their properties by existing and prospective occupiers and in the interests of wildlife.

- 12) The dwellings hereby approved shall not be occupied until the refuse and cycle storage indicated in drawing 62MR-GA0.2 Rev E Site Plan has been provided. The provision shall be maintained and retained thereafter.

Reason: To safeguard the amenity of the area in general and future occupants.

- 13) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The submitted details shall:
- a) be in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1.
 - b) be in accordance with the recommendations of Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting'.
 - c) include a layout plan with beam orientation.
 - d) a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles).
 - e) an ISO lux plan showing light spill.

The scheme of lighting shall be installed, maintained, and operated thereafter in accordance with the approved scheme.

Reason: To safeguard residential amenity, wildlife and to protect dark skies and prevent undue light pollution, in accordance with the maintenance of the character and quality of the countryside.

- 14) No development including site clearance shall take place until tree protection is in place for all trees both within the red line application site boundary, and within falling distance of the red line application site boundary. The tree protection shall be in accordance with BS 5837 and maintained until all equipment, machinery and any surplus materials have been removed from the site. All trees to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery, or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

- 15) Prior to the commencement of the development a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The document shall be produced in accordance with the Code of Construction Practice and BS5228 Noise Vibration and Control on Construction and Open Sites, the Control of Dust from Construction Sites (BRE DTi Feb 2003) and the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction. The construction of the development shall then be carried out in accordance with the approved methodology.

Reason: To safeguard the amenity of the area in general.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.