

<b>APPLICATION NO: 14/01823/FUL</b>		<b>OFFICER: Miss Chloe Smart</b>	
<b>DATE REGISTERED: 7th October 2014</b>		<b>DATE OF EXPIRY: 2nd December 2014</b>	
<b>WARD: Swindon Village</b>		<b>PARISH: Swindon</b>	
<b>APPLICANT:</b>	Mrs Susan Rowe		
<b>AGENT:</b>	Mr Andrew Bower		
<b>LOCATION:</b>	Land at Manor Farm, Manor Road, Swindon Village		
<b>PROPOSAL:</b>	Erection of 2no. bungalows and 6no. houses		

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1. Further to the previous update the applicant has submitted a Flood Risk and Drainage Assessment due to small section of the site falling within Flood Zone 2.
- 1.2. Prior to the submission of this information, the Environment Agency were notified in relation to the application and provided the following comment:

*'Given that the Flood Zones clearly do not encroach on the built development then we do not consider we need to review any subsequent FRA the applicant may submit as essentially the production of an FRA in this instance is likely to be more of a procedural matter to ensure consistency with policy rather than a material impact on the development'.*

- 1.3. The report submitted summarises that the proposed development and drainage scheme will not increase the potential of any flooding occurring within the area and surface water discharge quality is likely to improve due to the use of Sustainable Urban Drainage Systems (SUDS) drainage techniques and the use of permeable surfaces. A condition has been attached to ensure the development accords with the principles of SUDS.
- 1.4. In light of the above, the development is not considered to result in any increased flood risk within the area.

### 2. CONCLUSION AND RECOMMENDATION

The recommendation remains to approve this application subject to the conditions set out below.

### 3. CONDITIONS/INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
Reason: To accord 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 hereby permitted shall be carried out in accordance with drawing numbers PL01(B), PL02(C), PL12(C), PL17(B), PL19(B), PL20(B), PL21(B), PL24(B), PL25(B), PL30(B), PL38(B), PL39(B), PL40(B), PL419B), PL43, W131150/AT/B01 (H), W131150/AT/B02 (H), W131150/AT/B03 (H), W131150/AT/B04 (H), W131150/AT/B05

(H), W131150/AT/B06 (H), W131150/AT/B08 (H), W131150/AT/B10 (B), W131150/SK/01 (H), W131150/SK/02 (H), 33.63.02 (Tree Protection Plan) and 3363A received 27th November 2014, 26th February 2015, 26th March 2015 and 17th March 2015.

Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 3 Prior to the commencement of development, an annotated elevation with a detailed specification of all external materials and finishes (including all windows and external doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the details so approved and maintained as such thereafter.  
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.
- 4 Prior to the commencement of development, full details to include the design, materials, colour and finish of the proposed external windows (including cills) and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the details so approved and maintained as such thereafter.  
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification), no extensions, garages, walls, fences or other structures of any kind (other than those forming part of the development hereby permitted) shall be erected without planning permission.  
Reason: Any further extension or alteration requires detailed consideration to safeguard the amenities of the locality in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living and design.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification), no fences, gates, or walls shall be erected without planning permission.  
Reason: Any further boundary enclosures requires detailed consideration to safeguard the amenities of the locality in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living and design.
- 7 Prior to the commencement of development, a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a survey of all existing trees on the land showing the size and species and identifying those trees, if any, it is proposed to remove. In addition it shall show in detail all proposed tree and shrub planting, hard surfacing (which should be permeable or drain to a permeable area) and areas to be grassed.  
Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7 relating to sustainable development and design.
- 8 The landscaping proposals hereby approved shall be carried out no later than the first planting season following the date when the development is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for 5 years after planting and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within this period shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the planting becomes established and thereby achieves the objectives of Local Plan Policies CP1 and CP7 relating to sustainable development and design.

- 9 Prior to the commencement of development, a detailed scheme for boundary walls, fences or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority and the boundary walls, fences or other means of enclosure shall be erected before the development hereby permitted is first occupied.  
Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policy CP7 relating to design.
- 10 No works shall commence on site until details of the improvements to the existing access road from Church Road to the development have been submitted in writing to the LPA. The improvements shall be completed in all respects with the approved details, prior to the commencement on the development.  
Reason: To reduce potential highway impact by ensuring a safe and suitable access, in accordance with paragraphs 32 and 35 of the NPPF, and CBC LP Policy TP1.
- 11 No works shall commence on development until the road layout has been laid out in accordance with the submitted drawings, with first 20m of the proposed layout with the junction with the existing highway has been completed to at least binder course level and the works shall be maintained as such thereafter unless and until adopted as highway maintainable at public expense.  
Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the paragraph 35 of the NPPF and CBC LP Policy TP1.
- 12 None of the dwellings hereby permitted shall be occupied until the vehicular parking facilities have been provided in accordance with the submitted Drawing W131150/SK/01 H and shall be maintained available for that purpose thereafter.  
Reason: To reduce potential highway impact in accordance with paragraph 39 of the NPPF and CBC LP Policy CP5.
- 13 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.  
Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraph 32 and 35 of The Framework, and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the NPPF and CBC LP Policy TP1 and TP2.
- 14 No dwelling on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.  
Reason: In the interest of highway safety; to ensure safe and suitable access has been provided for all people; and to safeguard the visual amenities of the locality and in accordance with paragraph 32 of the NPPF and CBC LP Policy TP1

- 15 No development shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.  
Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.
- 16 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:
- i. specify the type and number of vehicles;
  - ii. provide for the parking of vehicles of site operatives and visitors;
  - iii. provide for the loading and unloading of plant and materials;
  - iv. provide for the storage of plant and materials used in constructing the development;
  - v. provide for wheel washing facilities;
  - vi. specify the intended hours of construction operations;
  - vii. measures to control the emission of dust and dirt during construction;
  - viii. specify the access points to be used and maintained during the construction phase(s)
- Reason: To reduce the potential impact on the public highway and in accordance with paragraph 35 of the National Planning Policy Framework (NPPF) and CBC LP Policy TP1.
- 17 No development shall take place within the application site 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'.  
Reason: to make provision for a programme of archaeological work, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework.
- 18 Prior to the commencement of development a Landscape and Aftercare Scheme based on drawing no. PL12(C) Site Layout, the Wildlife Corridor Schematic drawing no. PL43 dated February 2015 and the Badger Mitigation Plan of DAS/03 Ecology, Trees and Reptiles shall be submitted to and approved in writing by the Local Planning Authority. The details approved as part of this condition shall then be implemented prior to the occupation of the dwellings hereby approved.  
Reason: To ensure that biodiversity is conserved and in accordance with ODPM Circular 06/2005 and paragraphs 109 and 118 of the National Planning Policy Framework.
- 19 All ecology work shall be implemented in accordance with the conclusions provided within the submitted DAS/03 Ecology Report dated September 2014.  
Reason: To ensure that biodiversity is conserved and in accordance with ODPM Circular 06/2005 and paragraphs 109 and 118 of the National Planning Policy Framework.
- 20 Tree protective fencing shall be installed in accordance with the specifications set out within BS 5837:2012. The fencing shall be erected, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.

Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 21 Ground protection mats shall be used within the Root Protection Areas of the Horse Chestnut (labelled T2) and the English Oak (labelled T7) as the root protection areas are outside the protective fencing.

Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 22 Prior to the commencement of development, the surface water drainage system shall be designed in accordance with the principles of Sustainable Drainage Systems (SUDS). This shall include a maintenance strategy and full details (including calculations) shall be submitted to and approved by the Local Planning Authority. Prior to the first occupation of any part of the development, the surface water drainage system shall be completed in all respects in accordance with the details approved and shall be retained as such thereafter.

Reason: To ensure the surface water drainage system does not contribute to flooding or pollution of the watercourse in accordance with Local Plan Policy UI3 relating to sustainable drainage systems.

## INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, the authority requested a number of revisions to the application.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.

- 2 To assist in the conservation of countywide biodiversity, all species and habitat records from the ecological work commissioned by the applicant should be copied [preferably in electronic format] to the Gloucestershire Centre for Environmental Records (GCER).
- 3 If a protected species (such as any bat, badger, water vole, otter, white-clawed crayfish, reptile or any nesting bird) is discovered using a feature on site that would be affected by the development or construction work all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures already approved by the Local Planning Authority then these should be implemented. Otherwise a suitably qualified ecological consultant or Natural England should be contacted and the situation assessed before operations can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Protection of Badgers Act 1992. This advice note should be passed on to any persons/contractors carrying out the development/works.