

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 6 JULY, 2017

Page	Application	Location	Item No.	Description
26	<u>Enforcement</u>	Upper Langcross Farm, Leckwith, Cardiff.	1.	Update to reason for recommendation following the adoption of the Local Development Plan.
44	2017/00260/RG3	Land to the East of Holm View Leisure Centre, Skomer Road, Barry	2.	Update to reason for recommendation and reasons for conditions following the adoption of the Local Development Plan.
69	2016/01287/OUT	Land to the rear of Baobab, Highlight Lane (site fronting Buckingham Place)	3.	Update to reason for recommendation and reasons for conditions following the adoption of the Local Development Plan.
96	2017/00328/FUL	Dyffryn Springs, St. Lythans Road, Dyffryn	4.	Update to reason for recommendation and reasons for conditions following the adoption of the Local Development Plan.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 27 July 2017

Enforcement No.: 2017/00282/FUL	Case Officer: Mr. M. Williams
<p>Location: Upper Langcross Farm, Leckwith, Cardiff</p> <p>Breach: Without planning permission, the material change of use from agriculture to a mixed use comprising residential and agriculture and operational development consisting of the extension of the provision of a structure</p>	

The Vale of Glamorgan Local Development Plan 2011-2026 was formally adopted by the Council on 28 June 2017 and is therefore now the Development Plan for the area for the purpose of section 38 of The Planning and Compulsory Purchase Act 2004. Section 38 of the Act requires that in determining a planning application, the determination must be in accordance with the Development Plan, unless material considerations indicate otherwise. Therefore, all references within the report to Unitary Development Plan (UDP) policies are no longer relevant to the determination of this matter and should be disregarded. The relevant LDP policies have been cited in the report to be taken into consideration. In addition the reason for issuing the enforcement notice been updated as follows:

- (1) The residential use of the land is considered to be an unjustified and an unsustainable form of development that causes harm to the character and appearance of this rural location recognised for its attractive special landscape features defined. Accordingly, the residential use is considered to conflict with LDP Policies SP1 – Delivering the Strategy, MG17 – Special Landscape Areas, MD1 – Location of New Development and MD2 – Design of New Developments, as well as the guidance contained in the Council’s Adopted Supplementary Planning Guidance on Sustainability. The development is also considered to be contrary to the guidance provided in Planning Policy Wales and Technical Advice Note 6: Planning for Sustainable Rural Communities.

- (2) The development is considered to occupy an unsustainable location, where day to day services, facilities and access to public modes of transport is not readily available, promoting the use of the private motor vehicle. As such the development is considered to be contrary to the sustainable development and well-being principles of the Wellbeing and Future Generations (Wales) Act 2015, and contrary to the principles of the development plan by reason of Policy MD1 and the sustainable development principles of PPW.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 6 July 2017

Application No.: 2017/00260/RG3	Case Officer: Mr. I. Robinson
<p>Location: Land to the East of Holm View Leisure Centre, Skomer Road, Barry</p> <p>Proposal: Proposed residential development comprising 11 affordable dwellings along with associated parking, highway and ancillary works, including a new vehicular access/egress for Holm View Leisure Centre</p>	

From: Case officer

Summary of Comments:

The Vale of Glamorgan Local Development Plan 2011-2026 was formally adopted by the Council on 28 June 2017 and is therefore now the Development Plan for the area for the purpose of Section 38 of The Planning and Compulsory Purchase Act 2004 which requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, all references within the report to Unitary Development Plan (UDP) policies are no longer relevant to the determination of this matter and should be disregarded. The relevant LDP policies are as follows

- SP1- Delivering the Strategy
- SP3- Residential Requirement
- SP4- Affordable Housing Provision
- MG2- Housing Allocations
- MG4- Affordable Housing
- MD2- Design of New Development
- MD3- Provision of Open Space
- MD4- Community Infrastructure and Planning Obligations
- MD5- Development within Settlement Boundaries
- MD6- Housing Densities
- MD7- Environmental Protection
- MD9- Promoting Biodiversity

In addition the reason for the recommendation has been updated as follows:

Having regard to Policies SP1- Delivering the Strategy, SP3- Residential Requirement, SP4- Affordable Housing Provision, MG2- Housing Allocations, MG4- Affordable Housing MD2- Design of New Development, MD3- Provision of Open Space, MD4- Community Infrastructure and Planning Obligations, MD5- Development within Settlement Boundaries, MD6- Housing Densities and MD7- Environmental Protection of The Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the advice within Planning Policy Wales 9th Edition, Technical Advice Notes 1 – Joint Housing Land Availability Study (2015), 2 – Planning and Affordable Housing (2006), 12 – Design (2016) and 16 - Sport, Recreation and Open Space (2009), and the Council's Supplementary Planning Guidance on Amenity Standards, Affordable Housing, Barry Development Guidelines, Parking Standards (Interactive Parking Standards Zones Map) and Sustainable Development, the proposed development is considered acceptable in respect of the principle of the development, loss of open space, design and layout, impact on neighbours, parking, amenity space and drainage.

The reasons for the recommended conditions have also been updated as follows:

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

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. This consent shall only relate to the following plans and documents:

14th March 2017: A001B, A003, A004A, A005, A006, A007A, A008A, A009, A010, A011A, A012A, A012A, A013B, A014A, A015. Drainage Strategy- Lodestone letter and plan 16052-P01 A, Treescene Arboricultural impact Assessment, Treescene Tree Survey June 2015, Acstro Transport Statement June 2016, Ian Farmer Associates Report on Ground Investigation 70274, TerrAqua Ecological Assessment.

9th June 2017: A002L, Visibility Splay layout 16052-08, refuse vehicle swept path 003A, Coach swept path 004A, single deck bus swept path 005A, external works layout 16052-01A.

12th June 2017: David Clements Ecology Biodiversity Strategy June 2017.

27th June 2017: A016D

The development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. The dwellings shall be constructed to the levels shown on plans A014A and A015, or an alternative set of levels, the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of any of the buildings or the road, and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the visual amenity of the area and residential amenity are safeguarded, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

4. All means of enclosure associated with the development hereby approved shall be in accordance with the schedule and details contained on plan A010 D, or an alternative schedule of enclosures, details of which shall be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be implemented in accordance with the approved details prior to first beneficial occupation of the dwelling that those enclosures relate to, and so maintained at all times thereafter.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

5. The landscaping scheme for the site shall be in accordance with the details shown on plan A016 D, or an alternative landscaping scheme, details of which shall be submitted to and approved in writing by the Local Planning Authority, prior to the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

7. Full details of a scheme for the drainage of the site (foul sewerage and surface water and including details of the perpetual management of the drainage system) shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented and maintained at all times thereafter in accordance with the approved details.

Reason:

To ensure the adequate drainage of the site, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

8. Notwithstanding the submitted plans and prior to their use in the construction of the dwellings hereby approved, further details and samples of the external materials to be used on the dwellings shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

9. None of the dwellings hereby approved shall be brought into beneficial use until such time as the parking area(s) to serve that dwelling have been laid out in full accordance with the layout shown on plan A002 L, and the parking areas shall be so retained at all times thereafter to serve the development hereby approved.

Reason:

In the interests of highway safety and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

10. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include construction working hours, and details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure the development accords with Policies MD2, MD5 and MD7 of the Local Development Plan.

11. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access points in to the site, any new pedestrian footways within the adopted highway and internal roads within the site, incorporating turning facilities and vision splays, and including sections, street lighting, surface water drainage and details of the location and design of all rumble strips, shall be submitted to and approved in writing by the Local Planning Authority prior to any works to construct/alter new/existing access points or roads within the site. The development shall be implemented thereafter in accordance with the approved details.

Reason:

In the interests of highway safety and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

12. Notwithstanding the submitted plans, prior to any works to construct the retaining walls at the eastern side of the leisure centre car park and in front of the dwellings at plots 1-7, further details (to include sections, elevational plans and structural calculations) of those retaining walls shall be submitted to and approved in writing by the local planning authority. The walls shall thereafter be constructed and maintained at all times thereafter in accordance with the approved details.

Reason:

In the interests of visual amenity, highway safety and the stability of the walls, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

13. Prior to the first beneficial occupation of any of the dwellings hereby approved, an uncontrolled crossing point shall be provided across Skomer Road in the vicinity of the site, in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of pedestrian safety and comprehensive pedestrian links, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

14. In the event that contamination is found at any time when carrying out the development that was not previously identified, it shall be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place (unless otherwise agreed in writing) until a scheme to deal with the contamination found has been approved in writing by the local planning authority. The scheme shall include an investigation and risk assessment and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority, prior to the first beneficial occupation of any of the dwellings approved.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policies MD2, MD5 and MD7 of the Local Development Plan.

15. Any topsoil (natural or manufactured), subsoil, aggregate (other than virgin quarry stone) or recycled aggregate material to be imported to the site shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation and sampling which shall be submitted to and approved in writing by the Local Planning Authority prior to its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Reason: To ensure that the safety of future occupiers is not prejudiced and to ensure the development accords with Policies MD2, MD5 and MD7 of the Local Development Plan.

16. Prior to the erection of any fences, a scheme showing the nature and location of hedgehog accesses in all site fences shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to the first beneficial use of the dwelling that each fence relates to.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

17. The recommendations contained in the David Clements Ecology Biodiversity Strategy June 2017 shall be implemented in full.

Reason:

In the interests of ecology and to ensure the development accords with Policy MD9 of the Local Development Plan.

Action required: Members to note.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 6 July 2017

Application No.: 2016/01287/OUT	Case Officer: Mr. Steven Rennie
Location: Land to the rear of Baobab, Highlight Lane (site fronting Buckingham Place).	
Proposal: Erection of 3 new dwellings and associated works	

From: Mr Steven Rennie (Case Officer)

Summary of Comments:

The Vale of Glamorgan Local Development Plan 2011-2026 was formally adopted by the Council on 28 June 2017 and is therefore now the Development Plan for the area for the purpose of Section 38 of The Planning and Compulsory Purchase Act 2004 which requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, all references within the report to Unitary Development Plan (UDP) policies are no longer relevant to the determination of this matter and should be disregarded. The relevant LDP policies now relevant to this application, replacing the UDP policies listed in the Committee Report are as follows:

MD 1 – Location of New Development

MD 2 – Design of New Development

MD 5 - Development in Key, Service Centre and Primary Settlements

MD 6 – Housing Densities

In addition the reason for the recommendation has been updated as follows:

Having regard to Policies MD 1 – Location of New Development, MD 3 – Design of New Development, MD 5 - Development in Key, Service Centre and Primary Settlements, and MD 7 – Housing Densities of the Vale of Glamorgan Deposit Local Development Plan 2011 – 2026, and it is considered that the proposals are acceptable, by reason of their appropriate design, materials and scale, with no detrimental impact to the character of the area or the amenities of neighbouring occupiers. The proposals therefore comply with the relevant planning policies and supplementary planning guidance.

The reasons for the recommended conditions have also been updated as follows:

1. Approval of the appearance and landscaping of the development (hereinafter called "the reserved matters") shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

(a) The expiration of five years from the date of this permission.

(b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

5. The development shall be carried out in accordance with the following approved plans and documents: 160914/AR/PL/201 P04 (received 19 June 2017), Amended Design and Access Statement and Supporting Statement (ST Planning - Received 15 May 2017) and Arboricultural Report (Graham Chesterton Arboriculture - Received 9 December 2016);

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

6. Full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason:

To ensure a suitable drainage scheme, and to ensure compliance with the terms of Policies MD1 and MD2 of the Local Development Plan.

7. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on 160914/AR/PL/201 P04, and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

8. All means of enclosure associated with the each dwelling hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the dwelling they relate to, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

9. Prior to the commencement of development, details of the finished levels of the site and the dwellings hereby approved, in relation to existing ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that visual and neighbour amenities are safeguarded, and to ensure the development accords with Policy MD2 of the Local Development Plan.

10. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

11. Prior to the commencement of development, an Arboricultural Method Statement and a Tree Protection Plan, together with an arboricultural site supervision model, shall be submitted to and approved in writing by the Local Planning Authority to demonstrate the protection of the two trees identified in the submitted Arboricultural Report (Graham Chesterton Arboriculture). The development shall thereafter be carried out in accordance with the agreed tree protection measures set out in the approved details.

Reason:

To ensure the protection of the trees identified in the submitted Arboricultural Report (Graham Chesterton Arboriculture) being set partially or wholly within neighbouring land, in the interests of visual amenities and in accordance with MD2 of the adopted Local Development Plan.

12. Prior to the first beneficial occupation of any of the dwellings, details of the re-located positions of the telegraph pole and lamp post (that are currently outside the side frontage on Buckingham Place) shall be submitted to and approved in writing by the Local Planning Authority. The telegraph pole and lamp post shall thereafter be moved in accordance with the approved details, prior to the occupation of any dwelling whose driveway is within 1m of either of those items.

Reason:

To ensure suitable levels of visibility clear of obstructions for vehicles entering and exiting the plots, in accordance with policy MD2 of the adopted Local Development Plan.

13. Notwithstanding the submitted details, the subsequent Reserved Matters application shall include details of pedestrian visibility splays of 2m x 2m in each direction either side of the accesses to the plots hereby approved. Within these vision splays there shall be no obstructions, car parking or planting that exceeds 0.6m in height. The agreed pedestrian vision splays shall be implemented before the first beneficial occupation of the dwellings hereby approved and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with policy MD2 of the Local Development Plan.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE: 6 July 2017

Application No. 2017/00328/FUL	Case Officer: Mrs Y J Prichard
Location: Dyffryn Springs, St Lythans Road, Dyffryn Proposal: Construction of a building to serve as a wedding venue	

The Vale of Glamorgan Local Development Plan 2011-2026 was formally adopted by the Council on 28 June 2017 and is therefore now the Development Plan for the area for the purpose of Section 38 of The Planning and Compulsory Purchase Act 2004 which requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, all references within the report to Unitary Development Plan (UDP) policies are no longer relevant to the determination of this matter and should be disregarded. The background papers to the LDP have been referred to in the report and the relevant equivalent LDP policies to the UDP policies are:-

POLICY SP10 - BUILT AND NATURAL ENVIRONMENT.
 POLICY SP11 - TOURISM AND LEISURE.

POLICY MG17 - SPECIAL LANDSCAPE AREAS.
 POLICY MG20 - NATIONALLY PROTECTED SITES AND SPECIES.

POLICY MD1 - LOCATION OF NEW DEVELOPMENT.
 POLICY MD2 - DESIGN OF NEW DEVELOPMENT.
 POLICY MD7 - ENVIRONMENTAL PROTECTION.
 POLICY MD8 - HISTORIC ENVIRONMENT.
 POLICY MD13 - TOURISM AND LEISURE.
 POLICY MD14 - NEW EMPLOYMENT PROPOSALS.
 POLICY MD17 - RURAL ENTERPRISE.

In addition the reason for the recommendation has been updated as follows:

Having regard to Policies SP10-Built Natural Environment, SP11-Tourism and Leisure, MG17 - Special Landscape Areas, MG20-NATIONALLY PROTECTED SITES AND SPECIES, MD1-Location of New Development, MD2-Design of New Development, MD7-Environmental Protection, MD8-Historic Environment, MD13-Tourism and Leisure, MD14-New Employment Proposals, and MD17-Rural Enterprise of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Design in the Landscape, and Parking Standards; and national guidance contained in Planning Policy Wales, TAN6-Planning for Sustainable Rural Communities, TAN12-Design, TAN13-Tourism, TAN15-Development and Flood Risk, and TAN23-Economic Development, it is considered that the proposal represents an acceptable form of farm diversification, the benefits of which outweigh any limited adverse visual impact the proposal will have on the character and appearance of the surrounding countryside, including the Dyffryn Basin and Ridge Slopes Special Landscape Area. The proposal should also not result in any harmful impact on neighbouring amenity or highway safety.

The reasons for the recommended conditions have also been updated as follows:

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any Order amending, revoking or re-enacting that Order, the principal uses of the development hereby permitted shall be to serve the existing Dyffryn Springs fishery and wedding venue businesses, and any other use shall be solely ancillary to those uses, and this consent shall not relate to any other use falling within Class D2.

Reason:

The site is located within the countryside where development is only justified in connection with the existing rural enterprise in accordance with Policy MD17-Rural Enterprise of the Local Development Plan, and national guidance contained in Planning Policy Wales and TAN6 - Planning for Sustainable Rural Communities.

4. No part of the site shall be externally illuminated without the prior written consent of the Local Planning Authority.

Reason:

To control light pollution and in the interests of visual amenity and the character and appearance of the Dyffryn Basin and Ridge Slopes Special Landscape Area in accordance with Policies MG17-Special Landscape Areas; MD2-Design of New Development; and MD7-Environmental Protection of the Local Development Plan.

5. No development shall commence on site until a detailed scheme for the surface water drainage of the site, showing how road and roof/yard water will be dealt with, has been submitted to and approved in writing by the Local Planning Authority. The details shall include field percolation tests; calculation for any onsite attenuation or discharge; and full engineering details of drainage assets and a written declaration detailing responsibility for the adoption and maintenance of all elements of the drainage system prior to beneficial occupation. The development shall be implemented in full accordance with the approved scheme of drainage, prior to the first beneficial use of the building here by permitted.

Reason:

To ensure the effective drainage of the site and that no adverse impact occurs to the environment, including the increase of flood risk elsewhere in accordance with Policies MD2-Design of New Development and MD7-Environmental Protection of the Local Development Plan.

6. Before the commencement of development a Construction Environmental Management Plan, for the protection of the adjacent brook from pollution during the course of construction, shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall assess the risks from all pollution sources and pathways (including silt, cement and concrete, oils and chemicals, herbicides, aggregates, contaminated land and waste materials) and describe how these risks will be mitigated for this development. The development shall be implemented in accordance with the approved details.

Reason:

To safeguard the watercourse from pollution in accordance with Policy MD7-Environmental Protection of the Local Development Plan.