

## **Development Control Committee 4 September 2019**

### **Planning Application DC/19/1117/FUL – Land Adjacent to High Trees, The Park, Great Barton**

<b>Date Registered:</b>	27.05.2019	<b>Expiry Date:</b>	22.07.2019 (EOT agreed)
<b>Case Officer:</b>	Britta Heidecke	<b>Recommendation:</b>	Approve Application
<b>Parish:</b>	Great Barton	<b>Ward:</b>	The Fornhams and Great Barton
<b>Proposal:</b>	Planning Application - (i) 1no. dwelling (ii) detached double garage and (iii) creation of a shared access		
<b>Site:</b>	Land Adjacent To High Trees, The Park, Great Barton		
<b>Applicant:</b>	Mr & Mrs D Doran		

**Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

**Recommendation:**

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Britta Heidecke

Email: [britta.heidecke@westsuffolk.gov.uk](mailto:britta.heidecke@westsuffolk.gov.uk)

Telephone: 01638 719456

## **Background:**

**The application has been considered and referred to the Development Control Committee by the Delegation Panel following call in by Ward Councillor Beccy Hopfensperger.**

**The Parish Council support the application and it is recommended for APPROVAL.**

## **Proposal:**

1. The application proposes a two-storey dwelling with detached double garage utilising an existing access. The dwelling would provide 4 bedrooms, of which three bedrooms, a bath room and office and utility room are at ground floor, with the master bedroom, an open plan kitchen/dining/family room and living room at first floor.
2. The dwelling is of contemporary design and would consist of two linked gable wings, the higher eastern wing would have a footprint of 16m by 6m, with an eaves height of 4.7m and 7.5m to the ridge. The smaller wing would have a footprint of 5m by 7.5m, linked by a 2.5m glazed link, and with the same eaves height of 4.7m but with a slightly lower ridge of 7.1m. The dwelling would be constructed with timber cladding to the external walls of the larger wing, corrugated metal sheet cladding to the smaller wing, natural slate tiles to the roof and incorporates large glazed elements.
3. The garage would have a footprint of 6m by 6.5m and 2.6m to the eaves, with a ridge height of 5.7m. The garage is proposed to be constructed with weatherboard cladding to the walls and slate tiles to the roof.

## **Application Supporting Material:**

4.
  - Application Form
  - Existing and Proposed Plans
  - Topographical Survey
  - Existing and Proposed Tree Survey
  - Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan
  - Biodiversity Report
  - Design and Access Statement
  - Land Contamination Assessment

## **Site Details:**

5. The application site forms part of a larger woodland expanding east of the application site, within the settlement of Great Barton. Large parts of the woodland including the application site are protected by a tree preservation order known as The Park. The site is accessed off The Coppice and includes an existing small clearing. The bungalow High Trees, north of the application site also sits within this woodland. Residential properties including two storey dwellings lie to the west, south and north east. The properties in the vicinity sit in spacious plots and are of varying scale and design.
6. The application site benefits from right of access over the existing access lane, which is owned by White Lodge. The access would be shared with High Trees, which also benefit from right of access. It is understood that White

Lodge benefits from right of way over parts of the application site from their property to the access lane off The Coppice. The Coppice is a residential cul-de-sac.

**Planning History:**

7.

<b>Reference</b>	<b>Proposal</b>	<b>Status</b>	<b>Decision Date</b>
SE/12/1623/TPO	TPO370(1974)32 - Tree Preservation Order Application Fell one Ash tree overhanging into garden of 11 Maple Green	Application Granted	18.01.2013
SE/13/0256/TPO	TPO370(1974)33 - Tree Preservation Order Application 1 and 1a - Sycamore - Remove branch from neighbouring tree which is growing through the Sycamore and pollard below wound (5 metres); 2 and 3 - Fell two leaning Sycamore trees; 4 - Fell one Elm and 5 - Sycamore including growth sucker with lean - remove sucker. All trees within area A2 on Order.	Application Withdrawn	19.04.2013
DC/16/2811/TPO	TPO 370(1974) Tree Preservation Order (i) T1 - Sycamore - fell (ii) T2 - Multi stem Sycamore - fell (iii) T3 - Sycamore - crown raise to 6 metres (iv) T4 - Yew - lateral reduction of up to 2 metres (v) T5 - Ash - lateral crown reduction of up to 2 metres, towards the applicant's property, to appropriate pruning points.	Application Granted	13.02.2017
DC/19/1129/TPO	TPO 370 (1974) - 4no. Sycamore (T1, T2, T3, and T4) - Fell	Application Granted	31.07.2019
TPO370(1974)16	TPO370(1974)16 30% Reduction to one Ash (1) and removal of one overhanging limb to one Ash (2) protected by a Preservation Order	Application Granted	13.01.2004
TPO370(1974)14	TPO370(1974)14	Application Granted	02.01.2003

	Removal of three lowest limbs on west side of Sycamore tree as protected by a Preservation Order		
SE/08/0812	TPO370(1974)23 - Tree Preservation Order Application Cut back branches, overhanging No. 26 The Coppice, to boundary to one Sycamore tree (within area A2 on Order).	Application Granted	08.07.2008
SE/07/0231	TPO370(1974)19 - Tree Preservation Order Application Fell one Poplar tree (2 on plan) within Area A2 on Order.	Application Granted	12.03.2007
E/79/1950/P	EXTENSION TO LOUNGE	Application Granted	06.06.1979
E/76/3207/P	ERECTION OF EXTENSION WITH INTERNAL ALTERATIONS	Application Granted	15.12.1976
E/74/1582/P	ERECTION OF THREE DETACHED DWELLINGS WITH GARAGES AND ALL ANCILLARY WORKS	Application Refused	06.10.1975

### **Consultations:**

#### 8. Environment & Transport – Highways:

No objection subject to conditions. See Officer Comments Section below.

#### 9. Tree Officer:

The application site is benefitted by a great number of trees that forms a woodland setting which is typical for the character of the surrounding area. The group of trees denoted A003 surrounds the proposed area of built development on the western, southern and eastern aspect. This is comprised of a higher density of trees than the central, more open section of the site and is likely to be relatively unaffected by the proposals. The designs appear to have been planned in a manner that minimises the number of trees that will need to be removed, utilising the small clearing in the centre of the site. It is worth noting that several of these trees are likely to be removed irrespective of the proposed development, owing to their condition.

I assessed the row of five Tilia (marked T005, T011, G006 and T012) to be of particular arboricultural and landscape value. These are large mature trees that are clearly visible from public vantage points, conferring and

considerable degree of amenity value to the locality. The relationship between these trees and the proposed development is not considered to be entirely harmonious, and I do have concerns regarding future pressure for tree works that would not exist without the proposed change of land use. Given the woodland setting of the proposed dwelling, many of the commonly associated nuisances would be expected to have been accepted by any future occupiers and future TPO applications for such reasons would be heavily resisted. However, the suitability of the photovoltaic panels on the western aspect should be given due consideration, noting that a significant degree of afternoon sunlight is likely to be blocked out by the adjacent trees.'

In conclusion, several protected trees are shown to be removed and a substantial replanting scheme should be conditioned as part of any planning permission. The landscaping scheme should seek enhance the landscape value of the site, promoting the future viability of the site as a woodland setting, as well as incorporating biodiversity through species selection. There is also a recommendation within the arboricultural impact assessment that a detailed arboricultural method statement and tree protection plan should be conditioned as part of any granted consent.'

10. Public Health And Housing

'Public Health and Housing would not wish to raise any objections to the above Planning Application for the construction of a dwelling with a detached double garage on land adjacent to High Trees, The Park, Great Barton, which will include the creation of a shared access.

It is however recommended that the following conditions are included in any consent granted to minimise the impact of the development, during construction, on the existing residential occupiers in the vicinity of the application site and to ensure that the internal ambient noise levels of the proposed dwelling comply with current guideline levels within BS8233:2014 – Guidance on sound insulation and noise reduction for buildings.'

11. Environment Team:

Based on the submitted information for the above site, this Service is satisfied that the risk from contaminated land is low.

12. Rights Of Way Support Officer SCC

No comments received.

13. Ramblers Association:

No comments received.

14. Ward Councillor:

Cllr Beccy Hopfensperger called the application to Delegation Panel because of the number of neighbour representations and the concerns raised.

## **Representations:**

15. Parish Council: 'Councillors supported this application and would recommend that the biodiversity report recommendations are implemented.'

16. Representations from seven properties have been received, six in objection. The following summarised concerns have been raised:

- Impact on wildlife
- Impact on woodland character
- Tree removal/ impact on trees
- Works to the access/ hedge along access would compromise privacy
- Damage to the trees and shrubs from construction traffic
- Would set precedence
- Construction noise
- Light pollution/ adverse impact on nocturnal character
- Unattractive design
- Adverse impact on residential amenity of several properties/ overlooking/ loss of privacy
- Flooding concern because of increase of built up area
- Impact on local road network/ increase in potholes from construction traffic
- Concerns about historic flint wall along access track (during construction and after)

## **Policy:**

17. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single Authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

18. The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 have been taken into account in the consideration of this application:

- Vision Policy RV1 - Presumption in favour of Sustainable Development
- Vision Policy RV18 - Great Barton
- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS4 - Settlement Hierarchy and Identity
- Core Strategy Policy CS13 - Rural Areas

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM7 Sustainable Design and Construction
- Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13 Landscape Features
- Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM20 Archaeology
- Policy DM22 Residential Design
- Policy DM46 Parking Standards

**Other Planning Policy:**

19.National Planning Policy Framework (2019)

20.The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2019 NPPF that full weight can be attached to them in the decision making process.

**Officer Comment:**

21.The issues to be considered in the determination of the application are:

- Principle of Development Principle
- Scale, Layout and Design
- Impact on trees and character of the area
- Residential Amenity
- Highways safety
- Biodiversity

Principle

22. Policy RV3 states that within the Settlement Boundaries of the villages, planning permission new residential development will be permitted where it is not contrary to other planning policies. Great Barton has been identified as a Local Service Centre in policy CS4, where some small scale housing will be encouraged.
23. The site is located within the Housing Settlement Boundary of Great Barton and as such the principle of a single infill dwelling is acceptable subject to compliance with other relevant policies and material considerations.

### Scale, Layout and Design

24. Policy DM2 requires that development recognises and addresses the key features and characteristics of an area. This is reiterated in policy DM22 which seeks to secure appropriate residential design that accords with the local area, through its built form.
25. The wider area is characterised by residential development in more linear forms fronting on to the road and cul-de-sacs around a central woodland. Dwellings are individually designed of different scale and architectural styles. A small number of individual dwellings within very generous plots are scattered within the central woodland, notably 'High Trees', a bungalow north of the site, to the east 'Rawlings' (off School Lane) and 'Folland' (off The Park) and albeit not within the TPO area, south of the site also 'Tanglewood', 'White Lodge' and 'Kairos' (all off The Park). The properties sit in very generous plots within the woodland setting and are characteristic of the area.
26. The proposed dwelling has been sited utilising an existing clearing on the application site to reduce the need for tree removal and to ensure the proposal is not visible to surrounding properties and in public views because of the natural boundary of trees. The proposal would utilise the existing access off The Coppice. A woodland tree buffer would remain to all site boundaries similar to other properties within the woodland area.
27. The Design and Access statement submitted with the application explains 'The design of the proposed dwelling has been carefully considered to be sympathetic to the woodland setting. The daytime living areas have been located on the first floor to maximise natural light whilst enjoying the unique views of the surrounding mature woodland. The outside spaces have been orientated to benefit from light and privacy whilst avoiding pressure on the existing landscape features. The glazed link feature will provide a transparent element allowing clear views through the building to the woodland beyond.'
28. The site layout and dwelling design are considered to be innovative and respond well to the constraints of the site and the overall form and layout of the surroundings. As such the proposal is considered to comply with policy DM2 and DM22 with regards to design and layout and with NPPF which at para 131 specifically states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

### Impact on Landscape character and Trees



29. Strong concerns have been raised by local residents about the loss of trees, impact on trees to be retained and adverse effects on the character of the area. Officers do not dispute that the proposal will have impacts upon the undeveloped woodland character of the immediate site. The currently undeveloped clearing would be mostly developed with only a small part retained as amenity space. The access drive will be extended into this part of the woodland and there will be some form of hardstanding for parking and manoeuvring to the front of the dwelling and garage. The application proposes a permeable shingle drive.
30. The tree report at para 4.2.1 with regards to the access confirms 'In this case the RPA is safeguarded by existing hard surfaces and therefore, and from a purely arboricultural perspective, it will not be necessary to install a proprietary temporary load bearing road to protect tree roots.'
31. Three trees south of the existing drive have been assessed as category 'U' trees and will require felling regardless of the proposed development due to their structural decline. A TPO application in this respect has already been granted (DC/19/1129/TPO). The clearing will also serve to continue the access to the development site. Two trees identified as Category C trees, a Sycamore central to the development site and a multi-stem Hazel in the area of the proposed garage require removal to enable the development. Two further trees have been identified as requiring felling due to their poor health outside of the area to be developed and regardless of the proposal, one along the access drive and one on the western site boundary (this also gained permission to be felled under DC/19/1129/TPO). Given the removal of these trees would not likely be resisted if submitted as a TPO application regardless of the proposal, the 'loss' of trees can only be attributed very limited weight.
32. Whilst the trees of particular amenity value to the locality are to be retained, the Tree Officer does not consider the relationship between these trees and the proposed development to be entirely harmonious and has concerns regarding future pressure for tree works that would not exist without the proposed change of land use. This will weigh against the proposal in the planning balance. However, given the woodland setting of the proposed dwelling, many of the commonly associated nuisances would be expected to have been accepted by any future occupiers and future TPO applications for such reasons would be heavily resisted. So this should only be attached moderate weight.
33. Moreover, a substantial replanting scheme as suggested by the Tree Officer could be secured by condition. The landscaping scheme should seek to enhance the landscape value of the site, promoting the future viability of the site as a woodland setting, as well as incorporating biodiversity through species selection. There is also a recommendation within the arboricultural impact assessment that a detailed arboricultural method statement and tree protection plan should be conditioned as part of any granted consent.
34. Officers acknowledge that the proposal will change the character of the immediate site and as such will adversely affect the level of enjoyment of the private right of way (that runs through the application site) by the occupiers of White Lodge. A *private* right of way however is not safeguarded by policy in the same way as a *public* right of way. As such the impacts on

the private right of way are not considered to justify refusal. The proposed dwelling and associated works will not be visible from public vantage points and as such and subject to the mitigation and enhancement measures set out above, the proposals are not considered to have an adverse impact on the character and appearance of the wider area to justify refusal on these grounds.

35. The Rural Vision at Para 30.5 h) recognises that there is an important area called The Park which should be protected due to its distinctive historical character. The local distinctiveness of this area will be protected through policies in the Development Management Policies document.
36. Policy DM2 (d) states that developments should not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement.
37. Taking into account that a) the removal of the majority of the trees proposed to be felled could not be resisted regardless of the proposal due to their condition, that b) the development will not be visible in public views and that c) a landscaping scheme could be secured by condition to ensure that the landscape value of the site is enhanced and future viability of the site as a woodland setting is promoted, the proposal is not considered to be contrary to policy DM2 with regards to impact on character and appearance of the area.

#### Residential Amenity

38. Due to the separation between the dwelling and any of the surrounding dwellings, in excess of 50m, the proposal is not considered to have unacceptable impacts in terms of residential amenity by reason of overlooking, overshadowing or being overbearing.
39. Disturbance during the construction period is temporary and can further be controlled through a Construction and Deliveries Management Plan, which can be secured by condition. Moreover construction times can be restricted to acceptable hours. The proposal as such is not considered to result in unacceptable impact on residential amenity in accordance with policy DM2 and the NPPF.

#### Highways matters

40. The application would take access off The Coppice via a private gravel drive. The access is not in the ownership of the applicant; it is owned by White Lodge. The access serves one existing dwelling, High Trees, and the proposal is for one additional dwelling.
41. The access is approx. 4.1m wide where it comes off the highway and will be approx. 90m long to where it would turn off to the new dwelling. Along the lengths of the access it reduces in width to between 3.6m and 3m at the narrowest point. Along the access is a flint wall to one side and hedging to the other.
42. Policy DM2 (l) requires developments to produce designs, in accordance with standards, that maintain or enhance the safety of the highway network. The NPPF para 109 states that '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.'

43. The Highway Authority has assessed the proposal and has raised no objection. Initially, Highways suggested conditions to secure some improvements to the existing access including widening of the access to 4.5m for the first 10m and bound material for a minimum distance of 10 metres and reduction in height of the hedge north of the access. It must be noted that the hedge within the visibility splays has already been removed and is not an issue. Given the access is not in the applicants ownership conditions requiring works to be carried out to the access could not be enforced. Planning practice guidance is clear that conditions which cannot be enforced should not be attached to a planning permission. The proposal therefore needs to be considered in the light of this.
44. Whilst officers acknowledge that the access is substandard and the conditions suggested would deliver a modest improvement, the Highways Authority has confirmed that they do not consider the cumulative impact of this level of intensification is a highway safety concern. The substandard access can therefore only be attributed very limited weight due to the limited scale of the proposal.
45. On the basis of the above it is not considered that the proposal, without any works to the access, would justify refusal on highways safety grounds.

#### Biodiversity

46. Concerns have been raised by local residents about the loss of habitat and impact on biodiversity. A biodiversity survey has been submitted in support of the application, which sets out appropriate mitigation and enhancement measures in order to comply with the requirements of policy DM10, DM11 and DM12.
47. Two trees were assessed as having high potential to support roosting bats with the presence of suitable roosting features and further emergence surveys were recommended if these were proposed to be removed. However, these trees will not be affected by the development.
48. The report includes suitable mitigation and enhancement measures which can be secured by condition. The proposal therefore is not considered to have unacceptable impacts on protected species.

#### Other matters (flooding/ contamination, electric vehicle charge points)

49. Concerns have been raised by local residents with regards to flooding. The application site is not within a flood zone; an area known for flooding. Given the scale of the proposal, flooding from the development will be dealt with by building regulations. However, the application form states that flooding will be dealt with by way of SUDS; for a single dwelling this would usually be in a form of soakaway. This information is considered sufficient in accordance with policy DM6, which requires schemes to be submitted appropriate to the scale of the proposal.

50. Based on the submitted information for the site, Officers are satisfied that the risk from contaminated land is low.
51. Paragraph 105 of the NPPF states that 'local parking standards for residential and non-residential development, policies should take into account... e) the need to ensure an adequate provision of spaces for charging plug-in and other ultralow emission vehicles.' Paragraph 110 of the NPPF states that 'applications for development should... be designed to enable charging of plug-in and other ultralow emission vehicles in safe, accessible and convenient locations.' Policy CS2, Sustainable Development, requires the conserving and, wherever possible, enhancing of natural resources including, air quality. Policy DM14 states that proposals for all new developments should minimise all emissions ... and ensure no deterioration to either air or water quality. Accordingly, a condition is recommended to ensure that an electric vehicle charge point is provided, to enhance the local air quality through the enabling and encouraging of zero emission vehicles.
52. Concerns have been raised with regards to the private right of way by White Lodge and alleged impingement on land potentially registered to White Lodge. These are civil matters. Claims have been rebutted by the applicants who believe to own the necessary land and have the appropriate rights for access. However, access and landownership disagreements are not a material planning consideration and therefore will not weigh in the planning balance.

### **Conclusion:**

53. The proposal is for a single, carefully designed dwelling within the settlement boundary of Great Barton, where infill development is acceptable in principle. The proposal will change the character of the immediate site and does not entirely harmonise with some of the trees to be retained on site. However, subject to a substantial landscaping scheme the impacts can be mitigated and the proposal is not considered to adversely affect the character of the area, to justify refusal. The existing substandard access weighs against the proposal in the planning balance, however, given the limited scale of the proposal it is not considered, on its own or cumulatively, to result in unacceptable impacts on highways safety. The proposal would provide a dwelling which will contribute to the housing supply in the district; a social benefit of the scheme. The proposal would also provide economic benefits during the construction phase and by way of likely additional local spend to support local business. Given the proposal is for a single dwelling these benefits will however be marginal. Overall, given the sustainable location where residential infill development is acceptable in principle, it is considered that the limited harm identified is outweighed by the benefits of the scheme.
54. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

### **Recommendation:**

55. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:
  - i) Measures for the protection of those trees and hedges on the application site that are to be retained,
  - ii) Details of all construction measures within the 'Root Protection Area' (defined by a radius of  $dbh \times 12$  where  $dbh$  is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
  - iii) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

- 3 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015,

Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 4 All ecological measures and/or works shall be carried out in accordance with the details contained in 'Extended Phase 1 Survey of Land at High Trees, Great Barton, Suffolk' (dated September 2018); as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. A minimum of 2 bat boxes and 3 bird boxes shall be fitted in accordance with the details set out in the survey above.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 The hours of site clearance, preparation and construction activities, including deliveries to the site and the removal of excavated materials and waste from the site, shall be limited to 08:00 to 18:00 hours on Mondays to Fridays and 08:00 to 13:00 hours on Saturdays. No site clearance, preparation or construction activities shall take place at the application site on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 6 The acoustic insulation of the dwelling shall be such to ensure noise levels, with windows closed, do not exceed an LAeq (16hrs) of 35dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00, and an LAeq (8hrs) of 30dB(A) within bedrooms between the hours of 23:00 to 07:00.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 7 All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Construction and Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.  
No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.  
The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV and construction traffic in sensitive areas, in the interest of

highway safety, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 8 Prior to first use of the development hereby permitted, the area(s) within the site shown on drawing No. HTDD1312 01C for the purpose of loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 9 The development hereby permitted shall not be brought into use/first occupied until the refuse storage and recycling facilities indicated on Drawing no. HTDD1312 01C have been provided in their entirety and been made available for use. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

Reason: To ensure the incorporation of waste storage and recycling arrangements, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 10 No development above slab level shall take place until details of the areas provided for the presentation of Refuse/Recycling bins for collection have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users. To ensure the incorporation of waste storage and recycling arrangements, in the interest of highway safety and accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 12 The dwelling(s) hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 13 No development above slab level shall take place until details of the facing and roofing materials 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.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 14 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

<b>Reference No:</b>	<b>Plan Type</b>	<b>Date Received</b>
(-)	Site Location Plan	27.05.2019
01 REV C	Proposed Block Plan	27.05.2019
05	Proposed Floor Plans	27.05.2019
07	Garage Plans & Elevations	27.05.2019
06A	Proposed Elevations	11.07.2019

Reason: To define the scope and extent of this permission.

#### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PS5J2EPDGBD00>