

Development Control Committee

Minutes of a meeting of the **Development Control Committee** held on **Wednesday 2 August 2023** at **10.00 am** in the **Conference Chamber, West Suffolk House**, Western Way, Bury St Edmunds IP33 3YU

Present **Councillors**

Chair Andrew Smith

Vice Chairs Jon London and Phil Wittam

Peter Armitage

Diane Hind

Mick Bradshaw

Ian Houlder

Carol Bull

Gerald Kelly

Mike Chester

Sara Mildmay-White

Andy Drummond

Andy Neal

Susan Glossop

Jim Thorndyke

Donna Higgins

359. **Apologies for absence**

Apologies for absence were received from Councillors Roger Dicker, Rachel Hood, Lora-Jane Miller-Jones and David Smith.

360. **Substitutes**

The following substitutions were declared:

Councillor Gerald Kelly substituting for Councillor Roger Dicker;

Councillor Andy Drummond substituting for Councillor Rachel Hood;

Councillor Peter Armitage substituting for Councillor Lora-Jane Miller-Jones;
and

Councillor Donna Higgins substituting for Councillor David Smith.

361. **Minutes**

The minutes of the meeting held on 5 July 2023 were confirmed as a correct record and signed by the Chair.

362. **Declarations of interest**

Members' declarations of interest are recorded under the item to which the declaration relates.

363. **Planning Application DC/22/1294/FUL - Land off Compiegne Way, Bury St Edmunds (Report No: DEV/WS/23/017)**

(Councillor Diane Hind declared, in the interests of openness and transparency, that she had attended Bury St Edmunds Town Council's

meeting when the Town Council considered the application. However, she stressed that she would keep an open mind and listen to the debate prior to voting on the item. Councillor Hind also advised, for clarity, that whilst Councillors Peter Armitage and Donna Higgins were also on the Town Council they had not been present when this application was discussed.)

Planning application - animal feed mill and associated development including ancillary offices, silos, warehouse, improved access route and parking

The application was referred to the Development Control Committee as the proposed development was of a substantial scale and on an edge of town location, where it was likely to have significant impact on the landscape and character of the area.

Bury St Edmunds Town Council objected to the application.

A Member site visit was held prior to the meeting and as part of his presentation to the meeting the Principal Planning Officer also showed videos of the site.

The Committee was also displayed visual mock-ups of the site demonstrating various viewpoints inclusive of 15 years-worth of growth from the landscaping which was proposed as mitigation.

Reference was made to the letter sent by the applicants to all Members of the Development Control Committee on 28 July 2023. The Principal Planning Officer responded in detail to some of the points raised in the letter within his presentation.

Officers were recommending that the application be refused for the reason set out in Paragraph 177 of Report No DEV/WS/23/017.

Speakers: Sarah Broughton (objector) spoke against the application
(The Chair explained that whilst Councillor Broughton was a West Suffolk District Councillor she was speaking on the application in a personal capacity.)
Dino Kiriakopoulos (applicant) spoke in support of the application

Considerable debate and discussion was undertaken by the Committee. A number of whom remarked on the historic and economic importance of British Sugar to the local area.

The need for animal feed mills on this scale, to support the country's agricultural industry, was also highlighted by some Members.

The Principal Planning Officer responded to specific questions/comments in connection with the following topics:

Existing mill site – the Committee was advised that the existing feed mill site was coming to the end of its useful life, however, any future alternative use/development of the site would be subject to a separate planning application and did not form part of the current considerations;

Alternative locations – the applicants had undertaken a considerable scoping exercise in which they explored alternative locations for the scheme and set out the rationale behind opting for the application site within the submission documents for the application;

Working hours – these would be 24/7 shift working, as per the existing mill site; and

Highways – Members were assured that Suffolk County Council Highways and National Highways had looked at the cumulative impact of the vehicle movements associated with the scheme and these had been considered acceptable.

Some of the Committee commented upon their perception that the flooding which was regularly experienced at Compiegne Way had significantly improved in recent months and Officers were asked to establish if works had been undertaken which had led to this improvement.

Remarks were also made on the visual impact the sugar beet factory already had on the surrounding area and questions were raised as to whether this could also be mitigated in some way via the scheme seeking approval.

The Service Manager (Planning – Development) explained that the landscaping scheme proposed by the applicant did include some offsite mitigation on land owned by them. However, the proposals did not include any mitigation measures across the wider British Sugar site and whilst this couldn't be specifically sought for the sugar beet factory via this planning application, the applicant was present and would have heard the comments made by the Committee in this respect.

Councillor Andy Neal proposed that the application be approved, contrary to the Officer recommendation, as he considered that the local and regional economic benefits that would be brought about by the scheme outweighed the harm to the countryside landscape. This was duly seconded by Councillor Carol Bull.

The Service Manager (Planning – Development) confirmed that the Decision Making Protocol would be invoked and the motion would be 'minded to' and subject to the production of a Risk Assessment for future consideration by the Committee.

This would also enable Officers to seek further amendments and information in relation to the response from the Council's Landscape Consultant in respect of mitigation, planting and landscaping; to produce a list of proposed conditions; to ascertain whether any work had already been undertaken in relation to flooding on Compiegne Way; and to confirm the views of the application site from the Abbey Gardens (as raised by Councillor Jon London during the debate).

Upon being put to the vote and with 15 voting for the motion and with 1 abstention, it was resolved that

Decision

Members be **MINDED TO GRANT THE APPLICATION, CONTRARY TO THE OFFICER RECOMMENDATION**, due to the local and regional economic benefits that would be brought about by the scheme which outweighed the harm to the countryside landscape. A Risk Assessment would therefore be produced for consideration by the Committee at a future meeting.

(During the Committee's debate Councillor Phil Wittam briefly left the meeting, on his return the Lawyer advised that Councillor Wittam would be unable to take part in the voting on the item as he had not been privy to all discussion.)

(On conclusion of this agenda item the Chair permitted a short comfort break.)

364. **Planning Application DC/23/0211/FUL - The Packhorse Inn, Bridge Street, Moulton (Report No: DEV/WS/23/018)**

Planning Application - a. single storey extension to west elevation; b. single storey extension to south east elevation;. c. install external entrance step and internal alterations d. construction of detached eight bedroom accommodation wing with parking and landscaping alterations (following demolition of Copperfords, 11 Bridge Street) e. alterations to Ashton Gate including replacement conservatory and insertion of windows

This application was referred to the Development Control Committee following consideration by the Delegation Panel on 18 July 2023, at the request of the Ward Councillor for Kentford and Moulton (Councillor Roger Dicker), where it was recommended that the application should be presented to the Committee.

A Member site visit was held prior to the meeting and as part of her presentation to the meeting the Planning Officer also showed videos of the site.

Attention was drawn to the supplementary 'late papers' which were issued after publication of the agenda and which set out the comments received from Moulton Parish Council who did not object to the application as a whole but raised some specific concerns and queries.

As part of the presentation Members were shown the tree adjacent to the site which had been served with a TPO following receipt of the application.

Officers were recommending that the application be approved, subject to conditions as set out in Paragraph 68 of Report No DEV/WS/23/018 and inclusive of a further suggested condition in respect of boundary treatment, as referenced in the presentation to the Committee.

Speakers: Sue Allot, Shane Horan, John & Christine Leighton, Helen Slater, Jill Lamb and Justin & Kim Neill (neighbouring objectors) spoke against the application

(None of the neighbouring objectors were present at the meeting in order to address the Committee, instead the Democratic

Services Officer read out a pre-prepared joint statement on their behalf)

Henry Fairbanks (applicant) spoke in support of the application

A number of the Committee remarked on the need to support the hospitality industry in the current climate and recognised their need for diversification.

In response to a question as to whether the applicants had purchased the Copperfords property with the aim of expanding the Inn, the Service Manager (Planning – Development) explained that the answer to the question was not known, but in any event this was not a Material Planning Consideration.

Councillor Donna Higgins asked if it would be possible to include opaque glazing in order to reduce the impact on the neighbour's amenity, however, Officers were content that the Oak louvre panels to be placed on relevant elevations with windows would minimise overlooking sufficiently without the need for opaque glazing.

Questions were raised in relation to access and the Planning Officer explained that the main entrance was via the existing single-storey element of the complex, adjacent to the car park accessed off Bridge Street.

Following comments made on the differing levels between the existing car park and the proposed additional parking area, the Planning Officer confirmed that ground works would be undertaken to address this.

Due to the proximity of residential properties, Councillor Jon London asked if it would be possible to require a Construction Management Plan and Officers confirmed this could be included as an additional condition if Members were so minded.

Councillor Andy Drummond spoke in support of the application in his capacity as Suffolk County Councillor for Moulton. He proposed that the application be approved as per the Officer recommendation and inclusive of the additional conditions in respect of boundary treatment and a Construction Management Plan. This was duly seconded by Councillor Mike Chester.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. Time limit

The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

2. Compliance with plans

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

3. EV charging

Prior to first operational use of the site, at least 20% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter and maintained in an operational condition.

4. Construction hours

Demolition or construction works shall not take place outside 8am hours to 6pm hours Mondays to Fridays and 8am hours to 1pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

5. External lighting

Any external artificial lighting at the development hereby approved shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals Guidance Note 9/19 '*Domestic exterior lighting: getting it right!*'. Lighting should be minimised and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Note.

6. Extraction equipment

The commercial kitchen extraction and odour control system associated with the development hereby approved shall comply with the EMAQ+ document '*Control of Odour and Noise from Commercial Kitchen Exhaust Systems*' in respect of its installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet. Approved details shall be implemented prior to the use of the development and thereafter be permanently retained.

7. Noise – extraction system

The rating level of noise emitted from the kitchen extraction system hereby approved shall be lower than the existing background noise level by at least 5dB in order to prevent any adverse impact. The measurements / assessment shall be made according to BS 4142:2014+A1:2019 '*Methods for rating and assessing industrial and commercial sound*' at the nearest and / or most affected noise sensitive premise(s), with the extraction system operating at maximum capacity and be inclusive of any penalties for tonality, intermittency, impulsivity or other distinctive acoustic characteristics.

8. Protection of trees

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) '*Trees in Relation to Design, Demolition and Construction*'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

9. Compliance with ecology survey

All ecological measures and/or works shall be carried out in accordance with the details contained in survey as created by Glaven Ecology, dated November 2022 reference 107-2200-GE-CG as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

10. Ecological enhancements

Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

11. Lighting – bats

Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a. Identify those areas/features on site that are particularly sensitive for bats and that are likely to be disturbed by lighting;
- b. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting be installed without prior consent from the Local Planning Authority.

12. Soft landscaping

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.

13. Restriction on access gate

The access gate shown on drawing no. 11 REV D from Tweed Close shall be restricted to the use of only delivery and bin lorries and not used as vehicular access by the general public unless otherwise agreed in writing by the Local Planning Authority.

14. Alterations to Ashton Gate

The alterations to Ashton Gate, including rebuilding the conservatory with full height glazing and vaulted ceiling, fully glazed window to the side of the reception room and relocation of boundary line, as shown on drawing nos. 32 and 17 REV A, shall be completed prior to the first use of the accommodation block.

15. Surface Water Discharge

Before the development is occupied, details shall be submitted to and approved in writing by the Local Planning Authority showing the means

to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

16. Gates

Gates or any other means of obstruction to the access shall be set back a minimum distance of 5 metres from the public highway and shall not open towards the highway.

17. Parking

The use shall not commence until the area(s) within the site shown in Drawing No. PH-11 Rev. D for the purposes of manoeuvring and parking of vehicles, including electric vehicle charging infrastructure, has been provided, and thereafter that area(s) shall be retained and used for no other purposes.

18. Cycle storage

The use shall not commence until the area(s) within the site shown in Drawing No. PH-11 Rev. D for the purposes of secure cycle storage has been provided, and thereafter the area(s) shall be retained, maintained, and used for no other purposes.

19. Bin storage/presentation

Before the development is occupied, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be 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.

20. Demolition and construction strategy

A Demolition and Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. The development shall only take place in accordance with the approved strategy.

21. Photographic record – highways

No part of the development shall be commenced until a photographic condition survey of the highway fronting and near to the site has been submitted to and approved in writing by the Local Planning Authority.

22. Boundary treatments

No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

23. Construction method statement

Prior to commencement of development, including any works of demolition, a Construction Method Statement shall be 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 provide for:

- a. Loading and unloading of plant and materials
- b. Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
- c. The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
- d. Measures to control the emission of dust and dirt during construction
- e. A scheme for recycling/disposing of waste resulting from demolition and construction works
- f. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
- g. Noise method statements and noise levels for each construction activity including piling and excavation operations
- h. Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.

(On conclusion of this agenda item the Chair permitted a short comfort break.)

365. Planning Application DC/23/0811/HH - 1 Gilstrap Road, Fornham St Martin (Report No: DEV/WS/23/019)

Householder planning application - single storey side extension

This application was referred to the Development Control Committee following consideration by the Delegation Panel on 18 July 2023.

Fornham St. Martin cum St. Genevieve Parish Council raised no objection.

A Member site visit was held prior to the meeting.

The applicants had submitted a letter of representation to the Planning Authority on 31 July 2023 which the Case Officer read out to the meeting in full.

Officers were recommending that the application be refused for the reason set out in Paragraph 26 of Report No DEV/WS/23/019.

Councillor Carol Bull proposed that the application be approved, contrary to the Officer recommendation, as she did not consider it to have an adverse impact on the character of the area. This was duly seconded by Councillor Jon London.

The Service Manager (Planning – Development) explained that the Decision Making Protocol would not need to be invoked, as the impact on the character

of the area was a subjective matter which would not significantly impact on the policies of the Development Plan, and the motion for approval would not be 'minded to' and not subject to the production of a Risk Assessment.

Accordingly, the Case Officer then outlined conditions which could be appended to a planning permission.

Upon being put to the vote and with 14 voting for the motion and with 2 against, it was resolved that

Decision

Planning permission be **GRANTED, CONTRARY TO THE OFFICER RECOMMENDATION**, subject to the following conditions:

1 **Time limit**

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

2 **Compliance with Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents, unless otherwise stated.

(Councillor Peter Armitage left the meeting at 1.00pm on conclusion of this item.)

366. **Planning Application DC/23/0550/FUL - Half Acre Bungalow, Colethorpe Lane, Barrow (Report No: DEV/WS/23/020)**

Planning application - a. subdivision of Half Acre Bungalow to create two dwellings with associated alterations; b. single storey side extension to Half Acre Cottage c. two roof lights to West elevation of Half Acre Cottage

This application was referred to the Development Control Committee as the proposal represented a departure from the Development Plan.

The Scheme of Delegation states that the Committee determines all matters falling within their remit including departures from the provisions of the Development Plan where planning permission is recommended for approval.

Barrow cum Denham Parish Council had no comments to make.

As part of her presentation to the meeting the Planning Officer provided videos of the site by way of a virtual 'site visit'.

Officers were recommending that the application be approved, subject to conditions as set out in Paragraph 34 of Report No DEV/WS/23/020.

Councillor Ian Houlder spoke in his capacity as Ward Member (Barrow) for the application. He proposed that the application be approved as per the Officer recommendation, this was duly seconded by Councillor Andy Drummond.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. Time limit

The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

2. Compliance with plans

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

3. Construction hours

Demolition or construction works shall not take place outside 8am hours to 6pm hours Mondays to Fridays and 8am hours to 1:30pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

4. Limit water use

The dwelling(s) hereby approved shall not be occupied until the 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.

5. Visibility splays

Before the access is first used visibility splays shall be provided as shown on Drawing No. 104 with an X dimension of 2.4 metres and a Y dimension of 43 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

6. Parking

The use shall not commence until the area(s) within the site shown on drawing no. 104 for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

7. Cycle storage

The use shall not commence until the area(s) within the site shown on Drawing No. 101 for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained, and used for no other purposes.

8. Ecological enhancement

Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation

unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

367. **Planning Application DC/23/0542/VAR - Land North of Green Acre, Thetford Road, Ixworth Thorpe (Report No: DEV/WS/23/021)**

Planning application - variation of condition 10 of DC/21/1198/FUL, to enable commencement of the development prior to obtaining bat licence

The Committee was advised that planning permission was originally granted under DC/21/1198/FUL for three dwellings (following demolition of existing dwellings) on this site.

The current application seeking determination was referred to the Development Control Committee as the original permission was approved as a departure from the Development Plan.

The application, which sought to vary one of the conditions of the original permission, must also be treated as a departure and in accordance with the Scheme of Delegation must therefore be determined by the Development Control Committee.

Officers were recommending that the application be approved, subject to conditions as set out in Paragraph 30 of Report No DEV/WS/23/021.

A number of Members voiced displeasure at the application to vary the condition in respect of a bat licence and questioned why the applicant had not addressed this in a timely manner in order to prevent such a situation.

The Service Manager (Planning – Development) agreed to communicate this formally to the applicant on behalf of the Committee.

Councillor Phil Wittam proposed that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor Gerald Kelly.

Upon being put to the vote and with 14 voting for the motion and with 1 abstention it was resolved that

Decision

Planning permission be **GRANTED** subject to:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents, unless otherwise stated.
- 2 Demolition or construction works shall not take place outside 8am hours to 6pm hours Mondays to Fridays and 8am hours to 1pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.
- 3 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.
- 4 Prior to the dwellings hereby permitted being first occupied, the existing vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 10 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.
 - 5 The areas to be provided for storage and presentation for collection of Refuse/Recycling bins shall be provided in their entirety, in accordance with details agreed under DCON(A)/21/1198, before the development is brought into use and shall be retained thereafter for no other purpose.
 - 6 The use shall not commence until the areas within the site shown on Drawing No. 100 REV B for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that those areas shall be retained and used for no other purposes.
 - 7 The areas to be provided for secure cycle storage shall be provided in their entirety in accordance with details agreed under DCON(A)/21/1198, before the development is brought into use and shall be retained thereafter and used for no other purpose.
 - 8 The development hereby permitted should be completed in accordance with the mitigation and enhancement measures detailed within the submitted ecological survey report by Hillier Ecology dated October 2019.
 - 9 Demolition of the existing cottages; shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
 - a. A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
 - b. A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.
 - 10 The development shall be completed in accordance with the materials details approved under DCON(A)/21/1198.
 - 11 The dwelling(s) hereby approved shall not be occupied until the 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.
 - 12 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.
- 13 The treatment of the boundaries of the site shall be provided in their entirety in accordance with the details approved under DCON(A)/21/1198. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.
- 14 Prior to the occupation of the dwellings hereby approved, the existing cottages on site shall be demolished in their entirety. The site of the demolished dwellings shall be cleared and finished in accordance with a scheme first submitted to and approved by the Local Planning Authority.

The meeting concluded at 1.15pm

Signed by:

Chair
