

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2018/0187/O	<b>CASE OFFICER</b>	Julie Lawson
<b>LOCATION:</b>	HOLME HALE Crossways Farm, Cook Road Holme Hale	<b>APPNTYPE:</b>	Outline
<b>APPLICANT:</b>	Mr David Yaxley Orchards End, Cook Road Holme Hale	<b>POLICY:</b>	Out Settlement Bndry
<b>AGENT:</b>	Parsons & Whittlely Ltd 1 London Street Swaffham	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Proposed residential development	<b>CONS AREA:</b>	N
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

#### REASON FOR COMMITTEE CONSIDERATION

The site is located outside the defined settlement boundary for Holme Hale and is therefore contrary to policies CP14 and DC02 of the Adopted Core Strategy and Development Control Policies Development Plan Document (2009).

#### KEY ISSUES

Principle of sustainable development  
Character and appearance  
Amenity  
Highways  
Ecology  
Conclusions

#### DESCRIPTION OF DEVELOPMENT

The applicant seeks outline planning permission with access to be determined at this stage, with some matters reserved (appearance, landscaping, layout and scale) for the erection of 7No. dwellings on a site area of 0.29 hectares. Access is proposed from Cook Road and an indicative site plan has been submitted. The indicative site plan shows four two storey dwellings and three bungalows.

#### SITE AND LOCATION

The site is located to the west of Cook Road, Holme Hale. The site is currently in use as a redundant farm yard and associated out buildings. Holme Hale does not benefit from a settlement boundary, therefore is considered to be a rural settlement as defined by policy SS1 of the Adopted Local Plan (2009).

Cook Road is relatively flat in nature, with an abundance of residential properties to its perimeter. The surrounding area is characterised by both linear and clustered residential development patterns. Holme Hale

has limited services and facilities, but benefits from having a historically rich history, characterised by its numerous Listed Buildings to the centre of the settlement, including 'The Old Nags Head' (Grade II), Holme Hale War Memorial (Grade II) and the Church of St Andrew (Grade I). There are existing dwellings to the west and east of the site.

**EIA REQUIRED**

No.

**RELEVANT SITE HISTORY**

3PL/2004/1274/O                      Permission                      22-09-04

Proposed residential development

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3PL/2007/1106/F                      Permission                      28-08-07

Erection of dwelling and attached garage

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3PL/2007/1570/O                      Permission                      20-11-07

Proposed residential development

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3PL/2015/0409/O                      Permission                      26-08-15

Erection of 2 new dwellings

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3PL/2015/1390/O                      Permission                      11-02-16

Variation of condition 3 on 3PL/2015/0409/O in respect of single storey restriction.

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3TL/2010/0042/TL                      Permission                      21-09-10

Extension of time limit on pp 3PL/2007/1106 - Erection of dwelling and attached garage

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**POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

- CP.01                      Housing
- CP.04                      Infrastructure
- CP.10                      Natural Environment
- CP.11                      Protection and Enhancement of the Landscape
- CP.13                      Accessibility
- CP.14                      Sustainable Rural Communities
- DC.01                      Protection of Amenity
- DC.02                      Principles of New Housing
- DC.03                      Replacement Dwellings and Extensions in the Countryside

DC.12	Trees and Landscape
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**HOLME HALE P C**

Holme Hale PC object to this outline application for the following reasons: - the density of the development is too high (not sensitive infilling) - this large site has only one access arranged (needs two) - the orientation of some of the planned properties will overlook properties nearby and does not encourage use of renewable energy - needs a footpath to link up with that in Cook Road - the high carbon footprint associated with such a large scale development that is well removed from amenities/infrastructure.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

The site is located in a village with limited services and it is therefore considered that residents will have a high reliance on travelling by private car to access services and amenities on a daily basis.

I appreciate that transport sustainability is only one of a number of matters which you need to consider and there may be other considerations which outweigh concerns in this respect.

I note that Layout does not form part of the current application but can confirm this is satisfactory in highway terms. I would however point out that the road will remain private and will not be considered for adoption.

Details of parking and turning will be required at the Reserved Matters stage and conditions recommended.

**CONTAMINATED LAND OFFICER**

No objection subject to conditions.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

The application is supported by a Preliminary Ecological Appraisal report (Greenlight Environmental Consultancy; February 2018) and a Protected Species Survey Report (Greenlight Environmental Consultancy; August 2018). Building 3 was assessed as having low potential to support roosting bats. Building 4 was assessed as having negligible potential to support roosting bats. Buildings 3 and 4 are part of this application, no bats were seen emerging from these buildings. The report highlights the presence of roosting bats in Building 1 and 2 (subject to a separate application). In order to conduct the proposed works lawfully, an EPS mitigation licence from Natural England will be required prior to any works commencing on these buildings.

The report highlights the survey of pond 2 located approximately 150m north of the site found evidence of use of this pond by GCN for breeding (eggs). The apparent low-level presence of eggs on vegetation suitable for egg-laying indicates a relatively low population of GCN, which is consistent with GCN being absent in local ponds surveyed by Greenlight in 2016. The proposed works are expected to impact a relatively small

portion (approximately 0.1ha) of locally valuable GCN terrestrial habitats (no impacts on aquatic habitats). We agree with the mitigation measures outlined to avoid impacts on great crested newts.

Due to the distances involved and scale of the development we agree with Report that there are unlikely to be impacts on designated sites.

To mitigate for the loss of habitats, a soft landscaping scheme should be designed including the planting of new trees and hedgerows between plots and around the site, using native species. Suitable habitat was identified on the site for reptiles, nesting birds and hedgehogs.

Conditions recommended.

#### **TREE AND COUNTRYSIDE CONSULTANT**

No comments.

#### **HISTORIC BUILDINGS CONSULTANT**

No objection.

#### **ECONOMIC DEVELOPMENT**

No Comments Received

### **REPRESENTATIONS**

Representations from five properties have been received.

Consultation to initial plans:

3 objections:

- Loss of privacy
- Impact on light
- Properties should be bungalows
- Existing barn is an eyesore but there are no windows overlooking us
- Impact on character of the area

Comments on amended plans:

2 objections and 2 comments:

- Happy that plots 5, 6 and 7 have been changed to bungalows but object to the 4 bed house (plot 4 on the plans) due to overlooking from windows.
- Impact on privacy
- Scale of property is imposing.
- No objections to the revised plans. Bungalows need to stay as bungalows.

### **ASSESSMENT NOTES**

#### **1.0 Principle of sustainable development**

1.1 The presumption in favour of sustainable development is set out in the National Planning Policy Framework (NPPF 2018). There are three dimensions to sustainable development, economic, social and environmental. These dimensions cannot be undertaken in isolation, as they are interdependent.

1.2 Policy CP 14 of the Adopted Local Plan states in villages not identified for a specific level of growth in the settlement hierarchy, residential development will only be permitted where there are suitable sites available

inside the limits of a defined settlement boundary, it is an affordable housing scheme, it proposes the re use of a rural building, it is a dwelling in association with rural enterprises or it is the replacement of an existing dwelling.

1.3 The NPPF 2018 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 67 of the NPPF requires local planning authorities to identify and maintain a rolling 5-year supply of deliverable housing land. This must include an additional buffer of at least 5%, in order to ensure choice and competition in the market for housing land.

1.4 The NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in once village may support services in a village nearby.

1.5 The site is located within a rural settlement as defined by policy SS1 of the Adopted Core Strategy and Development Control Policies Development Plan Document (2009). In accordance with this policy, these areas have few or in some cases no local services. These settlements are not capable of sustaining consequential growth, as they are completely reliant on higher order settlements for services and facilities.

1.6 Holme Hale benefits from a bus stop with services running to Necton to the north, Dereham to the east and Swaffham to the west. However, Necton is located approximately 1.5 miles to the north, and Swaffham 6 miles to the west, with limited pedestrian infrastructure to both of these settlements to support walking and cycling. Whilst it is noted the proposal would provide a very modest contribution to the overall housing land supply within the District, Holme Hale has not been identified as an area for growth.

1.7 The application is outline with all matters reserved except for access. The indicative site layout plan submitted to support the proposal has been amended from 8No. dwellings to 7No. dwellings, in a layout which would be considered similar to that of St Andrews Close to the south west of the site. From an environmental perspective, the indicative layout submitted is not considered out of character with the surrounding urban grain and density of residential development to the southern edge of Holme Hale.

1.8 The proposal would provide much needed housing within the District, alongside short term construction employment. However, there would be little benefit within the direct locality from an economic perspective as there are limited services and facilities. The 7No. dwellings would provide further footfall to services in Swaffham and Necton, although this would be largely dependant on the private car which does not constitute as a sustainable mode of transport. Given there are bus services to the larger settlements however and given the lack of a 5 year housing land supply, and given the scale of the development and its location in the settlement, it is considered that the proposal is an acceptable form of development.

1.9 On the basis of the above, the proposal is considered to be a sustainable form of development in accordance with the National Planning Policy Framework.

## 2.0 Character and appearance

2.1 Policy DC16 of the Adopted Local Plan (2009) states all new development should achieve the highest quality of design and in assessing any proposed development consideration will be given to elements such as the local character, form, density, height, massing and scale.

2.2 The site layout and design details are indicative at this stage, however it is important for officers at this stage to ensure an acceptable design can be achieved for the number of units proposed. With this in mind, the indicative layout and number of units was amended to address possible amenity implications from plot 4

on adjacent neighbouring residents.

2.3 No details have been submitted in respect of design, but this will be assessed at the detailed design stage via the reserved matters submission.

2.4 On the basis of the indicative layout, a satisfactory layout which would not be considered out of character when seen within the surrounding built content of Holme Hale could be achieved at reserved matters stage. It is appreciated that Holme Hale is characterised by low key 1/2 No. dwelling proposals however, it is also characterised by cul-de-sac development as seen to the south west.

2.5 The proposal has been considered in principle to have given due regard to policy DC16 of the Adopted Local Plan (2009). It is considered that a suitable form of development could be achieved for 7 dwellings at this site.

### 3.0 Residential Amenity

3.1 The layout and elevations are reserved for a future approval. The indicative site layout demonstrates that 7 dwellings can be accommodated on site. There is sufficient separation distance to prevent any overshadowing of neighbours houses or gardens or to create a sense of enclosure. The indicative site layout has been amended to reduce the number of dwellings from 8 to 7, and 3 of the properties are indicated to be bungalows. A condition is recommended to ensure the reserved matters shows that these 3 properties are single storey.

3.2 Accordingly the proposal is considered to comply with Policy DC01, subject to detailed layout and design reserved for future determination.

### 4.0 Highway Safety

4.1 Norfolk County Council Highways reviewed the proposal and they have raised concerns about the location of the development in a village with limited services whereby residents will have a high reliance on travelling by private car to access services and amenities on a daily basis. They do however confirm that the layout is satisfactory in highway terms.

4.2 The proposal is therefore considered to comply with Policy CP 4. Policy DC19 requires in rural locations new housing to have a minimum of 2 car parking spaces and 1 cycle space per dwelling where there is no garage or private gardens. The site is of sufficient size to achieve this.

### 5.0 Ecology

5.1 Policy CP 10 seeks to promote the enhancement of biodiversity in the district. Norfolk County Council Ecology reviewed the detailed ecological reports submitted to support the scheme and concluded that there are no objections subject to conditions. The submitted Protected Species Survey Report indicates the presence of roosting bats in adjacent buildings but negligible and low risk in the buildings proposed for demolition. In addition, mitigation measures are required to avoid impacts on great crested newts. A soft landscaping scheme should be designed including the planting of new trees and hedgerows between plots and around the site, using native species. Landscaping will be required under reserved matters. Conditions are also recommended for tree protection measures.

### 6.0 Other matters - Contamination, Flooding and Drainage

6.1 Policy CP9 seeks to ensure that development minimises any unavoidable polluting effects and the development's design should actively seek to minimise or mitigate against all forms of pollution. The Contaminated Land Officer was consulted on this application and raised no objections, subject to compliance with the submitted details.

6.2 Policy DC 13 stipulates that suitable measures to deal with surface water drainage will be required. Conditions are recommended relating to surface water drainage.

## 7.0 Conclusions

7.1 The application does not accord with the adopted development plan as the site falls out any settlement boundary. However, the Council does not currently have a 5 year land supply as required by the NPPF and this development would provide a small contribution towards Breckland's Housing supply. On this basis, the other key principle considerations for this proposal must be assessed and are whether the site is a sustainable location for housing and the visual impact on the countryside.

7.2 The site is within Holme Hale adjacent to other dwellings. The applicant has submitted a layout plan which is considered not to have a negative impact on the immediate local views and would be seen in the context of local development. On this basis, the development of the site would not negatively impact the character and appearance of the countryside and therefore complies with Policy CP 11.

7.3 The site is not in a settlement with services and facilities. However the Service Centre of Necton is only 1.5 miles to the north of the site. Whilst the road to Necton is not along a road with pedestrian footways, it can be accessible by bus from Holme Hale.

7.4 When considering the planning balance, the small negative harm created by the site's location away from immediate local services and facilities, but close to a Service Centre Village which is accessible by bus, is considered to be outweighed by the positive contribution towards housing in the District. Furthermore, the infill nature of development results in no material harm to the street scene or character and appearance of the countryside.

7.5 In accordance with the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits of the provision of the dwellings, and therefore a grant of outline planning permission subject to conditions, is recommended.

<b>RECOMMENDATION</b>
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**Outline Planning Permission**

<b>CONDITIONS</b>
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1

**Outline Time Limit (2 years) Early Delivery**

Application for Approval of Reserved Matters must be made not later than the expiration of TWO YEARS beginning with the date of this permission, and the development must be begun within TWO YEARS of the FINAL APPROVAL OF THE RESERVED MATTERS or, in the case of approval at different dates, the FINAL APPROVAL OF THE LAST SUCH MATTER to be approved.

Reason for condition:-

As required by section 92 of the Town & Country Planning Act 1990 and in order to ensure the early delivery of housing.

**2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.

**3 Construction Method Statement**

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. detailed proposals for the removal of asbestos from existing buildings to be demolished
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason for condition:

The details are required prior to the commencement of the development in the interests of the amenity of the area and to ensure a safe development from the outset of the development.

**This condition will require to be discharged**

**4 External materials and samples to be approved**

Prior to the commencement of any works above slab level details and samples of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**This condition will require to be discharged**

**5 Hardlandscaping - details and completion**

Prior to the occupation of the development hereby permitted details of the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such approved works shall be completed in all respects before the occupation of the development hereby permitted and thereafter retained.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC01 and DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**This condition will require to be discharged**



**6 Landscaping - details and implementation**

The approved landscaping scheme shall be carried out during the planting season November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing with the Local Planning Authority. The details shall take account of the Council's leaflet "Tree pack" (Landscaping advice for applicants). Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**This condition will require to be discharged**

**7 Visibility splays**

Prior to the occupation of the development hereby permitted a visibility splay measuring 2.4m by 43m shall be provided to each side of the access where it meets the highway and such splays shall be kept free of any obstruction in excess of a height of 0.6 metres above the level of the adjoining carriageway.

Reason for condition:-

In the interests of highway safety.

**8 Non-standard highways condition**

Notwithstanding the details indicated on the submitted drawings no works shall commence on site above slab level unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 3408.02 Rev D have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

**9 Non-standard highways condition**

Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 9 shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

**10 Non-standard highways condition**

Prior to the first occupation of the development hereby permitted the vehicular access shall be upgraded / widened to a minimum width of 4.5 metres in accordance with a scheme to be agreed in writing by the Local Planning Authority in consultation with the Highway Authority. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interest of highway safety and traffic movement.

**11 Precise details of surface water disposal**

Prior to the commencement of any works above slab level precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

**This condition will require to be discharged**

**12 Non-standard condition**

The development hereby approved shall be limited to seven dwelling units, with single storey dwellings only in the area identified as plots 5, 6 and 7 on the Site Plan 3408.02 Rev. D.

Reason: To ensure a form of development compatible in scale and massing with the adjacent buildings and in the interests of residential amenity, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**13 Non-standard condition**

The development hereby approved shall be limited to no more than 7 dwellings.

Reason: To ensure a form of development compatible in scale and massing with the adjacent buildings and in the interests of residential amenity, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**14 Non-standard condition**

The mitigation measures outlined from section 7.8.5, 7.8.6 and 7.9 of the Protected Species Survey Report (Greenlight Environmental Consultancy; August 2018) shall be implemented prior to the occupation of any of the dwellings hereby approved and retained thereafter.

Reason: In the interests of safeguarding of protection species in accordance with Policy CP 10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**15 Non-standard condition**

The mitigation and enhancement measures outlined in sections 8.18, 8.19, 8.6, 8.32, 8.36 and 8.37 of the Preliminary Ecological Appraisal report (Greenlight Environmental Consultancy; February 2018) shall be implemented on site prior to the occupation of any of the dwellings hereby approved and retained thereafter.

Reason: In the interests of safeguarding of protection species in accordance with Policy CP 10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**16 Contaminated Land - Site Investigation/Remediation**

Unless otherwise agreed in writing, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved:

**A. Site Investigation**

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and

service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

**B. Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**C. Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

INFORMATIVE:-

Land contamination risk assessment is a step-by-step process. During the course of the risk assessment process set out in the above condition, it may become clear that no further work is necessary to address land contamination risks. Where this is the case the condition may be discharged by the Council without all the steps specified being completed. In all cases written confirmation should be obtained from the Council confirming that the requirements of the condition have been met.

**This condition will require to be discharged**

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**Contaminated Land - Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

**This condition will require to be discharged**

**18**

**Fencing protection for existing trees**

Prior to the commencement of any work on the site, all existing trees shall be protected by the erection of Tree Protection Fencing. This fencing shall be retained throughout the period of the development and at all times when works (as defined below) are being carried out on the site.

For the purposes of this condition "work" shall include the storage of plant, materials, site huts or the use of any machinery either for preparatory site work or construction itself.

"Trees" shall refer to all trees both on and adjacent to the site.

Protective fencing shall be constructed and maintained in accordance with BS5837:2012 and the Council's document Practice Note: Construction and Maintenance of Tree Protection Fencing, which is available to download from the Council's website.

Reason for condition:-

The works are required to be undertaken prior to the commencement of the development in order to safeguard the protection of trees from the outset of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

**19**

**No P.D. rights for extensions, sheds, etc**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no extensions or ancillary buildings as defined within Classes A, B & E of Part 1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the Local Planning Authority.

Reason for condition:-

In order that the Local Planning Authority may retain control over future development on this site.