

## **AGENDA ITEM 9: SCHEDULE OF PLANNING APPLICATIONS**

### **Item. 9c: pages 69-91**

**Location:** WATTON: Land north of Norwich Road

**Proposal:** Reserved Matters Application for 62 no. dwellings following outline permission 3PL/2015/1045/O

**REFERENCE:** 3PL/2021/0032/F

**Applicant:** Abel Homes Ltd

**Author:** Rebecca Collins

### **CONSULTATIONS**

#### **Highways Authority**

Have suggested the following Planning conditions:

##### Housing conditions

No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/cycleways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

##### Retail conditions

Prior to the first use of the development hereby permitted the proposed access, on-site car and cycle parking and servicing area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

##### General conditions

Development of the retail store shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Prior to the commencement of any works relating to the retail store, a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to

and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

For the duration of the construction period all traffic associated with (the construction of) the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless otherwise first approved in writing by the Local Planning Authority.

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise first agreed in writing unless or until detailed drawings for the off-site highway improvement works as indicated on Drawing No(s) 111759-IW-XX-XX-EW-C-1003 rev P10 has been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation / use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) shall be completed to the written satisfaction of the Local Planning Authority.

### **Ecologist**

Our previous concerns have been addressed. The updated landscaping plans shows a native species hedgerow along the western site boundary. If you are minded to approve this application, we recommend that you condition that the development proceeds in accordance with the landscaping plans (2524-20 rev 4-A, 2524-20 rev 4-B and 2524-20 rev 4-C), the Landscape Maintenance Plan rev 4 dated 22<sup>nd</sup> April 2021 and the Ecological Mitigation and Management Plan (Parker Planning Services; December 2020).

### **Tree officer**

Please condition:

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by A.T Coombes dated 11<sup>th</sup> March 2021. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection is in place as specified.

The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

Where the proposed layout is reliant on the no-dig construction of hardsurfaces. In order to ensure that tree roots are adequately protected it is essential that a stable structure is provided which will distribute loads, reduce pressure at ground level whilst promoting the migration of water and nutrients.

It will be necessary to provide details of the product to be used including the sub base, infill material and surface material. Specifications shall be based on existing ground conditions and soil information (CBR) details of which should be provided. Loading information should be included specifying assumed maximum gross vehicle weight and assumed maximum axle load. No development shall take place in pursuance of this permission until details of the no-dig construction as well as of an auditable system of arboricultural site supervision and inspection for the duration of the no dig construction works associated with the site entrance have been submitted to and approved in writing with the Local Planning Authority.

## **LOCAL REPRESENTATIONS**

One further letter of objection has been received. Their comments were already summarised in the earlier committee report.

## **RECCOMENDATION**

The suggested Highways Authority, Ecology and Tree Officer conditions above, will be added to any subsequent approval.

Conditions 6 and 7 have been updated, as agreed with the LLFA, as follows:

*6. The development shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Design (Ingleton Wood Ref: 111759 Rev 3 dated 9 February 2021). The approved scheme shall be implemented prior to the first occupation of the development and permanently maintained in that form.*

*7. Prior to first utilisation of the site's approved surface water drainage network', the necessary repairs/replacement of the culvert in accordance with plan ref: 111759 IW XX XX DR C 6024 Rev P2 shall be carried out in complete accordance with this plan and permanently maintained in this form.*

Condition 13 has been updated, as agreed with the Historic Environment Service, as follows:

*A) No development shall take place other than in accordance with the written scheme of investigation submitted with this application (NCCHES Ref: CNF47488) and any addenda to that WSI covering subsequent phases of mitigation.*

*B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.*

The application is therefore recommended for approval, subject to no adverse comments from the Tree Officer and the signing of a section 106 agreement (as set out in the officers Planning Committee report).