

Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft
on **Tuesday, 14 August 2018** at **6.00pm**

2

Members Present:

P Ashdown (Chairman), N Brooks, J Ceresa, J Ford, T Goldson, I Graham, J Groom, C Punt, R Neil, M Pitchers and C Rivett.

Officers Present:

L Beighton (Interim Planning Development Manager), C Green (Senior Planning and Enforcement Officer), P Perkin (Development Management Team Leader), P Ridley (Head of Planning and Coastal Management) and S Carter (Democratic Services Officer).

In attendance:

Councillor A Cackett
T Warnes (Planning Support Apprentice)

1 CHANGE IN THE ORDER OF BUSINESS

The Chairman of the Committee advised that, in view of the public speakers waiting to speak, there would be a change in the order of business and Item 9 – Spexhall Hall, Spexhall, would be taken as the first item on the agenda.

2 APOLOGIES / SUBSTITUTES

An apology for absence was received from Councillor Ladd.

Councillor Punt attended the meeting as a Substitute for Councillor Ladd.

3 MINUTES

RESOLVED

That the Minutes of the meeting held on 17 July 2018 be approved as a correct record and signed by the Chairman.

4 DECLARATIONS OF INTEREST

Councillor Ashdown declared a Local Non Pecuniary Interest in Item 7 – DC/18/2460/FUL – 4 Osborn Cottages, Market Lane, Blundeston, as being Ward Member.

Councillor Brooks declared a Local Non Pecuniary Interest in Item 6 – DC/17/4960FUL – Former Brand of Beccles, Carcom Bodyworks and Beccles Car Centre Site, Beccles, as being a Beccles Town Councillor.

Councillor Goldson declared a Local Non Pecuniary Interest in Item 9 – DC/18/0051/FUL – Spexhall Hall, Spexhall, as being County Councillor for the area.

Councillor Groom declared a Pecuniary Interest in Item 9 – DC/18/0051/FUL – Spexhall Hall, Spexhall. He advised that he would leave the meeting during the consideration of this item and take no part in the discussion or voting thereon.

Councillor Neil declared a Pecuniary Interest in Item 6 – DC/17/4960/FUL – Former Brand of Beccles, Carcom Bodyworks and Beccles Car Centre Site, Beccles. He advised that he would leave the meeting during the consideration of this item and take no part in the discussion or voting thereon.

5 DECLARATIONS OF LOBBYING

Councillor Ashdown declared that he had received a verbal communication in relation to Item 9 – DC/18/0051/FUL – Spexhall Hall, Spexhall.

Councillor Brooks declared that he had received a communication in relation to Item 8 – 9 Garden Lane, Worlingham.

Councillor Graham declared that he had received a verbal communication in relation to Item 9 – DC/18/0051/FUL – Spexhall Hall, Spexhall.

Councillor Goldson declared that he had received a communication in relation to Item 9 – DC/18/0051/FUL – Spexhall Hall, Spexhall.

6 ENFORCEMENT ACTION – CASE UPDATE

The report of the Head of Planning and Coastal Management provided Members with a summary of all outstanding enforcement cases sanctioned under delegated powers or through the Committee up until 30 July 2018. There were currently five cases.

In response to a question relating to Beaconsfield Road, Lowestoft, the Senior Planning and Enforcement Officer confirmed that the structure had now been removed and the case would be taken off the next report.

RESOLVED

That the report detailing the outstanding Enforcement Matters up to 30 July 2018 be received.

NOTE: Councillor Groom left the meeting at 6.07pm.

7 DC/18/0051/FUL – SPEXHALL HALL, HALL ROAD, SPEXHALL, HALESWORTH

The Development Management Team Leader presented the application which was for the demolition of an agricultural building and replace it with two four-bedroomed detached houses. It was also proposed to convert and extend an existing outbuilding to create a two-bedroomed dwelling and a further identical new dwelling directly opposite it. The application was before Committee as a result of a Member call-in request.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including Spexhall Hall and adjacent agricultural buildings, the bridleway and proposed access, the existing layout plans and elevations, and the proposed site layout, elevations and internal layouts.

The Development Management Team Leader explained the key issues of the principle of the development, heritage considerations, design and layout and the planning balance. He advised that the site was in open countryside outside any defined physical limits where there was a presumption against new residential development in accordance with local and national planning policy. None of the exceptions that might apply to those policies of restraint were applicable to the proposed development. The Senior Design and Conservation Officer was concerned about the negative impact on the Grade II listed Spexhall Hall, and considered the proposals contrary to policy DM30. The layout was considered to be cramped and therefore unsatisfactory. Although the proposed development would provide some housing and limited employment during construction, it would not outweigh the harm and, as a result, it was recommended for refusal.

Councillor A Cackett – Ward Member

Councillor Cackett advised that she was speaking for this application because there was already planning permission for three dwellings and the current application would provide a good mix of dwellings. Spexhall was no longer a working farm and although in close proximity to two other buildings, it was shielded on all sides. It was a brownfield site and no objections had been made. The Parish Council welcomed housing in the village and the church and village hall were within walking distance. There was no boundary round the village that would preclude development. The local plan sought development in rural areas which were within walking distance from the village amenities and this site came within that category.

Mr I Miller - Agent

Mr Miller thanked the Committee for being given the opportunity to speak and he drew attention to a number of factors including any mitigation as a result of a protected species survey, including the acquisition of an appropriate licence if required. Reference was made to the guidance in the National Planning Policy Framework and the fact that brownfield sites should be used for development. The current agricultural buildings were not used. The farm land had been sold off, so it was no longer a working farm and the buildings were separate from the farmhouse. The Design Officer considered there would be less than substantial harm and had no objection to some demolition. Mr Miller reminded Members that, with regard to sustainability, part of the site already had permitted development and all services including electricity and drainage would be put in.

Questions to Agent

Members asked specific questions relating to:

- Permitted development granted in 2016.
- Sustainability including transport and shops.
- Depth of rear gardens being too small at only 7'.

Mr Miller explained that transport links were on the Bungay/Halesworth road near to the public house. The nearest shops were in Halesworth. It was correct that the rear gardens were 2.25m; that could be increased if the total build was in excess of the existing footprint.

The Head of Planning and Coastal Management explained that the permitted development referred to had been introduced by the previous Government in order to get small scale properties developed in rural areas. However, there were now planning policies in place which restricted such development(s).

Questions to Officers

There were further questions from Members with regard to:

- Additional properties under permitted development.
- Agricultural tenancy agreement.
- Grade II listed building.
- Proposed design.
- Highways issues.

The Development Management Team Leader advised that the plans submitted under permitted development for the three dwellings retained the agricultural appearance of the building, with timber cladding over brick plinth with metal roof. The proposal was for the conversion of an existing building and would not change the appearance. They were not to be subject to an agricultural tenancy. Concerns over the location and sustainable development had not been an issue for the Government when it had allowed such permitted development.

The Head of Planning and Coastal Management explained that the principle of the development was contrary to local plan policies. The design was totally inappropriate to the setting and would have an adverse impact on the listed building.

Members noted that County Highways had not raised any specific issues.

The Agent commented that consideration could be given to changing the design.

Debate

Members expressed concerns over the proposal being inappropriate for the area and that, in their view, agricultural land was not a brownfield site but a greenfield area. It was proposed that the application be refused in accordance with the officer's recommendation. The application under consideration for modern buildings were out of context for the site and would affect the Grade II listed building. Concern was also expressed that, if the conversion of the existing barn went ahead under permitted development, there might also be issues with asbestos. The proposals in total were considered to be a bad design and the layout plans unsympathetic to the site. It was thought that a 7' rear garden was inadequate for any dwelling and it seemed that the proposed construction work would expand into an inappropriate development.

A suggestion was made to amend or defer the application to allow changes to the site layout and design. However, the Head of Planning and Coastal Management advised Members that a decision was required on the application now before the Committee and Members would need to decide on whether the principle was acceptable and what might be appropriate. The Council had had no control over the prior notification procedure; it was national legislation and did not allow substantial changes to buildings. There were wider issues within Waveney and the proposed development was not near to a settlement.

Members were of the opinion that, even if the site layout could be changed, it was not a development that was fit for local people, the size of the gardens would be inadequate, there were no facilities such as shops and local pubs were closing at an unprecedented rate, thus reducing that type of facility for new and existing residents. The site was in open countryside and its use would be against policy.

The proposal for refusal was duly seconded and it was

RESOLVED

That permission be refused for the following reasons:

1. The site lies in open countryside outside the physical limits defined by Development Management Policy DM01. Development Management Policy DM22 states that housing development will not be permitted in the open countryside except where it can be demonstrated to be essential for an agricultural or forestry worker to live at or close to a workplace, where housing would meet an identified local housing need, where it would constitute infill development or where the proposal would replace dwellings affected by coastal erosion. The proposed development does not fall into any of these categories and is therefore contrary to Policies CS01 and CS17 of the Core Strategy and Development Management Policies DM01 and DM22.
2. The site is within the setting of the Spexhall Hall a Grade II listed building. The proposed development would have a negative impact on the setting of the listed building contrary to paragraphs 193 and 194 of the National Planning Policy Framework and Policy CS17 and Policy DM30. The benefits of the proposal are not considered to outweigh the harm that would be caused.

The proposed layout results in a poor relationship between the dwellings leading to restricted outlook and amenity space contrary to Development Management Policy DM02 and the NPPF.

NOTE: Councillor Groom returned to the Conference Room at 6.47pm.
Councillor Neil left the meeting at 6.47pm.

8 DC/17/4960/FUL – FORMER BRAND OF BECCLES, CARCOM BODYWORKS AND BECCLES CAR CENTRE SITE, BECCLES

The Senior Planning and Enforcement Officer presented the application which was for the demolition of existing buildings and redevelopment for an A1 foodstore.

Members were reminded that the application had been considered at their meeting in April 2018, at which time they had been minded to approve and had returned delegated powers in respect of retail impact and other technical matters. A supermarket on the edge of town had made a late holding objection suggesting the retail impact work was too superficial to rule out harm to the town centre.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the existing buildings and uses, skips on the edge of the site, views along Old Mill Terrace and the proposed layout.

The Senior Planning and Enforcement Office explained that that retail impact assessment work had been carried out and scrutinised by a retail expert working on behalf of the Local Planning Authority. The conclusion was that no material harm to linked trips would arise. The objecting supermarket had raised no further objection but had suggested that the application should return to Committee with additional conditions. Although not necessary for the 1200sqm space, which was below the over 2500sqm threshold, the retail impact assessment that had been undertaken had shown that Beccles was doing well in terms of trading. It was likely that some impact would occur but it might or might not have any effect on trading in the town centre. The additional recommendations relating to the retail area would control the nature of trading and limit the number of comparison lines. There would be no issues with regard to noise due to the agreed provision of an acoustic fence and timings of deliveries. Following Members' previous debate with regard to the junction at George Westwood Way, the proposal was now acceptable to County Highways.

In conclusion, whilst it was recognised that there was some popular support for the retail offer provided by the Applicant, planning considerations were relevant. Whilst no marketing evidence had been provided that the land was not required for employment purposes, that had been accorded lesser weight in the consideration of the application by the benefits of commercial competition and the varied retail. The proposal offered the prospect of economic activity and job creation in the short term which was supported by the Economic Development Team. On balance, this edge of town centre site offered some broadening of the retail offer in Beccles resulting in the recommendation for approval.

Questions

Whilst supporting the proposals, the Committee raised further questions relating to the road junction with George Westwood Way and asked if consideration had been given to a roundabout or alternative traffic control.

The Senior Planning and Enforcement Officer explained that County Highways had looked at the provision of lights or a roundabout at the junction leaving the site into George Westwood Way and had decided that the right hand turn lane would be the best option. Whilst accepting the high volume of traffic, Members noted that the County Highways were satisfied with the proposals; if traffic jams or other serious issues arose, it would be Highways that were accountable.

Debate

The Head of Planning and Coastal Management explained that County Highways had accessed the issues relating to traffic and nothing untoward had been raised, therefore,

there was no reason not to accept their technical views. There being no further questions, it was proposed and duly seconded to approve the application

RESOLVED

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall be constructed in all respects strictly in accordance with drawings: 7518L 10 site plan, 7518 L11 floor plan, 7518 L13 roof plan; received 21st November 2017, and 7518 L12B elevations, received 1st June 2018, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
3. Following demolition of the existing structures and floor slabs no further development approved by this planning permission, shall take place until details of the footway widening, crossing point and reinstatement on Common Lane North shown on Drawing No. SCP/16126/F06 Rev A have been submitted to and approved in writing by the Local Planning Authority. The approved improvements shall be laid out and constructed in their entirety prior to use.
4. Following demolition of the existing structures and floor slabs no further development approved by this planning permission, shall take place until details of the improvements to Common Lane North junction with George Westwood Way shown on Drawing No. SCP/16126/F07 Rev A have been submitted to and approved in writing by the Local Planning Authority. The approved improvements shall be laid out and constructed in their entirety prior to use.
5. Following demolition of the existing structures and floor slabs no further development approved by this planning permission, shall take place until details are 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. 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.
6. The use shall not commence until the area(s) within the site shown on Drawing No. SCP/16126/F06 Rev A for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
7. Before the accesses are first used visibility splays shall be provided as shown on Drawing No. SCP/16126/F06 Rev A with an X dimension of 2.4 metres and a Y dimension of 43 metres onto Common Lane North and an X dimension of 2.4 metres and a Y dimension of 25 metres onto Pound Road and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction

over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

8. Within one month of first occupation, each employee shall be provided with Travel Information Pack that contains the sustainable transport information and measures to encourage the use of sustainable transport identified in the Travel Plan dated 29th September 2017. Not less than 3 months prior to the occupation, a completed Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include up-to-date walking, cycling and bus maps, relevant bus and rail timetable information, car sharing information, and sustainable transport discounts.
9. Following demolition of the existing structures and floor slabs no further development approved by this planning permission, shall take place until full details of the electric vehicle charging points to be installed in the development shall have been submitted to the Local Planning Authority and approved in writing.
10. Following demolition of the existing structures and floor slabs no further development approved by this planning permission, shall take place until a site investigation, as recommended in section 6 of CAG report number 746-R-01, has been submitted to, and approved in writing by, the local planning authority. All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including BS10175:2011+A1:2013 and CLR11.
11. Following demolition of the existing structures and floor slabs no further development approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:
 - details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
 - an explanation, including justification, for the selection of the proposed remediation methodology(ies);
 - proposed remediation objectives and remediation criteria; and
 - proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.
12. Prior to any occupation or use of the approved development the RMS approved under condition 11 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.
13. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
 - results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
 - evidence that the RMS approved under condition 11 has been carried out competently, effectively and in its entirety; and

- evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

14. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

15. The trading hours hereby permitted shall only take place between the hours of 08.00 and 22.00 Mondays to Saturdays and between 10.00 and 16.00 on Sundays.

The delivery hours hereby permitted shall only take place between the hours of 07.00 and 22.00 Mondays to Saturdays and between 08.00 and 18.00 on Sundays or bank holidays.

16. Louvres for the plant room must accord with section 9 of the submitted Hoare Lea Acoustics report and provide a minimum insertion loss of 16dB.
17. Before the commencement of any work including demolition, the applicant shall submit to the Local Planning Authority written details of a demolition and construction environmental management plan, and receive the subsequent approval from the LPA of the plan.

The plan shall detail how the applicant will mitigate all emissions (including dust, noise, vibration, water, light etc) from demolition and construction activities. All work shall proceed in accordance with the plan.

18. No hard-standing areas are to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.
19. The accesses shall be completed in all respects in accordance with Drawing No. SCP/16126/F06 Rev A; and be completed prior to use. Thereafter they shall be retained in their approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.
20. No use of the retail premises here approved shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials, type and height relative to ground levels of boundary treatment to be erected on the north boundary adjacent to the park homes. The boundary treatment shall be completed before use. Development shall be carried out in accordance with the approved details.
21. The building hereby permitted shall be used only for retail use and for no other purpose within use class A1 of the schedule to the Town and Country Planning Act Use Classes Order or in any provision equivalent to that Class revoking or enacting that order. No more than 20% of the permitted retail floor area shall be used for the sale of comparison goods; the number of lines that shall be for sale in the store at any one time shall be limited to a maximum of 2100. The store shall not include any post office, pharmacy or butchers. For the purposes of the condition: Comparison goods are clothing footwear household and recreational goods
22. The net sales area shall not exceed 1325 square metres and no additional floor-space created by for example the inserting of mezzanine floors without the prior written permission of the Local Planning Authority.

NOTE: Councillor Neil returned to the Conference Room at 7.00pm.

9 DC/18/2460/FUL – 4 OSBORN COTTAGES, MARKET LANE, BLUNDESTON

The Senior Planning and Enforcement Officer presented the application which was for the construction of a single storey side and front extension on an end of terrace property to form a Granny Annexe. The application was before Committee due to Councillor call-in.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including views along Hall Lane and towards the adjacent properties, and the existing elevations and floor plans compared to the proposed elevations and floor plans.

The site was a small development of four dwellings and the dwelling subject to the application had previously been extended to provide a garden room/study. The proposed extension was to provide an annexe containing bedroom, bathroom and living room. The bedroom element was mainly within an area currently occupied by the study that had been provided by the earlier extension. The Parish Council had originally objected on street scene

and site capacity grounds; that objection had since been withdrawn. Those harms had however been considered limited and therefore accorded little weight.

In conclusion, there was little impact on the street scene; it was considered that the proposal was small scale with no material harm and was therefore being recommended for approval.

Questions

Members asked questions relating to:

- Access to the garage situated at the front.
- Impact on the properties.

The Senior Planning and Enforcement Officer advised that the garage was accessed by turning right; there would be no difficulty as it was not facing the property. It was considered there would be no impact on other dwellings as the proposed extension was further away from the existing properties.

There being no further discussion, it was unanimously

RESOLVED

That permission be granted, subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall be constructed in all respects strictly in accordance with drawing 080618.1; received 12th June 2018, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

10 DC/18/1465/FUL – 9 GARDEN LANE, WORLINGHAM

The Senior Planning and Enforcement Officer presented the application which was for the demolition of a bungalow and replacement with two new bungalows with garaging.

The Committee was reminded that the proposal was a variation of a scheme previously reported to Committee and subsequently approved. The proposal was deferred at the July Committee meeting to enable officers to negotiate with the Applicant over the position of plot 2 in relation to the immediately adjacent residential property with a view to reducing any impact.

Members were shown photographs and location plans of the site and its surrounds including views along Garden Lane, the existing site and driveway, the elevations and cross section between the site and the neighbour at No. 7.

The Senior Planning and Enforcement Officer advised that, as a result of the receipt of revised plans in July conforming to Members' deliberations, the recommendation was for approval with permitted development rights being removed, the addition of highway and contamination conditions and the height of the north boundary fence being restricted. Members noted that the proposal would deliver one additional and one enlarged replacement dwelling without material harm to amenity.

Following clarification of the access route to the bungalow to the rear, there being no further discussion it was

RESOLVED

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall be constructed in all respects strictly in accordance with drawings 1999.2d, 5b, 6b, 9a received 25th July 2018 and cross section both received 29th June 2018, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
3. The access shall be completed in all respects in accordance with Drawing No. DM01; with an entrance width of 4.5m and be available for use before occupation. Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.
4. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the adjacent metalled carriageway.
5. The access driveway shall be constructed at a gradient not steeper than 1 in 8.
6. Prior to the development hereby permitted being first occupied, the vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.
7. The vehicular access hereby permitted shall be a minimum width of 4.5 metres for a distance of 10 metres measured from the nearby edge of the carriageway.

8. Before the development is occupied a secure bicycle shed behind (to the south of) the garages of not less than 2 x 1.5m on plan and no more than 2.5m high shall be provided unless otherwise agreed in writing by the local planning authority.
9. Before the development is commenced 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. 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.
10. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.
11. In the event that contamination is found or suspected at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of the contamination on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation scheme must be prepared, and is subject to the approval in writing of the Local Planning Authority. 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. The approved remediation scheme must be carried out in accordance with its terms. 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 produced, and is subject to the approval in writing of the Local Planning Authority.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) (with or without modification), no building, structure, or erection of any kind of a height greater than 1m measured from ground level within the curtilage of this site, shall be placed or erected along the boundary on the north side adjacent to number 7 Garden Lane without the prior written consent of the Local Planning Authority.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that Order) (with or without modification), no building or structure permitted by Classes A (extensions or alterations), B (changes to the roof)

or E (buildings or enclosures within the curtilage of the house) of Schedule 2 Part 1 of the Order, other than the shed noted in condition 8 of this permission; shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) (with or without modification), no windows, roof windows, roof-lights or dormer shall be constructed on any elevation of either plot 1 or 2 unless either obscure glazed and fixed shut or opening on restrictors allowing a maximum opening of 100mm or set with the lowest glazed part not less than 1700mm above the finished floor level of any room served by such window, roof window, roof light or dormer.

The meeting concluded at 7.13pm.

Chairman