

Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft
on **Tuesday, 12 March 2019 at 6.00pm**

Members Present:

P Ashdown (Chairman), N Brooks, M Cherry, G Elliott, J Ford, T Goldson, M Ladd, R Neil, M Pitchers, C Rivett, J Smith and C Topping.

Officers Present:

L Beighton (Planning Development Manager), P Perkin (Development Management Team Leader) and S Carter (Democratic Services Officer).

In attendance:

Councillor Y Cherry

1 APOLOGIES / SUBSTITUTES

An apology for absence was received from Councillor Light.

Councillor Topping attended the meeting as a Substitute for Councillor Light.

2 MINUTES

RESOLVED

That, subject to the correct spelling of the name Mr R Breakspear and 2003 being amended to 2013 in the final paragraph on page 10, the Minutes of the meeting held on 12 February 2019 be approved as a correct record and signed by the Chairman

3 DECLARATIONS OF INTEREST

Councillor Goldson declared a Local Non Pecuniary Interest in Item 8 – DC/17/3981/OUT – Land South of Chediston Street, Halesworth, as being Ward Member and County Councillor for the area.

4 DECLARATIONS OF LOBBYING

Councillor Ashdown declared that he had received communications in relation to Item 8 – DC/17/3981/OUT – Land South of Chediston Street, Halesworth.

Councillor Brooks declared that he had received communications in relation to Item 8 – DC/17/3981/OUT – Land South of Chediston Street, Halesworth.

Councillor Goldson declared that he had received communications in relation to Item 8 – DC/17/3981/OUT – Land South of Chediston Street, Halesworth.

Councillor Rivett declared that he had received communications in relation to Item 8 – DC/17/3981/OUT – Land South of Chediston Street, Halesworth.

Councillor J Smith declared that he had received communications in relation to Item 8 – DC/17/3981/OUT – Land South of Chediston Street, Halesworth.

5 APPEAL DECISIONS REPORT

The report of the Head of Planning and Coastal Management advised the Committee that one appeal had been determined in January 2019. It had been withdrawn.

RESOLVED

That the report concerning Appeal Decisions in January 2019 be noted.

6 DELEGATED CHIEF OFFICER DECISIONS

The report of the Head of Planning and Coastal Management informed Members of all the Chief Officer delegated planning decisions made during January 2019.

RESOLVED

That the report concerning the Chief Officer Delegated Planning Decisions made during January 2019 be noted.

7 ENFORCEMENT ACTION – CASE UPDATE

The report of the Planning Development Manager provided Members with a summary of all outstanding enforcement cases sanctioned under delegated powers or through the Committee up until 21 February 2019. There were currently seven cases.

At the request of the Chairman, the Planning Development Manager provided Members with an update on each case:

25 Kessingland Cottages - the officers were in communication with the occupants and it was likely the case would close shortly.

73 High Street, Lowestoft - it had not been possible to locate a signed copy of the enforcement notice served in 2009. In the absence of that, legal advice had indicated that it could not be enforced.

Common Lane Crossing, Beccles - the site had been improved to a suitable standard and there would be no further action.

Maisebrook Farm, Shipmeadow - the works required to clear the breach of condition had now been undertaken.

Land at Dam Lane, Kessingland - the case was being dealt with in the appeals process.

Land at units 1, 2 and 3 Low Farm, Rumburgh - the site had been sold on and, following discussion with the new owners, they were likely to use the units for holiday lettings.

Windy Acres, Mutford - discussions with the owner were on going.

RESOLVED

That the report detailing the outstanding Enforcement Matters up to 21 February 2019 be received.

8 CHANGE IN THE ORDER OF BUSINESS

The Chairman advised that, in view of the late arrival of Committee Members, he would delay consideration of the major application in Halesworth and Item 9 – 47 Southend Road, Bungay, would be taken first.

9 DC/19/0541/FUL – 47 SOUTHEND ROAD, BUNGAY

The Development Management Team Leader presented the application which was for a replacement front door on the property which was situated within the Bungay Conservation Area and was noted as being a building of local importance within the Conservation Area Appraisal. The Conservation Area was protected by an Article 4 (2) direction which removed permitted development rights for such alterations which would not otherwise require planning permission.

The application was before Members as the Applicant was an officer of the Council.

Members were shown an aerial view and photographs of the site which was in a predominately built up area of Bungay, together with the proposed front elevation and joinery details.

The property was one half of a pair of 19th century houses, both of which had replacement inappropriate modern windows and doors. The proposal was for a timber panelled door with small glazed rectangle panel in the top of the door. The Development Management Team Leader explained that the key issue was the impact on the Conservation Area. It was considered to be an improvement in appearance and materials and enhance the character of the Conservation Area and was therefore recommended for approval.

Debate

Members agreed that the proposal was a significant improvement and noted that the door was to be made of wood. 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 completed in all respects strictly in accordance with drawing nos. DR02 and DR03 received 06 February 2019, for which permission is hereby granted or which are subsequently submitted to and approved

by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

10 DC/17/3981/OUT – LAND SOUTH OF CHEDISTON STREET, HALESWORTH

The Development Management Team Leader presented the application which was for outline planning permission for up to 200 dwellings including car parking, open space with associated infrastructure and access.

Note: Councillor Rivett arrived at 6.15pm during the officer's presentation on this item.

The Committee was reminded that the application had been considered at its meeting on 17 April 2018 at which time Members had resolved to approve the application. However, planning permission was never issued due to a European Court of Justice ruling in relation to mitigation of impacts on European protected habitats in that they could not be considered at the screening stage and could only be considered through an Appropriate Assessment conducted in accordance with the Habitat Regulations. That assessment had now been undertaken and it had concluded that the plan or project would not adversely affect the integrity of the habitat site.

As a result, it was now necessary for the Committee to consider the application afresh. The Development Management Team Leader advised that the site was outside the defined physical limits for Halesworth and was therefore contrary to the existing Development Plan. However, the site was adjacent to the defined physical limits with residential development to the south and east. The site was in close proximity to the town centre and the proposed highway and footway improvements would make it easily accessible for pedestrians and cyclists. In addition, the site was allocated for housing under Policy WLP4.2 in the Final Draft Local Plan which was being put before Full Council on 20 March 2019 for adoption.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including Chediston Street, the dwellings along Roman Way, views across the site and an illustrative plan of 200 dwellings and the proposed green infrastructure.

The Development Management Team Leader advised that the Planning Inspector had accepted the site for development and made changes with regard to the extraction of minerals prior to development; accordingly, an additional condition 31 would deal with that. A Recreational Avoidance and Mitigation Strategy (RAMS) contribution was being requested. Natural England have confirmed that they are satisfied with the conclusions of the Appropriate Assessment. In addition, in the emerging Local Plan, there were policies relevant to this application including 5% of plots to be self-build or custom build, 40% to be to adaptable and accessible standards and the need for a sustainability statement. These had all been addressed by appropriate conditions.

The Development Management Team Leader explained that, having taken into account all the material planning considerations, it was considered that the proposal represented sustainable development and the application was recommended for approval subject to controlling conditions and a Section 106 Agreement.

Mr K Greenberg – Halesworth Town Council

Mr Greenberg advised that he was Chairman of the Town Council's Planning Committee and wished to express their concerns. Following the ruling from the European Court of Justice, the Council should consider afresh because the changes to the original officer's report should therefore make this a new application. The Town Council only heard of the application by chance which was not in the public interest. Mr Greenberg requested Members to visit the site with him so that they could see the reality of the situation as the 2D plans should not be relied upon. Both reports were inconsistent and misleading and he was concerned that some consultee comments had been edited. He made reference to paragraph 8 and specifically to the 5 year housing target and target for market towns. Paragraph 1.3 indicated that the site was in close proximity to the town but it should be noted that it was not close to schools or sports facilities or in fact GPs. The Town Council's objections remained the same and that there should be no development for the reasons previously given. Members should take courage, refuse the application and delete the site from the Local Plan.

Mr M Fagg - Objector

Mr Fagg explained that he was speaking as a local resident on behalf of himself and other residents. He was part of a group who had been investigating this application, the Local Plan and associated policies and the wider impact of this proposal on the town. An appraisal undertaken in 2016 had shown this proposal resulted in a visible incursion on the landscape and any scheme to mitigate the effect would not be effective. The proposal to develop the land with 200 houses was due to insufficient housing supply; however, the landscape study stated that such a large site would cause harm to the landscape which could not be mitigated. Any development would result in the loss of grade 2 agricultural land, affect the biodiversity and cause problems with the already inadequate sewer network. The Committee should take note of the report from Suffolk Wildlife and also the Council's own six statutory policies in its own current Local Plan. Mr Fagg referred to specific High Court rulings and that the Council should follow the proper planning process and consider the site to be inappropriate for development.

Mr R Brown - Agent

Mr Brown explained that the application was for 200 dwellings and had previously been approved by the Committee. Details had been set out by the Planning Officer and were contained in his report. Under policy WLP4.2 in the Council's development plan, the site had been identified as land for housing development and also in the National Planning Policy Framework (NPPF) paragraph 1 provided for the planning system to be planning led and provide sustainable development for the future taking into account economic, social and environmental needs. The Council's overall spatial strategy identified that housing would be provided in the main settlements in the District and the proposal for this development accorded with that plan. Mr Brown reminded Members that the Council's Landscape Officer considered the proposal would not present any significant effects and, following consideration of the new Local Plan, the Planning Inspector considered the site to be suitable for development and suitable for housing. Therefore, the application should be approved.

Questions to Agent

Members asked specific questions relating to:

- The traffic assessment and measures to deal with the extra cars.
- Chediston Street being one way and too narrow for paths
- Levels of the land and adequate visibility splays.
- Traffic flows and the blind junction at Chediston Street/Roman Road.
- Original use of the site.
- The location of the proposed footpaths.
- Issues with flooding and surface water run off.
- Flood zone rating.
- Accessibility.
- Differences between technical advice and local knowledge.
- If approval was granted, likely time for building to commence.

Mr Brown confirmed that the application was supported by a Transport Assessment. A new roundabout would provide for access into the site and footpaths would be provided leading into the town centre. He understood that Chediston Street did take two way traffic and the proposed footpaths were shown on a separate plan supporting the application. County Highways had supported the proposals and had not commented on the width of the road. The width of the footpath and the access into the site had been confirmed with County Highways.

Mr Brown advised that the land had been used for farming and there was no evidence of illegal dumping or burning at the time of the foot and mouth crisis. There was no indication on their records had that cattle had been disposed of on the site and if it had taken place, it would have been strictly monitored. Any new developer would not be responsible for pre-existing problems associated with flooding. Preliminary tests had indicated that necessary works would be incorporated into a SUDS system and waste water would be dealt with on-site via soakaways; any run off would be no more than at present from the site. Any approval would be subject to appropriate conditions.

Mr Brown reminded the Committee that the proposal was for an allocated site in the Local Plan and therefore the principle of development was established. It was highly sustainable and accessible by both foot and cycle. He understood that four house builders were interested in the site and they would be looking to very quickly discharge the conditions.

The Planning Development Manager confirmed that the site was in Flood Zone 1. She further clarified that the access was part of the outline application and had been fully agreed with County Highways, see condition 5. In addition, the pedestrian improvements came within Section 278 of the Highways Act 1980, works to the public highway, and conditions 6 and 7 were pre-commencement conditions to improve connectivity. Footpaths would need to be in accordance with the County standards or the proposal would not proceed.

Questions to Officers

Members raised further questions relating to:

- The use of the current or proposed Local Plan.
- Adoption of the new Local Plan by Council and deletion of sites contained therein.
- Number of houses per hectare.

The Planning Development Manager explained that the site was identified in the Local Plan and which had been through the Local Plan Working Group. The new Local Plan had been through the statutory consultation and various committees, considered by the Planning Inspector and was due to be ratified by Council on 20 March 2019. As a result the new plan carried more weight. It was not possible to remove a site from the plan; it had to be adopted or not. If the proposed plan was not adopted, then a developer could propose development on any site anywhere and it should be borne in mind that the NPPF was in presumption of development.

The Committee was advised that the site had been identified in the proposed new Local Plan for some considerable time. The site could have been proposed by developers or the parishes and would have been filtered by officers. It should be noted that life-time homes were now included in the application which described up to 200 dwellings, with a likely density of 30 dwellings per hectare. Some Members commented that they did not recall issues being raised when the Local Plan Working Group considered the sites that were being proposed in the forthcoming Local Plan; this site had been agreed with very little opposition.

Debate

A local Member expressed the view that there was too little land to provide a roundabout and footpath(s), flooding was already a problem and any development on the proposed site would result in further water run off and cause more flooding. The entrance on the B1123 would cause additional accidents, the roundabout was unsuitable and the transport plan was inadequate; the proposed development was not viable and should be refused.

Comment was made that there appeared to be a conflict between professional technical advice and local knowledge. However, looking at the conditions, they were very restrictive and if a Section 106 Agreement was not signed within six months of the date of a resolution to approve, permission would be refused. That would ensure that all relevant issues and concerns would have to be addressed. The site was proposed for development in the local Plan and the Planning Inspector had supported that proposal during his examination. Some Members were of the opinion that the site would ultimately be developed, whether as a result of this application or a future application. It was noted that a Neighbourhood Plan for Halesworth was not yet in place.

Some Members of the Committee had doubt over certain aspects of the proposal including site access, drainage and possible routes into the town. A question was asked as to whether it was practical for a site visit. The Committee noted that, as Waveney District Council, would cease on 31 March 2019, the April Committee meeting would be an East Suffolk Shadow Authority Planning Committee meeting and that Committee would comprise the current members; they would attend any site visit.

The Planning Development Manager reminded Members that the application before them was an outline application with access; it was the principle of up to 200 dwellings. All matters were reserved with the exception of the access which had been shown on the illustrative masterplan. Any specific issues would be dealt with by the technical experts at the appropriate time. If Members were minded to refuse the application, it was likely that the applicant would appeal. Bearing in mind the site was in the Local Plan, that would result in a public inquiry and the Council would probably lose with costs.

The Chairman advised that he had a proposal for refusal which had been duly seconded and on being put to the vote, it was **LOST**.

The second motion, which had been duly seconded, proposed a site visit and on being put to the vote it was tied and on the Chairman's casting vote, the motion was **LOST**.

The Chairman believed that, at this moment in time, a site visit would serve no purpose; however, a site visit was to be undertaken at the reserved matters stage prior to a report coming back to the Committee. That being the case, it was important for all Members to attend a site visit. This was supported and there being no further discussion, it was proposed, seconded and when put to the vote, it was

RESOLVED

That planning permission be granted, subject to:

- i. the completion of a Section 106 Agreement covering:
 - Developer contributions
 - Affordable housing
 - Provision and future management of the open space
 - RAMS Payments
 - Highways: Speed limit extension, bus stop improvements, Travel Plan, Traffic Regulation Order
- ii. and the following conditions:
 1. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then
 - b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.
 2. Details relating to the layout, scale, appearance and landscaping of the site (the "reserved matters"), and measures to minimise water and energy consumption and to provide for recycling waste shall be submitted to and approved by the Local Planning Authority before any development is commenced.
 3. Details relating to the "reserved matters" pursuant to this planning permission shall not materially depart from the design principles and design proposals set down in the Design and Access Statement.

4. No part of the development shall be commenced until details of the proposed access roundabout indicatively shown on Drawing No. A091299-1-105 have been submitted to and approved in writing by the Local Planning Authority. The approved access roundabout shall be laid out and constructed in its entirety prior to occupation. Thereafter the access roundabout shall be retained in its approved form.
5. No part of the development shall be commenced until details of the proposed access onto B1123 Chediston Street indicatively shown on Drawing No. YOR.2819_10C have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to occupation. Thereafter the access shall be retained in its approved form.
6. No part of the development shall be commenced until details of the proposed footway improvements indicatively shown on Drawing No. A13455-T-001 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 occupation.
7. No part of the development shall be commenced until details of the proposed footpath/footway link to Barley Meadow has been submitted to and approved in writing by the Local Planning Authority. The approved link shall be laid out and constructed in its entirety prior to occupation.
8. Before the development is commenced details of the areas to be provided for storage of Refuse/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.

9. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.
10. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.
11. The new estate road junction(s) with Chediston Street (B1123) inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.
12. Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage 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 and used for no other purpose.

13. Before the B1123 Chediston Street access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 215 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

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.

14. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The statement shall provide details of:
 - proposed hours of work
 - proposed piling methods
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding and acoustic screens
 - wheel washing facilities
 - measures to control the emission of dust and dirt during construction
 - a scheme for the recycling/disposing of waste resulting from construction works
 - hours of delivery of materials
 - details of a banksman to control development
 - details of any external lighting as may be required.

The approved Statement shall be adhered to throughout the construction period.

15. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:
 - 1) A desk study and site reconnaissance, including:
 - * a detailed appraisal of the history of the site;
 - * an inspection and assessment of current site conditions;
 - * an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
 - * a conceptual site model indicating sources, pathways and receptors; and
 - * a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

2) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- * the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- * explanation and justification for the analytical strategy;
- * a revised conceptual site model; and
- * a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

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.

16. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) 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.

17. Prior to any occupation or use of the approved development the RMS approved under condition 16 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

18. 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 18 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.

19. 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.

20. No development shall take place until a Construction Environmental Management Plan to mitigate both noise and air quality impacts during the construction phase has been submitted to, and approved in writing by, the local planning authority. The construction shall be carried out in accordance with the approved Plan.
21. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
The scheme of investigation shall include an assessment of significance and research questions; and:
 - a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
22. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

23. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
1. Dimensioned plans and drawings of the surface water drainage scheme;
 2. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 3. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or $2l/s/ha$ for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 4. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 5. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 6. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system; and
 7. Details of who will maintain each element of the surface water system for the life.

The scheme shall be fully implemented as approved.

24. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.
25. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
26. Before the development hereby permitted is occupied full details of electric vehicle charging points to be installed in the development shall have been submitted to the Local Planning Authority and approved in writing.
27. Prior to the commencement of development full details of the design of green infrastructure to provide a variety of routes of at least 2.6Km for dog walking, with connections to Rights of Way, and infrastructure such as interpretation, dog bins, and off lead areas, shall be submitted to and approved in writing by the Local

Planning Authority. The development shall be implemented in accordance with the approved details.

28. The recommendations of the Preliminary Ecological Appraisal (Cotswold Wildlife Surveys, May 2017) and the great crested newt survey report (Cotswold Wildlife Surveys, May 2017) shall be implemented in full.
29. Prior to the commencement of development an Ecological Mitigation and Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Plan.
30. Prior to the commencement of development full details of fire hydrant provision within the site shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
31. With the exception of any site clearance works, site investigation works and tree protection works no development shall take place unless a Mineral Safeguarding Assessment and Minerals Management Plan for that phase has been submitted to and approved in writing by the local planning authority in consultation with the minerals planning authority.

The Mineral Safeguarding Assessment shall assess the potential for the onsite reuse of mineral resource arising from groundwork, drainage and foundation excavations in accordance with an agreed methodology. The Minerals Management Plan will identify for each phase of development the type and quantum of material to be reused on site, and the type and quantum of material to be taken off site and to where. The development shall then be carried out in accordance with the Mineral Management Plan unless otherwise agreed in writing by the local planning authority.

32. Detailed plans of the Reserved Matters pursuant to condition 2 above shall show that 40% of the dwellings within the site will meet the requirements of part M4(20 of Part M of the Building Regulations unless otherwise agreed in writing by the local planning authority. The development shall be carried out strictly in accordance with those approved details.
33. Detailed particulars of the Reserved Matters pursuant to condition 2 above shall include a Sustainability Statement which demonstrates how all the dwellings within the site shall achieve the optional technical standard in terms of water efficiency of 110 litres/person/day unless otherwise agreed in writing by the local planning authority. The development shall be carried out strictly in accordance with those approved details.

Alternatively, if the Section 106 Agreement is not completed within six months from the date of resolution, then permission be refused for non-completion of a Section 106 Agreement.

Prior to the formal closure of the meeting, the Chairman advised that due to the number of applications likely to come forward for consideration in April 2019, he was proposing that the Planning Committee meeting commence earlier at 4.00pm. Formal notification would be circulated but meantime, the Chairman asked Members to make an appropriate note in their diaries.

The meeting concluded at 7.38pm.

Chairman