

PLANNING BOARD
9th June, 2011

Present:- Councillor Pickering (in the Chair); Councillors Atkin, Dodson, Pitchley, Sims, Tweed and Walker.

Apologies for absence were received from Councillors Kaye and Whysall.

T1. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

T2. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 19TH MAY, 2011

Resolved:- That the minutes of the meeting of the Planning Regulatory Board held on 19th May, 2011, be approved as a correct record for signature by the Chairman.

T3. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

T4. VISIT OF INSPECTION - ERECTION OF A PAIR OF TWO STOREY SEMI-DETACHED HOUSES WITH ROOMS IN THE ROOF SPACE AND 3 NO TWO STOREY DETACHED DWELLINGS WITH ROOMS IN THE ROOF SPACE AT LAND TO THE REAR OF 17 FRONT STREET, TREETON FOR R. T. DEVELOPMENTS (RB2011/0111)

Before the formal meeting of the Planning Board, Members of the Board made a visit of inspection to the above site (Ward Representative Councillor Swift was also in attendance).

In accordance with the right to speak procedure, Councillor Swift (Objector) attended the meeting and spoke about this application. An additional letter of representation was also read out at the meeting.

Resolved:- That planning permission be granted for the reasons adopted by Members at the meeting and subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority Plan Nos. 904-17B/18B/19B/20B/21/22/23B/24B/25B and 26B.

3. No tree shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work). If any tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate area and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

4. The detailed plans to be submitted in accordance with this permission shall include a detailed landscape scheme. The landscape scheme shall be prepared to a minimum scale of 1:200 and shall clearly identify through supplementary drawings where necessary:-

- The retention and/or replacement of existing trees, shrubs and hedgerows along the northern site boundary with the existing properties at nos. 15 – 17 Rodwell Close.
- The extent of existing planting, including those trees or areas of vegetation that are to be retained, and those that it is proposed to remove.
- The extent of any changes to existing ground levels, where these are proposed.
- Any constraints in the form of existing or proposed site services, or visibility requirements.
- Areas of structural and ornamental planting that are to be carried out.
- The positions, design, materials and type of any boundary treatment to be erected.
- A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
- A written specification for ground preparation and soft landscape works.
- The programme for implementation.
- Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.

5. Any plants or trees which within a period of five years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31 December of that year.

6. No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

7. The area shaded blue on the attached plan shall be retained free at all times for vehicular turning purposes.

8. Before the development is commenced on site, a structural survey of the stone wall along the northern and eastern site boundaries shall be submitted to the Local Planning Authority, and shall include details of its construction, condition and any implications in relation to the roots of the Oak Tree in the north eastern corner of the site. Any measures to re-build/strengthen the wall shall ensure that no damage takes place to the tree roots.

9. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

10. Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either:-

- (a) a permeable surface and associated water retention/collection drainage, or;
- (b) an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.

The area shall thereafter be maintained in a working condition.

Reasons:-

1. In order to comply with the requirements of the Town and Country Planning Act 1990.
2. To ensure that the development is carried out in accordance with the approved/amended plans.

3. In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
4. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
5. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
6. To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
7. To enable a vehicle to enter and leave the highway in a forward gear in the interests of road safety.
8. In the interests of the visual amenities of the area and future prospects of the trees on site in accordance with Policy ENV 3.4 Trees, Woodlands and Hedgerows of the Unitary Development Plan.
9. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
10. To ensure that surface water can adequately be drained and that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of the adequate drainage of the site, road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

T5. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

In accordance with the right to speak procedure, the following people attended the meeting and spoke about the application below:-

- Erection of kennels and conversion of outbuildings to office and stores at Broomhouse Farm, 52 Dowcarr Lane, Woodall for Mrs. L. Morley (RB2011/0337)

Mrs. L. Morley (Applicant)
Ms. P. Macdonald (Objector)

(2) That applications RB2011/0183 and RB2011/0378 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the report.

(3) That application RB2011/0337 be refused for the reasons listed in the report.

T6. UPDATES

There were no updates to report.