

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, 5th November, 2013
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visits

2013/0203 - Land to the west of Holker Close, Rusland Drive, Dalton
2013/0550 - Land at Station Approach, Dalton
2013/0669 - 37 Barnes Avenue, Dalton
2013/0582 - 17 Infield Gardens, Barrow

Depart Town Hall Courtyard at **12.30 p.m.**

PART ONE

1. To note any items which the Chairman considers to be of an urgent nature.
2. To receive notice from Members who may wish to move any delegated matter non-delegated and which will be decided by a majority of Members present and voting at the meeting.
3. Admission of Public and Press

To consider whether the public and press should be excluded from the meeting during consideration of any of the items on the agenda.

4. Declarations of Interest

To receive declarations by Members and/or co-optees of interests in respect of items on this Agenda.

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Members may however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests.

5. Apologies for Absence/Attendance of Substitute Members.

6. To confirm the Minutes of the meeting held on 8th October, 2013 (copy attached) (Pages 1-15).
7. Delegated Approvals – For Information (booklet attached).

FOR DECISION

- (D)** 8. Planning Applications (booklet attached).

INVITATIONS TO SPEAK TO THE COMMITTEE (2.30 p.m.)

2013/0582 - 17 Infield Gardens, Barrow-in-Furness

**NOTE (D) – Delegated
(R) – For Referral to Council**

Membership of Committee

Councillors

M. A. Thomson (Chairman)
C. Thomson (Vice-Chairman)
Derbyshire
Husband
Johnston
R. McClure
Murphy
Murray
Preston
Thurlow
Williams
Wilson

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Published: 28th October, 2013

PLANNING COMMITTEE

Meeting: Tuesday 8th October, 2013
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chairman), C. Thomson (Vice-Chairman), Derbyshire, Hamilton, Husband, Johnston, R. McClure, Sweeney, Thurlow, Wall and Wilson.

212 – Declarations of Interest

Councillor McClure declared an other interest in Planning Application No. 2013/0354 – Elliscales (land at) Askam Road, Dalton-in-Furness (Minute No. 277) as the applicant was known to him.

213 – Apologies for Absence/Attendance of Substitute Members

An apology for absence was received from Councillor Williams.

Councillors Hamilton, Wall and Sweeney had replaced Councillors Murphy, Murray and Preston respectively for this meeting only.

214 – Minutes

The Minutes of the meeting held on 3rd September, 2013 were taken as read and confirmed.

215 – Ombudsman's Investigation into Complaint against Cumbria County Council and Barrow-in-Furness Borough Council

The Deputy Executive Director (Monitoring Officer) reported that the Local Authority Ombudsman had sent to the Council a report dated 10th September (embargoed until 19th September, 2013) which was attached as an appendix to his report for Members' information.

The Ombudsman had found evidence of maladministration by both the Borough Council and Cumbria County Council and had recommended that the complainant receive compensation from both organisations.

RESOLVED:- That the Ombudsman's report be noted.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment submitted for information details of planning applications in this report which he had determined under delegated authority (Minute No. 254, Planning Committee, 3rd September, 2002, confirmed by Council 24th September, 2002). The decisions are reported for your information. The plans recommended for approval under the Town and Country Planning Acts will be subject to the standard conditions referred to in Minute No. 208 (April, 1971) of the Plans Sub-Committee, Barrow-in-Furness, County Borough

Council, in addition to any conditions indicated hereunder. Applications with a (P) besides the applicant's name denotes those applications that were reported to the Planning Panel.

RESOLVED:- (i) To note the decisions made under the Town and Country Planning Act 1990 (as amended) as follows:-

- 216 2013/0574** Application for approval of details reserved by condition following grant of planning permission 2013/0138 (occupation of plots 1-12) to partially discharge Condition No. 5 (submission of verification report) to allow the occupancy of plots 1-8 at Plots 1-8 (St Georges Development) Church Street Barrow-in-Furness.
- 217 2013/0542** Rear ground floor extension with internal alterations (in a revised form to that approved under ref. 2012/0229 at Sunny Bank, Lindal-in-Furness.
- 218 2013/0568** Rear ground floor shower room at 10 Marsh Street Askam-in-Furness.
- 219 2013/0321** Conversion of roof space to a 2 bedroom, self-contained flat/apartment at Ireleth Garage Ireleth Road Ireleth Askam-in-Furness.
- 220 2013/0472** Build a porch to the front of the property at 17 Abbey Heights Ireleth Askam-in-Furness.
- 221 2013/0605** Application for a Non Material Amendment following grant of planning permission 2013/0167 (double storey side extension with utility room to side and detached garage to the rear) to allow relocation of utility room window to front facing wall and exclude the utility door as agreed in the original plans.
- 222 2013/0453** Erection of a two storey rear extension with single storey garden room off shot and a detached store building, reinstatement of previously excavated area and erection of a garden wall with vehicular access gate to front boundary.
- 223 2013/0469** Erection of a stable block consisting of two stables and a store/feed room, with a hardstanding to the front for cleaning, grooming etc. on land at Green Lane Dalton-in-Furness.
- 224 2013/0454** Listed Building Consent for the demolition of existing extensions to north west side elevation and garage to south east and the erection of a two storey rear extension with single storey garden room off shot at North Lodge Abbey Road Dalton-in-Furness.
- 225 2013/0525** Rear and side ground floor extension forming lounge, study, kitchen, toilet and bedroom at 30 Greystone Lane Dalton-in-Furness.

- 226 2013/0485** Single storey ground floor extension to side elevation at 23 Lindal Close Dalton-in-Furness.
- 227 2013/0531** Ground floor kitchen and bike store (resubmission of planning application 2013/0347) at 60 Prince Street Dalton in Furness.
- 228 2013/0404** Variation of Condition No. 3 of planning permission 2013/0405 (raising ground level within basin to provide better drained agricultural pasture) to allow period for completion to be extended to 30th June, 2016 at Billincote Farm Newton Road Dalton-in-Furness.
- 229 2013/001** Prior Notification (Larger Homes Extension) for a rear extension forming Sun Lounge, toilet and utility room (length from rear wall of the original house 4.1 metres, height to the eaves 30.0 metres and height to highest point of the extension 3.3 metres) at 34 Cowlarns Road Barrow-in-Furness.
- 230 2013/0629** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a rear/side ground floor kitchen extension at 87 Hill Road Barrow-in-Furness.
- 231 2013/0518** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a rear dormer window to an existing loft conversion at 1 Cliffe Lane Barrow-in-Furness.
- 232 2013/0006** Prior Approval (Larger Homes Extension) for a ground floor kitchen and dining room extension (length from rear wall of the original house 3.05 metres, height to the eaves 2.5 metres and height to highest point of the extension 3.9 metres) at 81 Hill Road Barrow-in-Furness.
- 233 2013/0507** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a side elevation canopy roof to the side gable wall at 17 St. Bees Drive Barrow-in-Furness.
- 234 2013/0537** Rear kitchen/dining room extension and front and rear dormer windows forming master bedroom with en-suite at 35 Glenridding Drive Barrow-in-Furness.
- 235 2013/0007** Prior Approval (Larger Homes Extension) for a rear conservatory (length from rear wall of the original house 4 metres, height to the eaves 2.3 metres and height to highest point of the extension 3.0 metres) at 55 Hill Road Barrow-in-Furness.
- 236 2013/0279** Change of use from storage and distribution to storage, display and sale of carpets at warehouse within Bradys Yard Walney Road Barrow-in-Furness.

- 237 2013/0543** Application for prior notification of proposed demolition under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2 at Yates 54-56 Duke Street Barrow-in-Furness.
- 238 2013/0475** Change of use and conversion of existing convenience store/off-licence shop to ground floor and first floor self-contained flats at 61 Wordsworth Street Barrow-in-Furness.
- 239 2013/0519** Application for discharge of Condition No. 3 (Construction Method Statement) and No. 11 (Field Investigation and Risk Assessment) of planning permission 2013/0230 (for the erection of a portal framed building for an indoor skate park) on land at James Freel Close Barrow-in-Furness.
- 240 2013/0547** Advertisement Consent for replacement fascia signs to the front and side elevations (non-illuminated) at 160 Rawlinson Street Barrow-in-Furness.
- 241 2013/0546** External alterations including the installation of a CCTV Camera, an Oyster Light above ATM, a new glass letter box and back fascia panel painted brown to front elevation at 86-90 Dalton Road Barrow-in-Furness.
- 242 2013/0546** Advertisement Consent for 1 x 620 mm illuminated fascia sign and 1 x 770 mm illuminated projecting sign to front elevation with 1 x ATM surround sign at 86-90 Dalton Road Barrow-in-Furness.
- 243 2013/0433** Installation of roller shutter to rear external double doors at Home Bargains Dalton Road Barrow-in-Furness.
- 244 2013/0441** Listed Building Consent for extension and alteration to house and ancillary building to form swimming pool and conservatory link at Abbey Manor Abbey Approach Barrow-in-Furness.
- 245 2013/0440** Extension and alteration to house and ancillary building to form swimming pool and conservatory link at Abbey Manor Abbey Approach Barrow-in-Furness.
- 246 2013/0491** Demolition of existing conservatory and garage and replace with a family room with utility and shower room on the ground floor at 22 Flass Lane Barrow-in-Furness.
- 247 2013/0008** Prior Notification (Larger Home Extension) for a single storey rear extension (Length from rear wall of the original house is 4 metres, height to the eaves is 2.4 metres and height to highest point of the extension is 3.5 metres) at 40 Pine Road Barrow-in-Furness.

- 248 2013/0330** Garage at rear of the property at 90 Victoria Road Barrow-in-Furness.
- 249 2013/0497** Discharge Condition No. 6 (Security Fencing Scheme) and Condition No. 13 (Details of External Lighting) for Planning Permission 2011/0513 Outline Planning Permission for development of industrial units with improved access and related infrastructure at Gyrodata Drilling Automation Ltd Meetings Industrial Estate Park Road Barrow-in-Furness.
- 250 2013/0009** Prior Notification (Larger Homes Extension) for a rear ground floor kitchen extension and bike store (Length from rear wall of the original house is 2.6 metres, height to the eaves is 3 metres and height to highest point of the extension is 3.1 metres) at 33 Windsor Street Barrow-in-Furness.
- 251 2013/0377** Change of use from a guest house to a house in multiple occupation with 8 bedrooms at 109 Abbey Road Barrow-in-Furness.
- 252 2013/0559** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a rear ground floor kitchen and bike store at 33 Windsor Street Barrow-in-Furness.
- 253 2013/0567** Application for a Non Material Amendment following grant of planning permission 2004/1136 (Reserved Matters for siting, design, external appearance and landscaping) to allow the erection of a single storey side extension to plot 34, creating a garage and dining room, replace existing garage door with a window and alteration to gable stair window at 10 Rosewood Grove Barrow-in-Furness.
- 254 2013/0561** Rear Living Room Extension at 4 Sandalwood Close Barrow-in-Furness.
- 255 2013/001** Prior notification (Larger Homes Extension) for a rear ground floor Sun Lounge (Length from rear wall of the original house 3.0 metres, height to the eaves 2.4 metres and height to highest point of the extension 3.9 metres) at 26 Almond Walk Barrow-in-Furness.
- 256 2013/0398** Construction of two temporary ancillary laydown access areas to support the Barrow Terminals Optimisation Project at Barrow Onshore Terminals Rampside Road Barrow-in-Furness.
- 257 2013/0005** Prior Approval (Larger Homes Extensions) for a rear ground floor extension forming lounge/toilet and utility room (length from rear wall of the original house is 3.1 metres, height to the eaves is 2.5 metres and height to highest point of the extension is 3.8 metres) at 13 Birch Close Barrow-in-Furness.

- 258 2013/0513** Erection of a rear single storey extension at 9 Crofters Crescent Barrow-in-Furness.
- 259 2013/0487** Application for a non-material amendment following grant of planning permission 2012/0195 (Erection of a two storey side extension forming ground floor bathroom and lounge with study and bedroom over) to allow for the repositioning of door to enable easier access at 17 Aspen Drive Barrow-in-Furness.
- 260 2013/0350** Demolition of the existing conservatory and replacement with a single storey sun room to the rear elevation at 28 Aspen Drive Barrow-in-Furness.
- 261 2013/0396** Installation of underground gas pipeline and erection of gas processing and compression infrastructure to support the North Morecambe Gas Terminal at Barrow Onshore Terminals Rampside Road Barrow-in-Furness.
- 262 2013/0500** Minor Material Amendment via a variation of Condition No. 2 of planning permission 2011/0832 to allow the erection of a rear conservatory on plot 59 21 Kempas Avenue Barrow-in-Furness.
- 263 2013/0532** Rear ground floor sun lounge at 24 Combe View Barrow-in-Furness.
- 264 2013/0503** Rear conservatory at 5 Oak Head Road Barrow-in-Furness.
- 265 2013/0526** Double storey side extension forming extended kitchen, utility and w.c. at ground floor level. Extended bedroom at first floor level and off road parking at the front of the property at 11 Black Butts Lane Barrow-in-Furness.
- 266 2013/0423** Listed Building Consent for the installation of a biomass boiler, feed store and distribution pipework in outbuilding adjacent and cottages to provide heating for 2 Lighthouse Cottages and the Lighthouse at 2 Lighthouse Cottages South End Barrow-in-Furness.
- 267 2013/0013** Prior Approval (Larger Homes Extension) for a rear ground floor lounge/dining room extension (length from rear wall of the original house 5.8 metres, height to the eaves 2.7 metres and height to highest point of the extension 2.9 metres) at 3 Osprey Drive Barrow-in-Furness.
- 268 2013/0527** Application for a Non Material Amendment following grant of planning permission 2010/1095 to allow the raising of a small section of the rear wall to allow the new roof to flow through as one as 51 Andreas Avenue Barrow-in-Furness.

The following applications were refused:-

- 269 2013/0468** Erect a bedroom extension at the first floor level at 41 Dalton Road Askam-in-Furness.
- 270 2013/0372** Creation of a driveway to provide off road parking for 2 cars and new access onto a classified road at School House Pit Lane Lindal-in-Furness.
- 271 2013/0471** Loft conversion involving a lifting of the roof over one half of the bungalow with dormers to both front and rear elevations at Glengarth Ireleth Road Ireleth Askam-in-Furness.

The following application was invalid:-

- 272 2013/0534** Change of use from golf course to agricultural for grazing on land adjacent to Fairway Hotel Hawthwaite Lane Barrow-in-Furness.

The following applications were withdrawn:-

- 273 2013/0504** First floor rear bedroom extension at 36 Durham Street Barrow-in-Furness.
- 274 2013/0544** Demolish structurally unstable principal facades and re-build to match the existing at Yates 54-56 Duke Street Barrow-in-Furness.

(ii) To note the decisions made under the Building Act 1984/The Building Regulations 2010 as submitted by the Principal Building Control Surveyor.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment reported on the following planning applications:-

275 – Unit J (Former Comet) Hollywood Park, Hindpool Road, Barrow-in-Furness

From Standard Life Investments (c/o Agent) in respect of the continued use of Unit J for use Class A1 (retail) purposes without compliance with Condition No. 2 of planning permission 1997/0916 at Unit J (Former Comet) Hollywood Park, Hindpool Road, Barrow-in-Furness as shown on plan number 2013/0362.

The applicant and the agent attended the meeting and made representations to the Committee.

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

2. The development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith.

Reason

To ensure that the development is carried out in an orderly and satisfactory manner in accordance with the format as submitted.

3. Without the prior consent of the Planning Authority, no types of goods shall be sold from the unit except furniture, furnishings, carpets, electrical goods, vehicles, motor spares and accessories, DIY and garden centre goods and equipment, pet products, office equipment, homeware, clothing, clothing accessories, footwear, beauty products, leisure goods, luggage, toys, seasonal products and gift items.

Reason

To restrict the range of goods available from the unit in order to protect the vitality of the town centre.

4. There shall be no subdivision of the unit without the prior express consent of the Planning Authority.

Reason

The retail park provides large format retailing which complements the retail offer of Barrow town centre. Any subdivision would need to be assessed in order to identify any impact upon the vitality and viability of Barrow town centre.

276 – Land at Maidenlands, Tarn Flatt, Marton, Ulverston

From Mr F. Saunders in respect of the installation of a replacement 50kW wind turbine on a 24m high mast with concrete base and control cabinet at land at Maidenlands, Tarn Flatt, Marton, Ulverston as shown on plan number 2013/0449.

Representations received and the results of consultations were reported.

The Committee had undertaken a site visit prior to the meeting.

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

2. The development shall be carried out in all respects in accordance with the hereby approved documents defined by this permission as listed below, except where varied by a condition;
Ecological Appraisal by Envirotech ref 1599
Noise Assessment ref 201305246688 Ulverston WT rep (24th May 2013)

Drawings ref;
Site plan 90453/01D
Elevational drawings and plan view "Maidenlands Tarn" Version V1
dated May 2013

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority.

3. The external finish of the turbine shall be non-reflective and shall be permanently coloured Light Grey RAL 7035 unless details of an alternative colour are submitted to and prior written approval by the Planning Authority.

Reason

To minimise the potential of the turbine to adversely impact upon visual amenities within the landscape.

4. The wind turbine shall not generate electricity to the grid until the decommissioning of the adjacent wind turbine that was approved by virtue of consent 2011/0833 has been carried out in accordance with the approved scheme MMCESL/SW/Maidenlands Tarn/07.

Reason

In order to ensure the satisfactory restoration of the site and its immediate surrounding area.

5. This consent is for a period not exceeding 20 years from the date that the development is first connected to the electricity grid. The dates of (a) first connection to the grid and (b) of the full operation of all the turbines shall be notified in writing to the Planning Authority within 28 days of each of these 2 events occurring.

Reason

In recognition of the expected operational life of the development.

6. No later than 4 months from the date that the planning permission hereby granted expires, the turbine shall have been decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning commences a scheme for the restoration of the site shall be submitted to the Planning Authority for written approval. The scheme shall make provision for the removal of the wind turbine and any associated ancillary equipment and foundations to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the approved scheme.

Reason

In order to ensure the satisfactory restoration of the site and its immediate surrounding area.

7. All cabling associated with the development shall be permanently placed underground, unless prior written approval has been granted by the Planning Authority.

Reason

In order to minimise the visual impact of the proposal and thus ensure compliance with the Development Plan.

8. Noise from the development must not cause the existing daytime background noise level (measured as the LA90(10 minutes) to be exceeded at any noise sensitive location. Between the hours of 11:00pm and 7:00am noise from the wind turbine shall not exceed 43dB LA90, 10 minutes at any noise sensitive location. Assessment of Noise from the wind turbines shall be carried out in accordance with the ETSU-R-97 Guidance – The Assessment and Rating of Noise from Wind Farms [Note: the noise is measured 3.5m from any reflective surface, other than the ground, at a height of between 1.2 and 1.5m.]

Reason

In order to minimise the potential for noise nuisance and thus ensure compliance with Saved policy D47 of the Development Plan.

9. At the request of the Planning Authority following the receipt of a complaint the wind turbine operator shall, at its expense, employ a consultant approved by the Planning Authority, to assess whether noise emissions at the complainant's dwelling are characterised by greater than expected amplitude modulation. Amplitude modulation is the modulation of the level of broadband noise emitted by a turbine at blade passing frequency. These will be deemed greater than expected if the following characteristics apply:
 - a) A change in the measured LAeq,125 millisecs turbine noise level of more than 3dB (represented as a rise and fall in sound energy levels each of more than 3dB) occurring within a 2 second period and
 - b) the change identified in (a) above shall not occur less than five times in any one minute period provided the LAeq,1 min turbine sound energy level for that minute is not below 28dB and
 - c) the changes identified in (a) and (b) above shall not occur for fewer than six minutes in any hour.

Noise emissions at the complainant's dwelling shall be measured not further than 35m from the relevant building, and not closer than 3.5m of any reflective building or surface, or within 1.2m of the ground.

Reason

In order to minimise the potential for noise nuisance and thus ensure compliance with Saved policy D47 of the Development Plan.

10. The wind turbine shall not generate electricity to the grid until the Planning Authority, as advised by a consultant approved by the Planning Authority at the expense of the operator, has approved in writing a scheme submitted by the wind turbine operator providing for the measurement of greater than expected amplitude modulation emissions generated by the wind turbine. The objective of the scheme (which shall be implemented as approved) shall be to evaluate compliance with condition 7 above in a range of wind speeds and directions and it shall terminate when compliance with condition 8 has been demonstrated to the satisfaction of and agreed in writing by the Planning Authority.

Reason

In order to minimise the potential for noise nuisance and thus ensure compliance with Saved policy D47 of the Development Plan.

277 – Elliscales (Land at) Askam Road, Dalton-in-Furness

From Mr and Mrs M. Duerden in respect of the erection of a farmhouse and extension to existing agricultural building to form feed store, implement storage building and temporary portacabin at Elliscales (land at) Askam Road, Dalton-in-Furness as shown on plan number 2013/0354.

Consideration of this application had been deferred at the last meeting since the Committee were mindful to refuse.

The results of consultations were reported.

Due to the large number of changes in Committee Members at the last meeting the Chairman had agreed that the applicant may speak to the Committee once again to enable today's Committee Members to make an informed decision.

The applicant attended the meeting and made representations to the Committee.

It was moved by Councillor McClure that a named vote be taken. No seconder was obtained.

It was further moved by Councillor M. A. Thomson that the application be refused and this was duly seconded by Councillor C. Thomson.

A vote was taken. The results for refusal were 3, and for approval 8. It was therefore,

RESOLVED:- That:

- A) Subject to the suitable revocation of outline consent 2012/0174, the details of which shall be delegated to the Planning Manager, then;
- B) Planning permission be granted subject to the Standard Duration Limit and the following conditions set out below:
 - 2. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as 640/03, 640/03, 640/04, 640/05A, 640/06A and 640/07 and defined by this permission, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), there shall be no variation without the prior written consent of the Planning Authority.

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority.

- 3. 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 modifications), nothing in Article 3, or Schedule 2 to that Order, shall operate so as to permit, within the area subject to this permission, any development referred to in Part 1 of the Second Schedule to the Order and no such development shall be carried out at any time within that area without the prior grant of permission by the Planning Authority.

Reason

In order to ensure control over future development due to the need to avoid inappropriate development within the open countryside.

- 4. Before the commencement of any preliminary works relating to the development hereby approved an intrusive site investigation shall be conducted to determine the precise ground conditions relating to the site. A Site Investigation Report is to be produced by a structural engineer and submitted to the Local Planning Authority for approval in writing. The Site Investigation Report is to detail the specification of any further structural engineering works necessary to implement the planning permission. The Site Investigation Report shall take into account the findings of a Mineral Valuation Report to be obtained from the Valuation Office Agency.

Reason

To protect the environment and the health of the public from potential hazards that may arise as a direct result of the redevelopment of the land.

5. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and improved in writing by the local planning authority. The scheme shall be implemented as approved.

Reason

To prevent pollution of the water environment.

6. The private treatment plant connection and soakaway must be designed in accordance with the relevant British standards to ensure there is no contamination of the underlying aquifer. The soakaway should not be located directly on rock head.

Reason

To minimise the potential for pollution of the water environment.

7. Should a ground source heat pump system be adopted for the dwelling, then the development hereby permitted shall not be commenced until such time as a scheme for the ground source heat pump has been submitted to, and approved in writing by, the planning authority. The scheme shall be implemented as approved prior to the beneficial occupation of the dwelling. Details of the ground source heat pump should include whether the ground source heat pump is an open or closed loop system.

Reason

To minimise the potential for pollution of the water environment.

8. The occupation of the farmhouse hereby approved shall be limited to a person solely or mainly employed, or last employed in the locality, in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a widow or widower of such a person, or a dependent of such a person residing with him or her.

Reason

The site is within an area where, based upon national guidance and local plan policies, permission for a dwelling unconnected with agriculture or forestry would not normally be permitted

9. Prior to the commencement of any preliminary works associated with the development hereby approved a written Scheme of Investigation shall be submitted to and approved in writing by the Local Planning Authority. An Archaeological Watching Brief, in full accordance with the approved Written Scheme of Investigation, shall then be conducted by a qualified archaeologist throughout the course of the ground works of the development hereby approved. Within two months of the completion of the approved development, 3 copies of the report shall be provided to the Local Planning Authority.

Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains.

10. No HGV haulage vehicles other than those involved in the construction of the development hereby approved or delivering or removing livestock or feed and associated material shall be operated, parked, stored or maintained on site.

Reason

In the interests of controlling development within the open countryside.

11. Before the commencement of any development a landscape scheme for the site, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of any phasing of such a scheme must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. All planting and subsequent maintenance shall be to current British Standards. The approved scheme must subsequently be implemented by the end of the first planting season following initial beneficial occupation of the development or by such a programme as may be agreed in writing. Any trees or shrubs removed, dying being severely damaged or becoming seriously diseased within five years of planting shall be replaced by the landowner with trees or shrubs of a similar size and species to those originally required to be planted.

Reason

In the interests of the visual amenities of the area, which is due to the importance of maintaining the character and appearance of the open countryside.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following beneficial occupation of any part of the development,

or in accordance with the phasing of the scheme as agreed in writing with the Planning Authority. And any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of the visual amenities of the area which is due to the importance of maintaining the character and appearance of the open countryside.

The meeting closed at 3.15 p.m.