

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01383/FUL	Chelsea Petrillo	5 th June 2024

Extension of Time: 10th June 2024

Address: Office Building Adjacent to 1 Dobfield Road, Rochdale, OL16 3AW

Proposal: Change of use of an existing single storey office building into one bungalow including erection of front porch and alteration to and installation of additional windows and doors on front, side and rear elevations

PUBLICITY	Weekly list expired?	YES	Site notice expired?	YES
	Neighbour letters expired?	YES	Press Notice expired?	YES

DELEGATION	Significant departure from local plan?	NO	Contrary to national policy?	NO
	Applicant a Council Member or officer?	NO	Contrary to previous decision?	NO
	Major with 10 or more objections and recommending approval?	NO	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	YES

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	YES
	Pre-commencement conditions agreed (or notification period expired)?	YES

RECOMMENDATION	GRANT Subject to Conditions
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CHECKED AND SIGNED OFF BY: TH **DATE:** 10.06.2024

SITE

The application relates to an existing office building to the east of 1 Dobfield Road. The property is not listed, nor is it sited within any designated Conservation Areas but it however, sited in the vicinity of several heritage assets including the grade II listed Belfield Bridge and several NDHA's including Rochdale Canal, the properties along Belfield Lawn and Belfield Mill.

The site is located wholly within the Defined Urban Area, as allocated under saved UDP policy G/D/1, and within the Smallbridge and Firgrove ward of Rochdale circa 2km from Rochdale Town Centre. The site also lies within a SSSI (Site of Special Scientific Interest) and a greenspace corridor. The plot abuts a public Right of Way to the rear and is primarily accessed via Belfield Bridge off Belfield Mill Lane to the east.

The office building itself is single storey occupying approx. 157m² of floor space, constructed from white rendered external walls, concrete roof tiles, and green rolling shutters over and above the existing windows. The unit is readily visible from the footpath to the rear but is wholly contained within an enclosed space, bound by railed fences and double electric gate.

The building is orientated so the front elevation faces west towards 1 Dobfield Road and the south side elevation will sit directly adjacent to the front elevation of "Plot 1" as approved in 2021 under application ref: 20/01093/FUL which is currently during the construction phase of development.

The office building has not been confirmed by planning history therefore the exact date of the erection is unknown however, the unit does not appear on aerial imagery before 2011 but was granted retrospective permission in 2017 for the regularisation of the unit.

PROPOSAL

The proposal seeks planning permission for the change of use of the existing office unit to facilitate a three-bed residential dwelling. A flat roof front porch extension is to be constructed projecting 1.7m from the existing front elevation and spanning 3m in total width. There are to be 6no new fenestration openings on the rear elevation and 1no window opening to the front elevation. The existing fenestration of the south side elevation is to be altered to form two bi-folding door openings.

The unit is to remain as clad in white render and stone cills added to window openings. Window frames are to be altered from white uPVC to black and hardstanding is to be added around the new dwelling along with the provision of two parking spaces. Refuse storage has been indicated to the north side elevation.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone (PfE) JDP 2024

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

	Sustainable and Resilient Places
JP-S1	Sustainable Places
JP-S4	Flood Risk and the Water Environment
	Places for Homes
JP-H1	Scale, Distribution and Phasing of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
	Greener Places
JP-G7	Trees and Woodlands
	Places for People
JP-P1	Sustainable Places
JP-P2	Heritage
	Connected Places
JP-C8	Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

SO2	To create successful and healthy communities
C3	Delivering the right type of housing
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development
DM1	General Development Requirements
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

<u>16/00936/FUL</u> (Retrospective)	Extension to existing single storey office building Granted October 2016
<u>17/00043/FUL</u>	Single storey office building (Retrospective) (Resubmission of 16/00963/FUL) Granted March 2017
<u>20/01093/FUL</u>	Residential development: erection of 8 dwellings with associated hard and soft landscaping and car parking, following the demolition of existing stables Granted June 2021

CONSULTATION RESPONSES

Canal and River Trust

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is that the Trust has **no comment** to make on the proposal.

Highways and Engineering

CONSULTATION REPORT:

This proposal will not generate any significant volume of traffic.

Parking Provision on site is adequate.

Access to the site is along a narrow lane however residential traffic should be able to easily navigate this route.

We have no concerns with the site layout.

No changes are proposed to the existing highway.

There is no clear refuse collection strategy and I would therefore require additional details on how it is refuse is intended to be collected from this location. The applicant should ensure the standards set out in Manual for Streets 6.8.4

We have no new road safety concerns as a result of this proposal.

We do have concerns about damage to the lane as a result of this proposal. We would therefore require a dilapidation survey is carried out before construction commences and any damage remedied upon completion of construction.

AMENDMENTS TO CONSULTATION RESPONSE:

No amendments to report

OFFICER RECOMMENDATION:

No objections to this development as proposed subject to conditions.

CONDITIONS & INFORMATIVES

Prior to commencement a refuse collection strategy should be submitted to the Highways Department and Waste Management Team for approval.

Prior to commencement a dilapidation survey of the highways leading to the site should be undertaken. Upon completion any damage apparent should be repaired so the highway is left in the same or a better condition

Environmental Health (Noise)

This section has no objections to the proposals

Greater Manchester Ecology Unit

Thank you for consulting the Ecology Unit on the above planning application. I would raise no objections to the proposals on Ecology grounds.

- Given the scale, nature and context of the development, it will not have any impacts on the nearby Rochdale Canal Special Area of Conservation

- ☐ The building to be developed has negligible potential to support bats

Trees

The development will require the removal of three semi-mature broadleaved trees. The application (Tree Survey Report) states that eight replacement trees will be planted on the site as compensation, but I could find no details of these planting proposals. These details should be required to be provided. Retained trees should be suitably protected; to this end a Tree Protection Plan should be required to be prepared, complementary to the wider developments underway on the site. Once agreed, the Plan must be implemented in full.

Officer Note: Following the submission of the requested details, the tree officer clarified the amended plans satisfied that requested.

Conservation Officer

I have taken a look at this application, which is for the change of use of an existing office, and includes the construction of a porch and alterations to the exterior. There are several heritage assets within the wider area, including the grade II listed Belfield Bridge, and NDHAs, including the canal, the properties along Belfield Lawn, and Belfield Mill. However, the immediate surroundings of the site appear to date from the late 20th century and the building in question is modern. Given the minor nature of the works to the exterior and the context of the site, it is considered that the proposal would have a neutral impact on nearby heritage assets. No objections

Greater Manchester Archaeological Advisory Unit

Thank you for consulting GMAAS on this application.

Having checked our records I am satisfied that the proposed development does not threaten the known or suspected archaeological heritage.

On this basis there is no reason to seek to impose any archaeological requirements upon the applicant.

Rights of Way Officer

I have considered the associated papers to Planning Application Number 23/01383/FUL and the development should not affect the definitive right of way running over Dobfield Road Milnrow however I understand materials and machinery will be running over the road, the route must not be obstructed at any time and members of the public should be able to pass and repass.

REPRESENTATIONS

The application was advertised by way of a site notice and neighbour notifications. Two objections were received.

Objection Letters

- ☐ Existing drainage scheme issues on-site
- ☐ Damage to Belfield Bridge resulting from construction traffic
- ☐ Traffic congestion increase

Officer Response: *The relevant statutory consultees have provided comments on the acceptability of the scheme regarding the above issues. Subject to the relevant pre-commencement conditions, no objections are raised to the proposed development.*

ANALYSIS

Principle of Development

The application site is allocated within the Defined Urban Area under the Proposals Map of the Unitary Development Plan (UDP). Policy G/D/1 of the UDP aims to locate new development in the urban area in order to support urban regeneration and to protect the countryside. Paragraph 11 of the NPPF sets out the 'presumption in favour of sustainable development' and states that development plans should be approved without delay. Having specific regard to residential developments, paragraph 60 of the NPPF requires Local Planning Authorities to "support the Government's objective of significantly boosting the supply of homes". Paragraph 70 of the NPPF also states that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area'.

Policy C3 requires new developments to deliver the right type of homes, to meet local needs. In doing so, it is expected that new development provides housing types that take account of local needs and aspirations.

The proposed residential development would result in the formation of one three-bed self-contained residential dwelling. It is not considered the provision of a residential unit within this location would result in the development being unacceptable in this area subject to other material planning considerations being acceptable. The provision of a new dwelling would therefore contribute to the supply of homes within the borough and is supported in this regard.

Accordingly, subject to an assessment of other development management requirements, the principle of development of the proposed change of use of the office unit to residential is accepted and in accordance with Policy C3 of the adopted Core Strategy, Places for Everyone and the National Planning Policy Framework.

Heritage

Policy P2 of the Council's Core Strategy seeks to protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

The office building lies in the vicinity of several listed heritage assets including the grade II listed Belfield Bridge and several NDHAs as identified and allocated by RBC however, the unit itself has not been identified to hold any heritage significance and is considered a relatively modern addition when viewed in conjunction with its surrounding context. As such, the proposal must be considered with regard to Section 66 of the Planning and Listed Building and Conservation Areas Act 1990 (as amended) which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In assessing the impact of the proposed development on the adjacent Grade II Listed building and surrounding NDHA's, a consultation was carried out with the Council's Conservation Officer. It was concluded that given the minor nature of the works proposed to the exterior of the existing building and the context of its siting in this particular vicinity, the proposal would have a neutral impact on the surrounding heritage assets and therefore did not raise any objection to the proposed development on heritage grounds.

In conclusion, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Place for Everyone JDP, the SPD and the NPPF.

Residential Amenity

Paragraph 135 of the NPPF states *'Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'*

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The Council's 'Guidelines & Standards for Residential Development SPD' in Section 4.10 discusses Changes of Use.

'When considering applications for the change of use of a building or part of a building to residential use, the Council will take into account the impact of residential use on the area and will also seek to secure a good standard of amenity for the future occupants. For example, residential uses may not be appropriate in certain commercial areas or above hot food take away shops as future residents could suffer from noise and smells nuisance or disturbance from activity late into the evening and early morning and this could affect the operations of the existing businesses.'

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. Whilst not formally adopted within the Council's Local Plan, the document does still form a planning material consideration for new development to be assessed against.

The plans indicate a gross internal floor area of 142m² with all habitable rooms in accordance with relevant NDSS, including the applicable built-in storage requirements.

Section 4 of the SPD sets out minimum separation distances in relation to habitable room windows and is relevant to the context of this application. All habitable room windows are considered to be in accordance with the relevant distances set out in the SPD.

Aforementioned above, permission was granted in 2020 for a residential development scheme to the south of the application property to which the dwelling proposed to the eastern curtilage of the adjacent development (Plot 1) would directly face the south side elevation of the office building at an approximate distance of 17m. The application property hosts two sets of largely glazed doors to the south side elevation, set to host both a kitchen and living/dining rooms. As outlined in the residential SPD, a kitchen does not constitute a 'habitable room' therefore the 17m distance of the bi-folding doors hosting this room which would sit directly adjacent to the ground floor habitable room identified as a 'study' is not of concern.

The unit remains 26m from the dwellinghouse to the northwest, 1 Dobfield Road. Amenity concerns by virtue of this separation distance and orientation of the dwellings are considered low.

As existing, the rear elevation of the unit hosts a separation distance of approx. 8m to which land levels significantly slope towards the rear curtilage. Whilst the amenity

space is considered to constitute a functional garden space for the occupiers, this would not be a 'private' space by virtue of the presence of the Right of Way to the rear, separated by metal fence railings. In order to ensure a private garden space is provided, a boundary treatments condition has been attached to the decision notice for fencing to be erected along the boundary in the interest of enhanced occupier amenity.

In conclusion, the proposal is in accordance with the requirements of Core Strategy Policies P3 and DM1, SPD Guidelines and Standards for Residential Development' (June 2016), and policies contained within PfE and the NPPF.

Visual Amenity

The revisions to the NPPF make it very clear that significant weight should be given to development which reflects local design policies and government guidance on design. In support of this, the Government has produced a suite of guidance documents including the National Model Design Code and the National Design Guide which form material considerations in the assessment of the design of development proposals, and aid Local Authorities and developers alike in understanding if development proposals are well-designed.

The Guidelines and Standards for Residential Development SPD details bin storage requirements, stating *'Residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets. Bins should be stored to the rear of a property away from the street scene and/or in a designated area that is well-designed, appropriately sited and screened'*

Refuse storage is indicated on the proposed site plan however, no strategy as to how this will be collected has been provided. A condition is proposed securing full details to be submitted and put in place prior to first occupation of the dwelling.

Various alterations to the existing unit are proposed as a result of the development, including the addition of a flat roof brick-built front porch, alteration to the colour of the existing window frames and the addition of stone headers and cills. The existing roller shutters are to be removed and the addition of 6no openings are proposed to the rear with an additional 1no window opening on the front elevation.

No concerns are raised as to the external alterations of the existing unit.

Drainage

Policy G8 of the adopted Core Strategy states that it should be ensured that new development (including flood risk mitigation measures) does not lead to any form of increased flooding.

The proposed site plan indicate the provision of hardstanding within the plot however no details of its type and permeability have been proposed therefore it is considered prudent to impose a condition requiring details to be submitted and approved in writing prior to commencement of any of the works in the interest of managing any potential flood risks.

Access and Parking

Policy DM1 of the Core Strategy states *'all development proposals will be expected to demonstrate that they: [...] (e) Provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements taking into account of the proposed use and location'*.

The site's location is a reasonable distance from the town centre, and in this regard is considered a sustainable location accessible for a wide variety on non-car modes.

Whilst the siting is not particularly close to any designated local centres, the area is of mixed use benefitting from a wide range of development types including retail, local schools, and food services.

The site is accessed via Belfield Mill Lane and Belfied Lawn to the east of Albert Royds Street however, Dobfield Road which is the primary vehicular entrance point to the site is not an adopted highway and is therefore not maintained by the Local Authority. In assessing the acceptability of the proposal, the Council's Highways officer was consulted for comments on the scheme to which a survey has been recommended via condition to ensure no damage to the highways which the site is accessed from, Belfield Lawn and Dobfield Road. Whilst it is acknowledged Dobfield Road is not an adopted highway, the survey is in the interest of the other road users who have the right to use the road as and when necessary. Details are to be reviewed and agreed in writing by the Local Planning Authority prior to the commencement of any works.

Two parking spaces are provided to the front of the dwelling. Based on the Council's Parking Standards, the maximum standard for car parking provision for a 2+ bed dwelling outside the town centre is 2 spaces per dwelling therefore the development is considered in accordance in this regard.

In light of the above, the proposals would accord with the requirements of Policies DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

Trees and Ecology

Policy JP-G7 of the adopted Places for Everyone requires new development to compensate for the loss of any existing trees, requiring replacement on the basis of two new trees for each tree lost. The policy also requires existing trees and woodland to be suitably protected during the construction phase of development.

An arboricultural report and impact assessment has been submitted for review and Greater Manchester Ecology Unit were consulted to assess the acceptability of the proposed development by virtue of its impact to the existing trees onsite.

The development proposes the removal of three semi-mature broadleaved trees with eight trees planted as compensation. Details of the proposed species to be replanted were provided to which the Tree Officer raised no objection to the works subject to a condition requiring retained trees to be enclosed with protective fencing during development. A further condition has also been imposed requiring any further works to trees adjacent to the site to have prior written agreement from the Local Planning Authority prior to their removal.

Conclusion

The proposed development would change the use of the existing office building to provide one residential dwelling within the Defined Urban Area and would contribute to the supply of housing. The additions and changes to the exterior elevations are acceptable and would therefore accord with saved policy G/D/1 and PfE policy JP-H1, and is considered to be acceptable in principle.

The proposed development is not considered to raise any significant concerns in terms of heritage significance, access, highways safety, surface water management and flood risk, ecological considerations, residential amenity or public health, subject to matters subject of further consideration via conditions.

For the above reasons, it is considered that the proposal is acceptable in terms of the relevant policies of the NPPF, the Places for Everyone joint development plan, the Rochdale Core Strategy, and the saved policies of the Rochdale UDP, subject to matters to be further considered via condition.

The proposal would therefore comprise sustainable development, and the application for planning permission therefore is recommended for approval, subject to the following conditions.

RECOMMENDATION: GRANT Subject to Conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-
 - Rev H Site Location Plan, Proposed & Existing Site Plans
 - Rev D Proposed Elevations – HT 04
 - Rev C Floor Plans – HT 04and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those identified on the document sent via email on 28.05.2024 in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The public Right of Way running to the rear of the property must not be obstructed or the surface damaged prior, during and following the development of this property. It must also not be used for the transportation of machinery or materials.

Reason: To ensure no damage to the public Right of Way and in the interest of protecting the amenities of the area

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

Construction details for permeable paving including kerbing and cross-section of open graded sub-base for the parking area, so that rainwater does not flow across the public footpath from the parking area of the development.

Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

6. Prior to first occupation of the development hereby approved, details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with policy DM1 of the Core Strategy, the SPD and the NPPF.

7. Prior to the commencement of any development, a full condition survey of both Belfied Lawn and Dobfield Road shall be submitted to and approved in writing by the Local Planning Authority, in coordination with the Local Highways Authority. The highways leading to the development site shall be returned to their pre-development condition, to the satisfaction of the Local Highways Authority and at the applicant's cost, no later than 12 months following the first occupation of any element of the approved development.

Reason: in the interest of highways safety in accordance with policy DM1 of the Rochdale Core Strategy

Reason for pre-commencement condition: The condition relates to the construction phase of development.

8. Prior to commencement, any boundary treatments must be submitted to and approved in writing by the Local Planning Authority and shall include details, including full specifications and sitings, of any proposed fencing to be erected around the site. The boundary treatments shall thereafter be implemented, adhered to, maintained and retained in accordance with the approved plans.

Reason: In order to ensure a satisfactory standard of occupier amenity in accordance with Policy DM1 of the Core Strategy, the SPD and the NPPF.

Reason for pre-commencement: Occupier amenity will need to be balanced and satisfied prior to the commencement of any work therefore needs to be agreed in advance of the approved scheme.

9. Prior to commencement of the development hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of

trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual amenity and in accordance with policy DM1, P3, PfE and NPPF.

Reason for pre-commencement: Insufficient information is contained within the submitted documents therefore details need to be agreed prior to the commencement of any development

10. Prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other

recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place 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.

Reason: To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with policy JP-G7 of the adopted Places for Everyone Joint Development Plan, policy G6 of the Core Strategy and the NPPF.

Reason for pre-commencement condition: Contamination measures will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

12. No development shall take place until all trees that are to be retained adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with policies P3, G6 and G7 of the Core Strategy, PfE and the NPPF.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	05.06.2024	Signed: CPetrillo
Authorisation	10.06.2024	Signed: TH

Report Author Chelsea Petrillo