

PLANNING & LICENSING COMMITTEE

16th May 2017

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
109/2017	1	2016/0336/MAJ	Bloor Homes Ltd	Uppingham

Revised Conditions

APPROVAL, subject to the completion of a S106 agreement to deliver affordable housing on site and a contribution towards highway improvements and the following conditions:

- The development shall be begun before the expiration of three years from the date of this permission.

REASON – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers MI107-SL-001AD, MI107-LS-001D, MI107-LS-002C, MI107-LS-003C, MI107-LS-004, MI107-LS-005, MI107-LE-MAN-001A, MI107-BD-001A, MI107-PD-060A, MI107-PD-061A, MI107-AP-003, A419.PD-01A, A420.PD-01, A420.PD-02, A421.PD-01A, A421.PD-02A, A421.SV.PD-01, A421.SV.PD-02, C406.PD-01, C438.SV.PD-01A, G304.PD-01A, G304.PD-02, G313.PD-01, G419.PD-01A, G419.PD-02, G421.PD-01A, G421.PD-02A, G421.PD-03A, G421.PD-04A, G437.SV.PD-01, 1BF01.PD-01A, 2B4P.PD-01A, 3B5P.2B4P.206.PD-01A, 3B5P.2B4P.206.PD-02A, 3B5P.2B4P.206.PD-03A, 3B5P.2B4P.206.PD-04A, 3B6P25.PD-01A, 3B6P25.PD-02A, 2B3P.PD-01, C406.PD-01, G313.PD-02, G313.PD-03, G313.PD-04, G313.PD-05, G436.PL-01, G405.PL-01, 1BF01.PD-02, G350.SF.PD-01, G350.SF.PD-02, G419.SF.PD-01, G419.SF.PD-02, G421.SF.PD-01A, G421.SF.PD-02A, G436.SF.PD-01, G437.SF.PD-01, G421.SF.PD-03, G421.SF.PD-04, C350.PD-01, C406.PD-02A, C419.PD-01A, C421.PD-01A, C421.PD-02A, C421.PD-03A, C421.PD-04A, C206.PD-01A, 2BB3.WH.PD-01, 3B6p25.PD-013B6P25.PD-02, C304+C305.PD-01, C304+C305.PD-02, MI107-PD-750, MI107-PD-751, MI107-PD-753, MI107-PD-754, the Landscape and SUDS Management Plan and the Ecology Construction and Environmental Management Plan, both received on 24 April 2017

REASON - For the avoidance of doubt and in the interests of proper planning.
- All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

REASON - To ensure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to make sure it is properly maintained.
- The open space footpaths and cycleways and associated landscaping shown on the approved plans shall be provided and laid out on site in accordance with the approved details prior to the occupation of the 50th house hereby approved.

REASON - To ensure that the open space and cycleways//footpaths are provided at an appropriate time in the interests of the amenities of future residents and the overall appearance of the development.

5. No development shall take place until the existing trees on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping / shown to be retained on the approved plan, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.
REASON - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.
6. No dwelling shall be occupied until the balancing area and outfalls of the sustainable surface water scheme shown on the approved plans have been built on site and in operation. The remaining elements of the sustainable surface water scheme shall be implemented and connected to the main system as development progresses and no dwelling shall be occupied until such time as it is connected to the approved system. The system shall thereafter be retained on site and maintained in accordance with the submitted and approved scheme.
REASON - To prevent flooding on site and in local watercourses.
7. No more than 50 dwellings on the approved development shall be occupied until such time as the Local Equipped Area of Play shown on the approved drawing ML107-LS-004 has been provided on site, including surfacing and boundary fencing. The area shall remain available on site and shall be maintained in accordance with the submitted and approved details
REASON - To ensure that the equipment is provided in a timely manner and is maintained for the benefit of the occupiers of the development.
8. The development shall be carried out in accordance with the proposals set out in Sections 3 and 4 and the Mitigation Schedule of Works in Appendix B of the Ecology Construction and Environmental Management Plan (HDA Ref 552.5, April 2017)
REASON - To ensure that protected species are properly dealt with and protected on site.
9. No dwelling hereby permitted shall be occupied until such time as the final archaeological report has been archived in accordance with the Written Scheme of Investigation.
REASON - To ensure that the archive is deposited within a reasonable time period.
10. No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.
REASON - To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no satisfactory details have been submitted with the application.

Note to Applicant:

It is your responsibility to ensure that protected species are not disturbed or harmed in any way. The Council's Ecology advisors recommend that an updated Badger survey is carried out before development starts.