

19/06/2007

Item 1.3**Reg. No.** 9/2007/0300/FT**Applicant:**

T Mobile UK Ltd
Hatfield
Hertfordshire
AL10 9BW

Agent:

Thomas Duncan
Stappard Howes Ltd
Hob Lane
Balsall Common
Warwickshire
CV7 7GX

Proposal: The siting of one 22.5 metre high monopole, 6 antennas, 2 600mm transmission dishes, 2 equipment cabins and associated development at Broomhill Cottages Field Common Road off Egginton Road Etwall Derby

Ward: Etwall

Valid Date: 15/03/2007

Reason for committee determination

The application has been brought to Committee at the request of Councillors Lemmon and Brown as local concern has been expressed about a particular issue.

Site Description

The site occupies the northern part of the field some 190 metres to the east of the allotment gardens off Common End. The nearest dwelling is some 165 metres to the west of the mast and is located on Springfield Road (no 51). There are trees in the hedgerow to the north of the application site; some of these are 20 metres tall although there are others between 5 and 7 metres high. There are no schools within 400 metres of the mast site and no streets within 50 metres of the site.

Proposal

The mast would be a 22.5 metre high monopole with 6 antennae at the head of the mast with 2 no 0.6 transmission dishes set at a lower level. There would be three equipment cabinets with a maximum height of 1.64m. The compound would be enclosed with a 2.0 metre high fence. Access for construction purposes would be from the south off Jacksons Lane and for maintenance purposes off Common End via a rolled and grass track.

There was some confusion when the application was submitted; the form stated a monopole mast was proposed and the plans showed a lattice mast. The applicants have confirmed that the proposal is for a monopole and apologise for any confusion that

9/2007/0300/FT Broomhill Cottages

Field Common

Off Eggington Road

Etwell

CHESTNUT GROVE

EGGINGTON ROAD

EGGINGTON ROAD

THE SITE

Etwell Common

ETWALL
2041

3234

1522

3309

1408

3000

1500

71.00



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may have arisen. Accordingly the reporting of this application to Committee has been delayed to allow for further public consultation.

Applicants' supporting information

The company has examined sites within the village that may be suitable to locate a mast. The housing estates in the locality have limited space available and there are no street furniture locations that would be suitable. The company has therefore looked to site the mast outside the ideal location for it.

Notwithstanding the information in the application and as noted by objectors, the company has not had a site share agreement with Orange to use its mast at Blenheim Farm. The Blenheim Farm site on Sandypits Lane is outside the area that would provide the necessary service to Etwall. Other locations considered were as follows:

St Mary's Church – the tower is too low to provide the necessary coverage.

Land off Sutton Lane- too much potential distortion of the signal from local clutter

Land at Burnaston Lane – difficult access, lack of screening and tree clutter would distort signals.

Hilton Road and Egginton Road – these were considered too close to the schools.

Main Street – previous rejection of a location here so discounted by the operators.

Etwall Sewage Treatment Works – not as well screened as the application site and closer to sensitive land uses.

Accordingly the application site was selected as it provides the necessary coverage; is screened to some extent by trees and would be generally viewed against a background of trees from other directions.

The Applicants rate the site as Green on the Traffic Light Model and have not carried out pre-application consultations with the Parish Council or Local Councillors. The application is supported by a Certificate of Conformity with the ICNIRP Guidelines on the limitation of exposure of the general public to electromagnetic fields (0Hz to 300GHz)

The applicant's case is that the coverage for 3G phones in the Etwall Area is deficient and an additional mast is required to address this issue. Maps are provided of the coverage required and are available on the file for inspection. The applicants consider that the development conforms with Government advice and local planning policy document and that in conclusion the application site is appropriate for the development. The design of the structures is acceptable and would not adversely affect the surrounding area.

The applicants have confirmed that the application has been submitted in accordance with South Derbyshire District Council Guidance and that it is their intention to colour the mast green should planning permission be granted.

Planning History

There is no planning history relevant to this application.

Responses to Consultations

In response to the latest consultation Etwall Parish Council has stated that it has sympathy with the objectors, the case for the mast is not proven but the Parish Council can see no direct planning grounds that would make a refusal mandatory. The Parish Council considers a monopole preferable to a lattice mast.

The Environmental Protection Manager states that the proposal conforms to the ICNIRP guidelines for public exposure and has no further comment on the application.

Responses to Publicity

In response to the initial publicity for this application, 28 statements of objection were received and are summarised as follows: -

- a) The information accompanying the application is confusing, the statements made in respect of a mast share at Blenheim Farm appear to be totally misleading as Orange and T mobile have no records of this aspect being investigated. A copy of e-mail from the applicant's agent has been forwarded in support of this view. There are 5 other locations of Telecoms masts in Etwall and site sharing has not been properly investigated in line with Government advice. The Human Rights Act allows people to 'enjoy your house and property.
- b) The information also states that the mast is necessary to improve 2G and 3G coverage in the area, yet all the supporting information only mentions 3G. Again this is misleading. Not allowing a site share without good reason is not an option. Government advice requires mast sharing whenever practicable.
- c) These masts are bad for people's health and residents may grow up to be unhealthy. Assurances on health issues are sought, as the safety of these masts has not been proven. Anxiety is caused because of the perceived health risks. Recent research by the Dutch Government has demonstrated that there is a health risk from G3 base stations. T mobile instigated research (ECOLOG-insitut – April 2000) that showed there are some health risks associated with base stations and mobile phones. It is alleged that this research has been suppressed and is not widely available. The report states that there are health effects from exposure to electromagnetic radiation and recommends exposure limits of 0.1W/m^2 for base stations. *(This is a quote from the letter – the actual exposure limit recommended in the research as a precautionary measure is an exposure level of 0.01W/m^2 for base stations near sensitive places such as residential areas where humans are present for longer than 4 hours).*
- d) Clarification is sought as to the precise nature of the application – is it a lattice tower or a monopole. The applicants should be made to withdraw the application and resubmit the correct information.
- e) The appearance of the countryside close to the village would be ruined. The mast would be a visual intrusion on green belt land. The mast would be highly

visible from the countryside and dwellings. The adjoining trees would provide very little screening – indeed in the winter months, screening would be minimal. The mast would be better located near the A 38 south of the A50.

- f) The site is too close to houses; there should be at least 3000ft (1000m approx) separation between masts and houses. This mast is closer than 200 metres to houses. Young children live in homes within 200 metres of the mast and this is an equally important consideration as when masts are to be located close to schools. Councils have turned down in close proximity to schools, yet this site is within 550 metres of a school and a nursery. Children spend more time at home than they do in school.
- g) There has been a lack of public consultation, people close to the site on Springfield Road were not notified on the development. To say that there has been no local objection to previous mast application flies in the face of the facts, i.e. the campaign against the orange mast on Egginton Road and the 50+ people that attended the Etwall Parish Council meeting when this application was discussed.
- h) Access to the site is located in a dangerous position.
- i) People should not expect perfect reception from their mobile phones. T mobile 2 G coverage is already excellent in the Etwall Area. The level of coverage sought is disproportionate.
- j) There could be interference with TV signals.
- k) There would be a devaluation in property values. Compensation will be sought for any loss of value.

A further 12 letters/objections were received in response to the reconsultation exercise. Most were from people who had responded previously but the following additional points of objection were made.

There is still confusion as to the type of mast proposed.

- a) The Toyota site would be a better location
- b) Photographs have been submitted to show the site of the mast from Elms Grove. It is argued that the visual amenity from this location would be ruined by the erection of the mast.
- c) The mast should be disguised as a tree.
- d) It is not acceptable to merely re-advertise the proposal in the light of the amendment, the applicants should be made to withdraw the application and resubmit it so that proper public consultation can take place. The consultation with the local community prior to the submission of the application has been bad.

Development Plan Policies

The relevant policies are:

RSS8: None

Joint Structure Plan: General Development Strategy Policy 4

Local Plan: Environment Policy 1, Community Facilities 4.

Planning Considerations

The main issues central to the determination of this application are:

- The Development Plan
- PPG 8 – Health issues
- South Derbyshire District Council Advisory Guidance on Mobile Phone masts
- Visual intrusion.
- Community responses.

Planning Assessment

The development plan makes provision for the erection of masts. It requires that the operators justify the erection of the mast, ensure it does not result in an unduly prominent intrusion into the countryside and any development is sited and designed to minimise its visual impact. The applicants have submitted a justification for the mast in this part of the district to upgrade coverage of its 2G and provide for 3G coverage in Etwall. In the absence of evidence to demonstrate that the mobile coverage is not needed the evidence provided by the applicants justifies the erection of a mast. The Plot maps do suggest that there is a requirement to upgrade to 3G but there appears to be only a marginal improvement in 2G coverage.

The Government's strong advice in PPG 8 is that the issue of health is not a matter for consideration by the Local Planning Authority's in determining planning applications. However, there have been cases where the fear of health risk can be a material planning consideration. In this case the nearest dwelling is some 165 metres from the site of the mast. The applicants have been asked to provide additional information on the exposure to radiation of those dwellings expressed in W/m^2 so that this can be compared to the precautionary figure identified in the ECOLOG Instiut assessment of research papers back in 2000 - the anticipated level is $0.00532W/m^2$. This is significantly below the extra precautionary figure suggested by the ECOLOG Instiut. This should provide a degree of comfort to the residents who have a fear of the impact of electromagnetic radiation albeit it is recognized that there can be no complete assurance as Councils are advised to adopt a precautionary approach in some circumstances by the Stewart Report.

The application documents have been checked against the advice provided to the Council and it is considered the application has been submitted in accord with the advice. The advice also explains the Council's position in relation to health issues.

The application has been advertised in accordance with the Advisory Guidance – there are no schools or nurseries within 400 metres of the mast and no streets within 50 metres where notices should be erected.

Much emphasis has been placed on the visual intrusion that would arise from the erection of this mast in the countryside. Alternative, more remote locations have been suggested and the impact of the mast on individual dwellings has been put forward as a reason for refusing the application.

In terms of visual intrusion, the mast would be set in the vicinity of trees. It is not suggested that this would be a complete screen to the mast but it does give a background against which the mast would be seen. It would not stand in isolation. This together with the colour proposed for the mast would help to mitigate its impact. On its own, this would not constitute a valid reason for refusal that could be justified at appeal.

A more remote location for the mast has been suggested, however, the siting of masts is sensitive to the areas of intended coverage. The cells for 3G coverage are much smaller than the original cells and consequently masts are required at much smaller centres. Accordingly, moving the mast to the other side of the A38 or into the Toyota site would not achieve the necessary coverage that the Government is committed to providing.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. The mast erected on the site shall be of a monopole construction coloured fir green (6009) as per the information submitted under cover of your e-mail dated 10 May 2007

Reason: For the avoidance of doubt.

3. Notwithstanding the submitted details the precise route of the construction access from Jacksons Lane shall be submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved details.

Reason: in order to protect trees that are the subject of a tree preservation order.

4. Within 1 month of the completion of the construction of the mast, the construction access from Jacksons Lane to the application site shall be permanently removed and the land restored to field. Where hedgerows are removed to permit the construction, they shall be replanted in the following planting season with species that match those in the adjoining hedge.

Reason: In the interests of ensuring that the construction access is removed as soon as reasonably practicable from the fields following the construction of the mast and that hedgerows are restored.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; 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 similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the appearance of the area.

Informatives:

You are advised that the trees on the south side of Jacksons Lane and along the field boundary in the vicinity of the proposed construction access are the subject of SDDC Tree Preservation Order 264.

19/06/2007

Item 1.4**Reg. No.** 9/2007/0316/U**Applicant:**

John And Nora Patch
11 Newton Park
Newton Solney
Burton-on-Trent
Staffordshire
DE15 0SX

Agent:

John And Nora Patch
11 Newton Park
Newton Solney
Burton-on-Trent
Staffordshire
DE15 0SX

Proposal: Change of use from agricultural land to domestic garden of land at rear of 11 Newton Park Newton Solney Burton-on-Trent

Ward: Repton

Valid Date: 26/03/2007

Reason for committee determination

The proposal would be contrary to the countryside protection policy in the Local Plan but the recommendation is to approve.

Site Description

The property is one in an estate of similar flat roof modernist style detached dwellings in a parkland setting on the edge of the countryside.

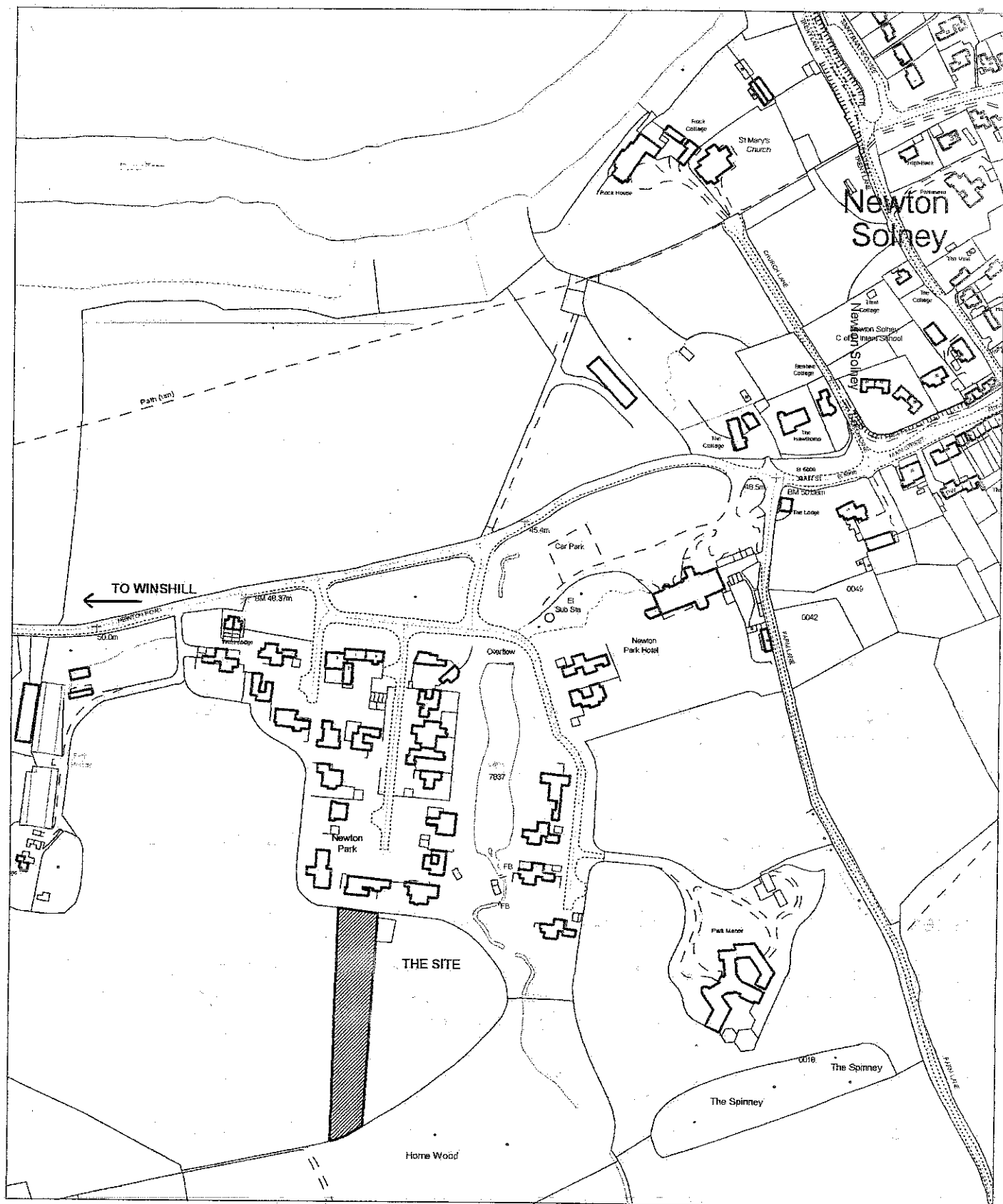
The rear garden provided with the house is some 26m wide by 10m long.


The application site is part of a designed landscape, planted to frame the Grade II* listed Bladon Castle c.1805 at the top of the hill to the west. The application site is part of a nook of open land that terminated a vista to the east of Bladon Castle.

Woodland encloses this nook of once open land on the south side of the dwelling and the two neighbouring properties. The majority of the land on the east side of the application site has been enclosed and converted to domestic curtilage to 10 Newton Park, from a planning permission granted in June 1990.

Proposal

It is proposed to extend the length of the garden by some 147m, spanning the nook of open land to the woodland opposite and running alongside the length of the previously approved neighbouring garden. The land has already been enclosed on its western side with a post and rail fence and the area is grassed and regularly mown giving the impression of a domestic lawn. There are no other features on the land of a domestic nature.



| | | | |
|---|---|-------------------------------|--------------|
|  <p>South Derbyshire District Council Civic Offices Civic Way Swadlincote DE11 0AH</p> | | Date Plotted 11/6/2007 | NORTH ↑ |
| | 9/2007/0316/U Land at rear of 11 Newton Park Newton Solney | Plot centred at 427789 325481 | Scale 1:3500 |
| | Crown Copyright. All rights reserved. South Derbyshire District Council OS Licence No. LA 100019461. 2006 | | |

Responses to Publicity

Newton Solney Parish Council raises no objections.

Development Plan Policies

The relevant policies are:

RSS8: P27

Joint Structure Plan: Environment Policies 9 & 10

Local Plan: Environment Policies 12 & 13

Planning Considerations

The main issues central to the determination of this application are:

- Impact on the setting of the listed Bladon Castle
- Impact on the Conservation Area
- Impact on the undeveloped openness of the countryside

Planning Assessment

The parkland to Bladon Castle was characterised by open grassland, dotted with trees, fringed by bold belts of dense woodland. This character has already been watered down at the site in question by a large addition to the garden of no.10. The fencing and planting of numerous small trees, (works that could not in any case be controlled by the planning system) has diminished the bold character of the landscape there. The conversion to garden land will now make little difference to the view from Bladon Castle.

The site is not readily visible from any public viewpoint and therefore the proposal would not be harmful to the character of the Conservation Area or the undeveloped openness of the countryside. However, planting to the western boundary is recommended by condition to shield domestic activity from the countryside, which should be protected for its own sake.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. The use hereby approved shall not commence until a planting scheme for the western boundary of the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide a planted boundary to screen the proposed domestic garden from the open countryside.

3. Further to condition 2 above, the planting scheme shall include planting plans; written specifications including cultivation and other operations associated with plant establishment; schedules of plants (noting species, plant sizes and proposed numbers/densities where appropriate).

Reason: To ensure the planting scheme is appropriate to safeguard the rural character of the open countryside.

4. All planting comprised in the approved planting scheme shall be carried out in the first planting season following the implementation of the use hereby approved; and any trees or plants which within a period of five years from the implementation of the use die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a planting scheme is provided and maintained in the interests of safeguarding the rural character of the countryside.

Informatives:

Under Schedule 2, Part 1, Class E of the Town and Country Planning General Permitted Development Order 1995 in the Conservation Area the provision of any building or enclosure or maintenance, improvement or other alteration of such a building or enclosure with a cubic content greater than 10 cubic metres within the curtilage of a dwellinghouse for a purpose incidental to the enjoyment of the dwellinghouse would require planning permission in the normal way.

19/06/2007

Item 1.2**Reg. No.** 9/2007/0272/U**Applicant:**

A J C Bradbury
 Dinmore Farm House
 4 Dinmore Grange
 Hartshorne
 Swadlincote
 Derbyshire
 DE11 7NJ

Agent:

A J C Bradbury
 Dinmore Farm House
 4 Dinmore Grange
 Hartshorne
 Swadlincote
 Derbyshire
 DE11 7NJ

Proposal: Change of use for the parking of mini diggers on land being O S field number 0419 Repton Road Hartshorne Swadlincote

Ward: Hartshorne/Ticknall

Valid Date: 12/03/2007

Reason for committee determination

Councillor Jones requested before the local elections that this proposal be brought for members decision on grounds that a particular concern has been expressed about a particular issue, there are special circumstances of the applicant which members should consider, unusual site circumstances should be considered by the committee and the applicant seems to be gradually developing an industrial/building site in a residential area.

Site Description

This farmyard is to the rear of the Chesterfield Arms PH and 75 and 77 Repton Road and is serviced by an access track off Hartshorne Road running between 75 and 77 Repton Road.

Proposal

It is proposed to regularise this use that has already commenced. The parking area is on the southern boundary of the yard and is 13m wide by 4m deep.

Planning History

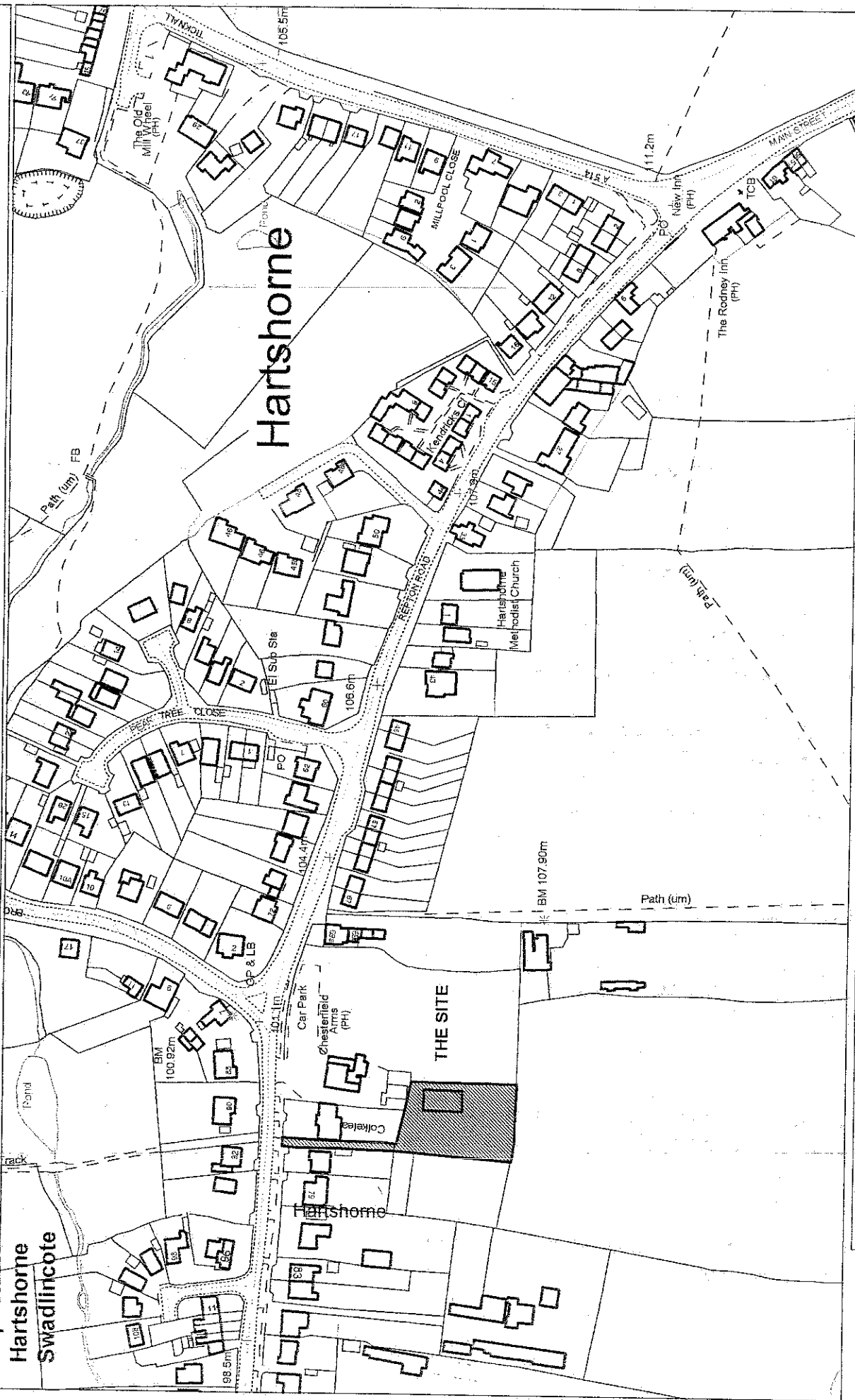
Planning permission for an agricultural building and to use part of the land for cars and building materials was granted in March 2005.

9/2007/0272/U O S Field No 0419

Repton Road

Hartshorne

Swadlincote



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Responses to Consultations

The pollution control officer has recommended a number of measures to safeguard the amenities of neighbours and these are included in the recommended conditions.

The Highway Authority considers that the proposal would not result in a demonstrable material change in its use and therefore raises no objections.

Responses to Publicity

Two letters of objection were received and are summarised as follows:_____

- The yard has become an area of multiple uses similar to an industrial area which is inappropriate in a residential area.
- Heavy vehicles using the access track cause noise and disturbance to neighbouring residents
- The unsecured site could encourage criminal activity
- A larger type digger is parked that is not a mini digger

Development Plan Policies

The relevant policies are:

Local Plan: Environment Policy 1 and Employment Policy 4

Planning Considerations

The main issues central to the determination of this application are:

- Impact on the appearance of the countryside
- the amenities of neighbouring residents

Planning Assessment

The site is outside the village development framework, but as no new buildings are proposed there would be no visual harm caused to the countryside.

In line with the Pollution Control officer's recommendations, a number of conditions are proposed to mitigate any harmful effects on neighbouring residents. A further condition is also proposed limiting the permission to two years to enable the Local Planning Authority to monitor the use before giving consideration to any further permission.

The uses on the site were checked during the course of considering the planning application and there was no material departure from the uses that have been authorised to date.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

1. This permission shall relate to the amended drawing received on 3rd April 2007 showing the proposed parking area outlined in red.
Reason: For the avoidance of doubt and to safeguard the amenities of residents.
2. The application site shall be used for the parking of mini-diggers only.
Reason: To safeguard the amenities of neighbouring residents.
3. No more than 5 mini-diggers shall be parked on the site at any one time.
Reason: To safeguard the amenities of neighbouring residents.
4. The mini-diggers shall not be dispatched or returned to the site except between the hours of 8am - 6pm Monday to Saturday and 9am - 4pm on Sundays. No vehicles shall be dispatched or returned on Bank Holidays.
Reason: To safeguard the amenities of neighbouring residents.
5. The mini-diggers shall not be left ticking over prior to being despatched or after being returned to the site.
Reason: To safeguard the amenities of neighbouring residents.
6. This planning permission shall authorise the use hereby approved for a period of two years from the date of this decision notice after which time the use shall cease unless a further planning permission has been issued.
Reason: To enable the local planning authority to monitor the impact of the use on neighbouring residents and thereby give consideration to whether an extension to the permission would be appropriate.

19/06/2007

Item 1.6**Reg. No.** 9/2007/0394/MD**Applicant:**

Mr David Johnson
Alruba Manufacturing
Airfield Industrial Estate
Derby Road
Ashbourne
Derbyshire
DE6 1HA

Agent:

Mr Michael Congreve
bi Design Architecture Ltd
79 High Street
Repton
Derbyshire
DE65 6GF

Proposal: The erection of eight semi-detached houses, three detached houses and twelve flats (reserved matters) at Land At And Adjoining 1 Frederick Street Woodville Swadlincote

Ward: Woodville

Valid Date: 04/04/2007

Reason for committee determination

This is a major application with more than two letters of objection

Site Description

This L shaped site with a 53m frontage is on the west side of Frederick Street at the point where it takes a right angle turn to Court Street. The vacant house on the site has recently been demolished and the remainder of the site is overgrown scrubland. The site is bounded on its south side by the rear boundaries of properties on Bernard Street and on its west side by forest planting to Swadlincote Woodlands.

Proposal

This is a reserved matters application following the granting of outline planning permission for residential development in June last year.

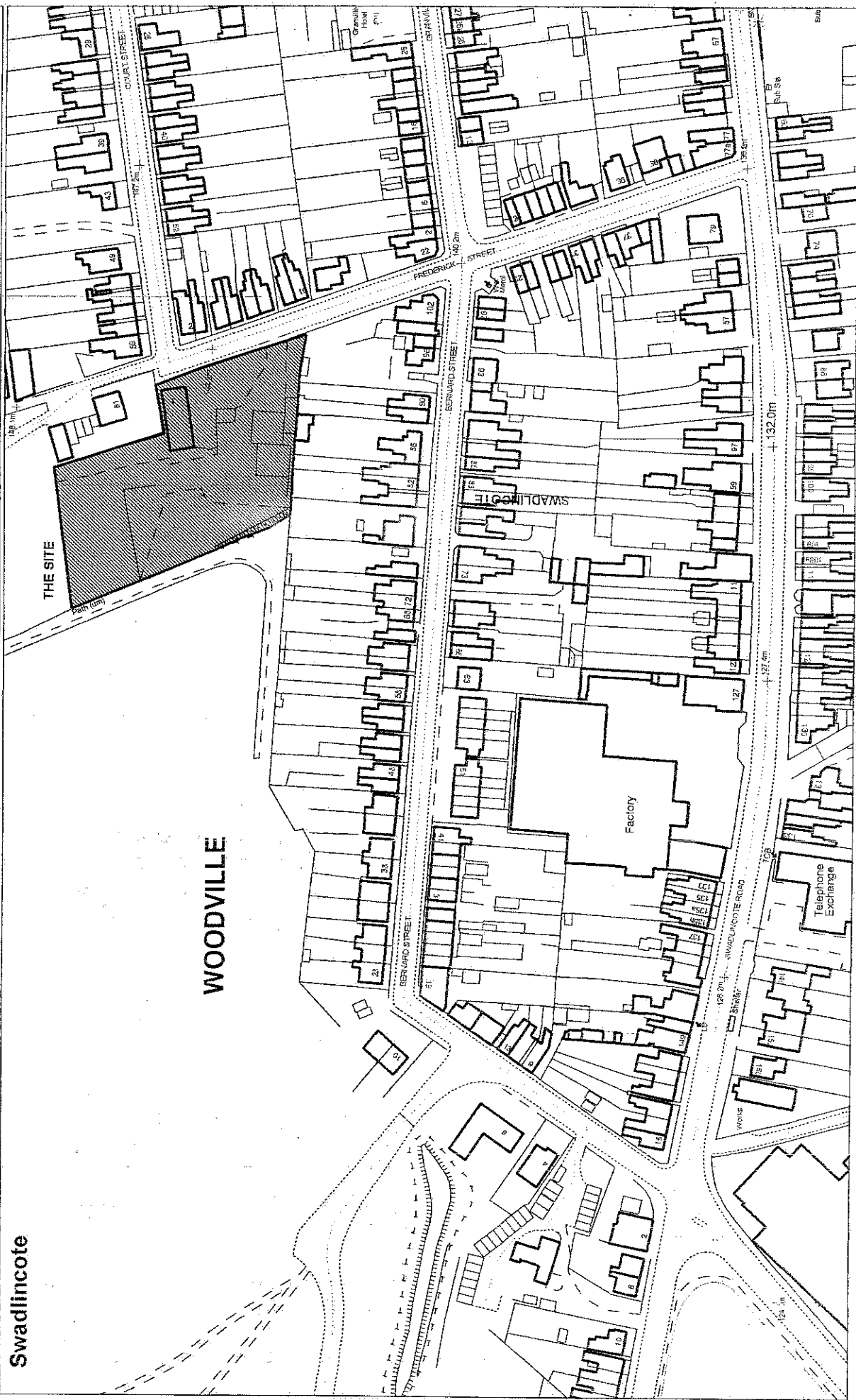
Twenty-three pitched roof units are proposed in all, comprising three detached, eight semi-detached, and a block of twelve apartments. The scheme has been designed to reflect the strong Victorian character of the area being of brick and tile construction and featuring typical period window proportions and detailing, plain brick eaves and verges and chimneystacks throughout.

Three pairs of semi-detached houses would face directly onto Frederick Street in a split level format, to take account of the change in levels, presenting a two storey front elevation to Frederick Street and a four storey rear elevation. The fourth storey would be rooms in the roof and the rear ground floor would provide integral garage space.

9/2007/0394/MD Land at & adjoining 1 Frederick Street

Woodville

Swadlincote



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The other pair of semi-detached properties would be sited alongside the western boundary of 61 Court Street.

The block of apartments and detached dwellings would be sited along the rear boundary fronting the proposed turning head in the middle of the site. The roof spaces would provide living accommodation but the overall building proportion would be that of two storey dwellings.

At 5.5m to eaves and 9.5m to ridge the apartment block would only be .3m and .2m higher respectively than the detached dwellings. The front elevations of the semi's on Frederick Street and the proposed semi next to 61 Court Street would be 5.3m to the eaves and 8.9m to the ridge.

The proposed access would be opposite the right angle turn in Frederick Street in the position of the house that has been demolished and would involve the partial realignment of Frederick Street to satisfy highway safety requirements.

Responses to Consultations

The Highway Authority raises no objections.

The crime prevention officer has requested minor amendments to discourage anti-social behaviour and access to the rear of the properties.

Responses to Publicity

Three letters of objection have been received. These are summarised as follows:

- Excessive height of buildings
- Excessive number of units on the plot
- Unacceptable traffic generation and detrimental to highway safety
- Loss of privacy for neighbouring properties

Development Plan Policies

The relevant policies are:

RSS8: P4

Joint Structure Plan: Environment Policy 17

Local Plan: Housing Policy 11

Planning Considerations

The main issues central to the determination of this application are:

- Character of the area
- Overbearance and loss of privacy to neighbouring properties
- Traffic generation and highway safety.

Planning Assessment

The proposed dwellings on Frederick Street would appear as two storeys when viewed from Frederick Street and they have been sited in this location to continue the character of the streetscene, which is that of being enclosed by roadside dwellings. Government design guidance and the Council's guidelines on housing design and layout encourage design that improves the character of the area. The proposal would strengthen the built character of the area.

The proposal would comply with the guidelines for separation distances between dwellings as provided in the Council's Supplementary Planning Guidance – Housing Layout and Design and therefore no undue overbearance or loss of privacy to neighbouring properties would result from the development.

The Council relies on expert advice from the Highway Authority which in this case has not objected on grounds of traffic generation, parking or highway safety.

The requested crime prevention measures have been incorporated into the layout.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

Subject to an amended plan being received showing the ridge height of the semi-detached dwellings reduced to 8.9m to accord with the Design and Access Statement then **GRANT** permission in accordance with this amendment and subject to the following conditions:

1. This permission shall relate to the amended drawings, nos 12E and 13C received on 27th April 2007 and 03J received on 5th June 2007.

Reason: In the interests of the appearance of the development and character of the area and in the interests of crime prevention.

2. No development shall commence on site in connection with this approval until appropriately scaled construction details including sections where necessary of the entrance door porches, eaves, verges, cills and lintels, window frames and chimneys 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.

Reason: To ensure the details are of a quality that would improve the character of the area.

3. The doors and windows shall be set back 50mm from the external face of the brickwork unless otherwise agreed in writing by the Local Planning Authority.

Reason: To improve the appearance of the development and the character of the area.

4. Gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.

Reason: To improve the appearance of the development and the character of the area.

5. Notwithstanding the submitted details, the garage doors shall have a vertical boarded effect and prior to occupation shall be finished in a dark colour details of which shall have been previously approved in writing by the Local Planning Authority.

Reason: To improve the appearance of the development and the character of the area.

Informatives:

The applicant is made aware that there are a number of outstanding conditions that will need to be discharged before development on site commences, namely:

Condition 2 - landscaping

Condition 3 - materials

Condition 4 - boundary treatment

Condition 8 - quantitative risk assessment of ground contamination

Condition 12 - foul and surface water drainage scheme

Condition 14 - details of site layout to accommodate construction activities

Conditions 15, 16, 17 and 18 - implementation of highway and access works

