

DEVELOPMENT CONTROL COMMITTEE – 28 October 2003

In accordance with the provisions of Section 100D of the Local Government Act 1972, BACKGROUND PAPERS are the contents of the files whose registration numbers are quoted at the head of each report, but this does not include material which is confidential or exempt (as defined in Sections 100A and D of that Act, respectively).

REPORT OF THE PLANNING SERVICES MANAGER

1. Planning Applications
2. Appeals

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When moving that a site visit be held, Members will be expected to consider and propose one or more of the following reasons:

1. The issues of fact raised by the Planning Services Manager's report or offered in explanation at the Committee meeting require further clarification by a demonstration of condition of site.
2. Further issues of principle, other than those specified in the report of the Planning Services Manager, arise from a Member's personal knowledge of circumstances on the ground that lead to the need for clarification that may be achieved by a site visit.
3. Implications that may be demonstrated on site arise for consistency of decision making in other

28/10/2003

Item 1.1**Reg. No.** 9 2003 0459 F**Applicant:**

Mr S S Pinder
135, Springfield Road
Etwall
Derby
DE656LA

Agent:

Architectural Services
15 Chatsworth Avenue
Crich
Nr Matlock
Derbyshire
DE45DY

Proposal: Alterations and extensions to provide four apartments at County Store 135 Springfield Road Etwall Derby**Ward:** Etwall**Valid Date:** 24/04/2003**Site Description**

The site comprises a vacant shop unit, a hot food takeaway and first floor residential accommodation. There is a limited area for parking in the form of a lay-by adjacent to Springfield Road. The site has a garden area to the rear. It is attached to another dwelling and there are dwellings on all the other boundaries. The site is at a slightly higher level than those dwellings adjacent to it.

An existing single storey flat roof extension wraps around the whole of the dwelling.

Proposal

The extensions to be added to the dwelling would be on top of the existing flat roofed elements of the building. The only exceptions to this would be the areas immediately adjacent to the attached dwelling where a mono pitch roof is proposed over the existing flat roofs. The hot food shop would be retained.

Applicants' supporting information

In response to queries about the operation of the hot food shop and the need to reposition existing approved fume extraction equipment, the applicants have stated that the preparation of hot food for sale has changed significantly. It is stated that meals are now prepared off site at a restaurant in Derby and then brought to the Etwall shop. The meals are then reheated for sale to customers. Thus, it is stated, the existing extraction equipment is redundant and all that is necessary is the modest, domestic extraction equipment is all that is necessary.

Planning History

Permission was granted in 1979 to extend the premises and a further application was submitted in 1987 to extend the shop and convert garages. Permission for a hot food takeaway was refused in February 1990 but a subsequent application was permitted in 1992. There was a breach of hours of operation condition notice served in 1993 but since that time, no operation notices have been served. In 1994, consent was granted for the retention of illuminated signs.

Responses to Consultations

Etwall Parish Council objects to the development because of the inadequacy of parking provision the lack of any access to the rear of the property, the need for appropriate bin storage and the difficulty the Parish Council had in interpreting the plans

The County Highways Authority identifies that the premises have limited off street parking space. Whilst it is recognised that this is not desirable, the previous retail use of the premises and the location of the site in a residential area, make it unlikely that refusal of permission based on highway safety grounds could be justified.

The Housing Services Manager has no objection to the proposal.

The Environmental Health Manager has no objection subject to a different flue to the one shown being used.

Responses to Publicity

One letter has been received objecting to the proposals on the basis that the impact of up to 10 wheelie bins being left on the front of the premises would be inappropriate and the lack of parking facilities for all the dwellings.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Housing Policy 5

Local Plan: Housing Policy 5

Emerging Local Plan: Policy H1

Planning Considerations

The main issue central to the determination of this application is the impact of the proposal on the amenities of adjacent dwellings in terms of parking provision, overbearance and the lack of appropriate storage facilities for items such as wheelie bins.

Planning Assessment

The creation of additional dwellings in the built framework of a serviced village accords with the provisions of the Development Plan and Government advice.

There is clearly inadequate space for the creation of further parking space for the dwellings. The County Highways Authority has stated that the likelihood of a successful defence of a refusal of permission based on this issue is remote given the impact of the permitted use of the premises if it was to continue. For this reason, the proposal is acceptable on highway grounds.

The proposal would introduce a two-storey element to the development where there is only a single storey development at this time. The immediate next door neighbour has had their amenities considered as the proposal is to retain a single storey element. The dwelling to the north has a side kitchen window looking towards the site. As stated earlier the site is above the level of this dwelling and this has to be taken into account when considering this proposal. As such the proposals comply with the SPG.

The lack of provision for things such as wheelie bins can in themselves for part of a reason for refusal but would not in itself justify refusing permission as a material consideration outweighing the provisions of the Development Plan.

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 five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. No part of the development shall be carried out until precise details, specifications and, where necessary, samples of the facing materials to be used in the construction of the external walls and roof of the building(s) have been submitted to and approved in writing by the Local Planning Authority.
2. Reason: To safeguard the appearance of the existing building and the locality generally.
3. The flue to the hot food shop shall be erected and made operational prior to the occupation of any of the flats hereby permitted. It shall be retained in place (or replaced with one of a similar standard) for so long as the hot food shop remains in place.
3. Reason: In the interests of the amenity of the occupiers of the flats and adjacent dwellings.
4. On the basis of your letter dated 19 September 2003 there shall be no frying of food on the premises without the prior written approval of the Local Planning Authority in response to an application made in that regard.
4. Reason: Permission is granted on the basis that the existing fume extraction and air cleaning equipment would be removed. The current operation of the hot food shop, by reference to the letter submitted, does not involve the frying of food on the premises. The resumption of frying activities on the premises could adversely impact on the amenities of the residents and adjacent occupiers and the Local Planning Authority wishes to retain control over the future frying operations at the site.
5. Notwithstanding the submitted details, the flue shall be fitted with a venturi type outlet rather than the restrictive cowl shown on the drawing.
5. Reason: In the interests of residential amenity.

28/10/2003

Item 1.2**Reg. No.** 9 2003 0751 F**Applicant:**

BGT Limited
 Liberty Farm, Findern Lane
 Burnaston
 Derbyshire
 DE65 6LJ

Agent:

Alan Taylor
 Talbot Associates
 Talbot House
 18 Grange Close
 Ticknall
 Derbyshire
 DE73 1LF

Proposal: The erection of a free range egg production unit (2) at Liberty Farm Findern Lane Burnaston**Ward:** Etwall**Valid Date:** 16/06/2003**Site Description**

The site comprises some 9.5 hectares of flat pastureland in three fields that are enclosed by hedges close to the A38.

Proposal

In this application one 3000 bird unit would be erected on the site in materials that match those of the units already on the farm holding. An access track would link the proposed building to the existing farm track.

Planning History

Committee granted permission for a similar unit in the adjacent group of fields in August this year. The original farm and units was granted permission in the late 1990's.

Applicant's supporting information

The rules for stocking level for free-range egg production are changing. The original buildings were designed to have a stocking density of 11.7 birds/sq.m. From 2005, this farm will have to reduce currently approved stocking levels from 9 birds/sq.m to 6 birds/sq.m thus halving the original capacity of the existing buildings. This would have a consequential impact on turnover. The maximum flock for organic free-range unit is 3000 birds and these buildings have been designed to meet that standard. In order to maintain the success of the business it is proposed to construct this and another unit, maintain bird numbers and thus profitability. There would be no additional HGV lorry movements but there may be scope for more employment of staff.

Responses to Consultations

Burnaston Parish Council has commented that there is no attempt to landscape the proposal, the feed bin would be visually intrusive, as would the long access road. The area is taking on the characteristics of a military installation with strategically placed over a wide area linked by concrete runways. There is also concern about waste handling and smells, as the Environmental Health Manager is reluctant to act.

The County Highways Authority has no objection.

The Environment Agency has submitted a holding objection on the basis of flood risk and flood capacity storage. The Council's Land Drainage officer has no comments on the proposal. If the flood situation was resolved, then there would be no objection to the proposal subject to conditions to prevent pollution of surface water.

The Environmental Health Manager has no comment.

Responses to Publicity

Two letters have been received objecting the development for the reasons that there is concern about smells and airborne pollutants affecting health of asthma sufferers and people with chest problems generally.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: General Development Strategy Policy 4.

Local Plan: Environment Policy 1 & 5

Emerging Local Plan: Policies ENV 7

Planning Considerations

The main issues central to the determination of this application are the impact of the building on the character and appearance of the area.

Planning Assessment

The proposal represents the consolidation of an established business in the countryside. The impact of the buildings themselves and the roadways is minimal. The site is remote from the rest of the holding but this is more of a function of the nature of the holding than any attempt to impose inappropriate development in the countryside. The feed silos are now smaller than was the case in the past but it is this aspect of the development that has greatest impact. The existing silos have a silver grey appearance but the use of a more recessive colour would help to reduce the impact as this is a site that is closer to dwellings.

The smell issue has been addressed in the past when considering similar applications. In the 2 or 3 years this building has been in operation, there have been no complaints recorded about smell from the unit. The manure is cleared from the buildings once every cycle and there have been at least 2 cycles since the farm was established.

The Environment Agency's holding objection has been addressed in part by the applicant. The requirements of the Environment Agency can be met through a condition requiring submission

of surface water drainage details including the provision of a balancing facility to ensure that flows from the site can be maintained at existing flow levels. Other requirements can be met through the imposition of conditions.

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 five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. Notwithstanding the submitted details, the finished colour of the feed silos shall be agreed in writing by the Local Planning Authority before development is commenced. The approved colour shall be used in the finish of the silo.
2. Reason: In the interests of the appearance of the area.
3. Before development is commenced a scheme for the storage and disposal of manure and contaminated water shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented throughout the life of the chicken unit.
3. Reason: In the interests of prevention of the pollution of the water environment.
4. No work shall take place on the site until details of a scheme for the disposal of surface water have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in conformity with the details which have been agreed before the development is first brought into use.
4. Reason: In the interests of flood protection.
5. No part of the building shall be sited within 5 metres of the water course on the land.
5. Reason: To facilitate future maintenance of the water course.

Informatives:

You are advised to note the Comments of the Environment Agency in respect of the operation of the site set out in a copy letter sent to you dated 2 July 2003.

28/10/2003

Item 1.3**Reg. No.** 9 2003 0853 D**Applicant:**Wilfred Young Homes Ltd
St Helen's Business Centre**Agent:**Mr. D. Granger
David Granger Architectural Design
The Old Dairy
Mill Street
Packington
Ashby De La Zouch Leics
LE651WN**Proposal:** The erection of six detached dwellings and garaging (submission of details under condition 2 of outline planning permission 9/2002/0832) at Hartshorne Working Mens Club Main Street Hartshorne Swadlincote**Ward:** Hartshorne**Valid Date:** 15/07/2003**Site description**

The former working men's club is on the west side of Main Street opposite Church Road and has a frontage width of some 60m and a depth of between 23m and 42m. Properties on Dinmore Grange back onto the site.

Proposal

It is proposed to erect six brick and tile three-storey dwellings, the second floor being in the roof void, of which four would be detached and the remainder semi-detached. The existing access would be used and the stone wall along the highway boundary retained.

Applicant's supporting information

Following discussion with the applicant's architect amended plans have been submitted with the following items.

- The relocation and semi-detaching of units 5 and 6 in order to preserve the adjacent mature tree and privacy of the adjoining neighbour, 6 Dinmore Grange.
- The reduction in size of the turning area at the end of the improved driveway and access.
- An increase in number of on site parking spaces such that each unit has 3 spaces.
- Reduction in roof light numbers on unit 2 to elevation fronting Main Street.

- Provision of wrought iron railings to top of existing stone wall in lieu of previously proposed fencing along the boundary to Main Street with additional landscaping to aid screening and security.

In addition, the applicant's highway planning consultant has submitted a letter of justification for the reduced size turning area, stating that the provision of the three parking spaces per dwelling is in accordance with LPA standards for dwellings with four or more bedrooms. However, he concedes that the turning head does not now satisfy fully the standards of Derbyshire County Council's document 'Roads in Housing' with regard to a service vehicle turning facility. The turning area is in fact in accordance with the reduced sized turning head for an adoptable road in Leicestershire to serve up to 25 dwellings provided that the road does not exceed 60metres in length. In the circumstances he considers that the reduced sized turning head is satisfactory in view of the fact that the total number of dwellings served off the access is only six and the access and turning area are not to be adopted by the Highway Authority but would operate as a private drive.

Responses to consultations

The Highway Authority acknowledges that whilst the reduced size turning head falls within Leicestershire's guidelines, it does not comply with Derbyshire County Council's requirements and the Highway Authority maintains that a turning head should be provided in accordance with its requirements. It goes on to say that the current plans would result in difficult manoeuvring for service vehicles, probably compounded by the potential for other vehicles to be left in the turning head, requiring service vehicles to reverse to or from the classified highway or, alternatively, park on the principle road to the detriment of highway safety.

Structure/Local Plan Policies

Structure Plan: Housing Policy 5: Housing in Villages

Adopted Local Plan: Housing Policy 5: Village Development; Housing Policy 11: Layout and Design

Revised Deposit Draft Local Plan: Policy H1 – Development of Unallocated (Windfall) Land for Residential Purposes; Policy Env21: Design of New Development

Planning Considerations

The main issues relating to this development are:

- Highway safety
- Impact on residential amenity and streetscene

Planning Assessment

In order to retain a density of six dwellings on the site and to retain a mature tree and ensure the required space between dwellings is achieved, the service vehicle turning area has been reduced (albeit in line with the Leicestershire County Council standard). In addition, three parking spaces are proposed for inclusion within the curtilage of each dwelling to reduce the likelihood of cars parking in the turning area. In view of this and the low number of dwellings proposed,

demonstrable harm is unlikely to be caused to the existing conditions of highway safety and is therefore acceptable.

The proposal will involve the removal of an unsightly flat roofed building and the proposed house types are designed to reflect more traditional house design in the area which will enhance the appearance of the streetscene.

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 five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. This permission shall relate to the amended drawings, nos 03/1707/02A, 03/1707/03A, 03/1707/04A, 03/1707/05A received on 27 August 2003 showing in particular:
 - a. the relocation and semi-detaching of units 5 and 6
 - b. the reduction in size of the vehicle turning area
 - c. an increase in number of on-site parking spaces
 - d. reduction in roof light numbers on unit 2 to elevation fronting Main Street
 - e. provision of wrought iron railings to top of existing stone wall boundary with Main Street.
2. Reason: In the interests of highway safety and to safeguard the amenity of the area.
3. No development shall commence on site in connection with this development until samples of materials for the external elevations of the buildings 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 materials.
3. Reason: To ensure the materials are appropriate to safeguard the amenity of the area.
4. Notwithstanding any details submitted, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is occupied or in accordance with a timetable which shall first have been agreed in writing with the Local Planning Authority.
4. Reason: In the interests of the appearance of the area.
5. Notwithstanding any details submitted, precise details of the type and size of the proposed rooflights shall be submitted to and approved in writing by the Local Planning Authority. The approved rooflights shall be fitted such that their outer faces are flush with the plane of the roof, unless otherwise agreed in writing with the Local Planning Authority.
5. Reason: In the interests of the appearance of the buildings and the character of the area.

6. Gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.
6. Reason: In the interests of the appearance of the buildings, and the character of the area.
7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
7. Reason: In the interests of the appearance of the area.
8. Further to condition 7 above, soft landscape details shall include planting plans; written specifications including cultivation and other operations associated with plant and grass establishment; schedules of plants (noting species, plant sizes and proposed numbers/densities where appropriate) and the implementation programme.
8. Reason: In the interests of the appearance of the area.
9. 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.
9. Reason: In the interests of the appearance of the area.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no development within the curtilage of a dwelling house under Schedule 2, Part 1, Class A, B, C and E of the Order shall be carried out without the prior planning permission of the Local Planning Authority.
10. Reason: To safeguard the amenity of the area.
11. Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no development within the curtilage of Plots 1 and 2 under Schedule 2, Part 2, Class A of the Order shall be carried out without the prior planning permission of the Local Planning Authority.
11. Reason: To safeguard the appearance of the area.
12. Prior to the development hereby approved commencing, details of the finished floor levels of the buildings hereby approved and of the ground levels of the site relative to adjoining land levels, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the agreed level(s).
12. Reason: To protect the amenities of adjoining properties and the locality generally.

Informatives:

To contact the Area Engineer South, Trent Valley Area, Derbyshire County Council, Director of Environmental Services, County Hall, Matlock, Derbyshire (Tel. 01629 580000 ext 7595) at least six weeks before the commencement date of the proposed works in order to arrange the necessary supervision of works on the highway crossing.

28/10/2003

Item 1.4**Reg. No.** 9 2003 0855 F**Applicant:**
Alexander Hastings Developments Ltd
C/O Architectural Design Services**Agent:**
Architural Design Services
The Carthovel, Charnels Court
Upperfield Farm
Swepstone
Leicestershire
LE67 2SG**Proposal:** The erection of an office building and four dwellings at The Stackyard Castle Street Melbourne Derby**Ward:** Melbourne**Valid Date:** 15/07/2003**Proposal**

The application was deferred at the last meeting for officers to negotiate with County Highway Authority and applicant to increase on-site parking. A copy of the previous report is attached.

Applicants' supporting information

- a) It has been useful to fully understand local issues, particularly in relation to car parking.
- b) The applicant has endeavoured to create a good quality 'mixed use' scheme incorporating business and residential use. An occupier, Castlebridge Ltd, has been identified for the offices.
- c) The applicant is under strict deadlines to provide the office accommodation. Castlebridge Ltd's existing premises will no longer be available after Spring 2004. If the offices cannot be provided before that time the firm will have to relocate elsewhere. It would be a shame to lose such a prestigious occupier that would help to preserve Melbourne's vitality and vibrancy.
- d) The applicant had accepted the County Council's recommendation that further on-site parking would create a hazard and was therefore happy to accept on street parking.
- e) The offices will be closed in the evenings and at weekends. Castlebridge has confirmed their agreement to allow residents of the smaller units to use their parking spaces out of hours. This should help to alleviate members' concerns.
- f) Whilst the provision of one parking space for each of the smaller units is felt to be sufficient the applicant could accept the provision of a further parking space in front of the individual units in order to satisfy members' concerns, if that was the most appropriate way to proceed.
- g) A letter from the owner of the factory next door, withdrawing the previous objection, is attached.

Responses to Consultations

The Highway Authority's additional comments are as follows:

- a) The recommendation to reduce parking space provision within the site was primarily one of safety.
- b) The access serving the site is severely substandard in terms of visibility for emerging drivers and planning interests dictated that improvements could not be implemented.
- c) Bearing in mind the previous uses undertaken within the site it would not have been appropriate to recommend that the Local Planning Authority refused planning permission, but it was nevertheless regarded as appropriate to seek to restrict the availability of parking space, and thereby minimise the number of vehicle movements at the substandard access.
- d) Whilst issues of national policy and parking restraint are therefore secondary to the matter of highway safety, occupants of the development are within close proximity to the town centre and public car parking space is available nearby.

Planning Considerations

The planning considerations are as set out in the previous report. The main additional issue is to balance the provision of more parking against the safety issue of increasing the use of a substandard access.

Planning Assessment

The applicant's offer of providing two spaces within the office parking area out of office hours would ease the demand for on-street parking whilst not prejudicing the Highway Authority's views on the physical provision of more parking within the site. However, a condition to secure this would not be legal. Such an offer could only be utilised through Section 106 of the Town and Country Planning Act and this is considered to be unjustified given the position of the County Highway Authority on the issue. The additional two spaces in front of the two smaller dwellings would tend to increase the risk of dangerous vehicle movements and would have visual impact.

Recommendation

GRANT subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing nos 23293/PD/02A, 03A, 06A, 07A and 01A.
2. Reason: For the avoidance of doubt, the original submission being considered unacceptable.
3. No part of the development shall be carried out until precise details, specifications and samples of the facing materials to be used in the construction of the exterior of the buildings have been submitted to and approved in writing by the Local Planning Authority.

3. Reason: To safeguard the appearance of the existing building and the locality generally.
4. Pointing of the existing/ proposed building(s) shall be carried out using a lime mortar no stronger than 1:1:6 (cement:lime:yellow sand). The finished joint shall be slightly recessed with a brushed finish in accordance with Derbyshire County Council's advisory leaflet "Repointing of Brick and Stonework".
4. Reason: In the interests of the appearance of the building(s).
5. A sample panel of pointing 2 metres square or such other area as may be agreed by the Local Planning Authority shall be prepared for inspection and approval in writing by the Local Planning Authority prior to the implementation of any other works of pointing.
5. Reason: In the interests of the appearance of the building(s) and the locality generally.
6. External joinery shall be in timber and painted to a colour and specification which shall have been previously agreed in writing by the Local Planning Authority.
6. Reason: In the interests of the appearance of the building(s) and the character of the area.
7. All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be located inside the building unless specifically agreed in writing by the Local Planning Authority. The type, number and position of heating and ventilation flues outlets shall be agreed in writing with the Local Planning Authority before development is commenced.
7. Reason: In the interests of the appearance of the building(s) and the character of the area.
8. Gutters shall be cast metal (with cast metal fall pipes) and shall be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.
8. Reason: In the interests of the appearance of the building(s), and the character of the area.
9. Notwithstanding the submitted details large scale drawings to a minimum Scale of 1:10 of eaves and verges and external joinery, including horizontal and vertical sections, precise construction method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority before building work starts. The eaves and verges and external joinery shall be constructed in accordance with the approved drawings.
9. Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.
10. Prior to their first occupation measures shall be implemented to prevent the use of the curtilage to Units 2a and 2b for the purposes of parking cars in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.
10. Reason: In the interests of highway safety.
11. The car parking spaces and manoeuvring areas shown on the submitted plan shall be provided prior to the first use of the development and thereafter retained for that purpose free of obstruction, unless as may otherwise be approved in writing by the Local Planning Authority.
11. Reason: In the interests of highway safety.
12. Notwithstanding any details submitted, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans