



ENVIRONMENT AND PLANNING

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
Tel: (01553) 616200
Fax: (01553) 616652
DX: 57825 KING'S LYNN
e-mail: borough.planning@west-norfolk.gov.uk

NOTICE OF DECISION - APPROVAL OF RESERVED MATTERS

East Anglian Home Developments
c/o Peter Humphrey Associates _Wisbech
30 Old Market
Wisbech
Cambs
PE13 1NB

Reference No: 18/01464/RMM
Application
Registered: 22 August 2018
Parish: Emneth

Details: **RESERVED MATTERS: For construction of 117 dwellings at Land East of 11 To 37 Elm High Road Emneth Norfolk**

The Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (Development Management Procedure) (England) Order 2015)

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission Reference No. 14/01714/OM
subject to compliance with the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

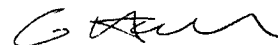
Site Location Plan 5810/(L) 01
Site Survey 5810/(SURV) 05
Site Layout Plan 5810/(P) 10 Rev L received 25.02.2019
Development Schedule 5810/(SCH) 11 Rev C
Flats Buildings – Materials 5810/(P) 12 Rev A
Development Schedule 5810/(SCH)13 Rev B
Details of External/Boundary fencing 5810(P)15
717 – Bungalow Details 5810/(P) 20 Rev A
836 – Bungalow Details 5810/(P) 21 Rev A
1033 – Bungalow Details 5810/(P) 22 Rev A
1155 – Bungalow Details 5810/(P) 23 Rev A
1163 – Bungalow Details 5810/(P) 24 Rev A
A593 – 1 Bed Starter Homes Details 5810/(P) 25 Rev A
A-854 2 Bed Affordable House 5810/(P) 26 Rev A
A-1002 3 Bed Affordable House 5810/(P) 27 Rev A
A1163 – Affordable Bungalow Details 5810/(P) 28 Rev A
Detached garage details 5810/(P) 40 Rev A
Flats Units 80-101 5810/(P) 30 Rev A
Flats Units 80-101 first Floor 5810/(P) 31 Rev A
Flats Units 80-101 5810/(P) 32 Rev A
Flats Units 102-109 5810/(P) 33 Rev A
Flats Units 110-117 5810/(P) 34 Rev A
Landscape Proposals HUM21919-11B Sheet 1 of 6
Landscape Proposals HUM21919-11B Sheet 2 of 6
Landscape Proposals HUM21919-11B Sheet 3 of 6
Landscape Proposals HUM21919-11B Sheet 4 of 6
Landscape Proposals HUM21919-11B Sheet 5 of 6
Landscape Proposals HUM21919-11B Sheet 6 of 6
Levels Strategy Plan E3831/600/B

2. No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

3. Prior to the occupation of the final dwelling on the site all works shall be carried out on roads/footways/cycleways/street lightning/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.
4. Before any dwelling is first occupied the road(s)/footway(s)/cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
5. All bathroom/ensuite/cloakroom windows shall be obscure glazed and shall be retained as such thereafter.
6. All hedgerows identified as being retained on Landscape Proposals Dwg's HUM21919-11B Sheets 1-6 (inclusive) and Dwg 5810/(P) 10 Rev L shall be retained in perpetuity and shall not be reduced below a height of 2m.
7. Notwithstanding details submitted as part of the application, no development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme, in the form of an Arboricultural Method Statement and Tree/Hedge Protection Plan, that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 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 as those originally planted, unless the Local Planning Authority gives written approval to any variation.
9. Notwithstanding details shown on the approved plans, prior to the first occupation of the development hereby permitted, full details of the proposed footpath link adjacent to No 37 Elm High Road and the south boundary of the site as identified on Dwg 5810/(P) 10 Rev L (including lighting and motor cycle gates or such other form of restrictor) shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the details agreed prior to the first occupation of the dwellings hereby permitted.
10. Notwithstanding the requirements of Condition 17 attached to Planning Permission 14/01714/OM, the development shall not be brought into use until a scheme for the provision of an additional fire hydrant (1 hydrant) has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.

The Reasons being:

1. For the avoidance of doubt and in the interests of proper planning.
2. This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.
3. To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
4. To ensure satisfactory development of the site.
5. To protect the residential amenities of the occupiers of nearby property.
6. In the interests of the visual amenities of the locality and the residential amenities of existing and proposed properties in accordance with Policy CS 12 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.
7. To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
8. To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
9. To ensure the provision of a safe footpath in accordance with paragraph 127 of the NPPF.
10. In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.



Executive Director, Environment and Planning
On behalf of the Council
4 March 2019

SA

NOTE: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission Reference No. 14/01714/OM.

1. Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.

The case officer who dealt with this application was Mrs H Wood-Handy, telephone number 01553 616734.

Notes relating to decisions on planning applications:

1. This permission refers only to that under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to The Planning Inspectorate in accordance with Section 78 of the Town and Country Planning Act 1990. Appeals must be made within 6 months unless subject to an enforcement notice (see below). (Appeals must be made on a form which is available from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone 0303 444 50 00). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (*), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority is based on a decision given by him.

Appeal time limits where the same development is subject to an enforcement notice

- 28 days from the date of the refusal or the expiry of the period which the local planning authority (LPA) had to determine the application, where the enforcement notice is served before the application is submitted;
 - 28 days from the date of the refusal or the expiry of the period which the LPA had to determine the application, where the enforcement notice is served before the decision on the application is reached or the determination period has expired; or
 - 28 days from the date the enforcement notice is served, where the enforcement notice is served after the decision or expiry of the period which the LPA has to reach a decision on the application, unless the effect would be to extend the period beyond the usual time limit for cases not involving an enforcement notice.
 - These time limits apply where an enforcement notice has been served no more than two years before the date of the application or where it is served on or after the date of the application, regardless of whether an appeal was lodged against the enforcement notice and provided the notice is not withdrawn prior to the expiry of the time limits outlined above.
3. If permission to develop land is refused or granted subject to conditions, whether by the local authority or by the Secretary of State of the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has or would be permitted, he may serve on the Council or the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
 4. In certain circumstances, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

(*) The Statutory requirements are those set out in Section 76(6) of the Town and Country Planning Act 1990 namely section 70 and 72(1) of the Act.

5. Time Limits for Appeals

Householder planning applications against refusal or to remove/amend conditions = 12 weeks
Minor Commercial and Advertisement Consent Appeals = 12 weeks
All other appeals = 6 months

For more information please see website: <http://www.planningportal.gov.uk/planning/appeals>

Our ref: 18/01464/RMM
Planning Officer: Mrs H Wood-Handy
Council Information Centre: 01553 616200 Option 3
E-mail: borough.planning@west-norfolk.gov.uk

Borough Council of
**King's Lynn &
West Norfolk**



Geoff Hall
Executive Director

Environment and Planning

East Anglian Home Developments
c/o Peter Humphrey Associates _Wisbech
30 Old Market
Wisbech
Cambs
PE13 1NB

6 March 2019

Dear Sir / Madam

Decision Date: 4 March 2019
Development : RESERVED MATTERS: For construction of 117 dwellings
Location: Land East of 11 To 37 Elm High Road Emneth Norfolk
Applicant: East Anglian Home Developments

Town & Country Planning Act 1990

PLEASE FIND ATTACHED A COPY OF YOUR PLANNING PERMISSION FOR THE ABOVE PROPOSED DEVELOPMENT. HOWEVER, YOU SHOULD READ THE NOTES BELOW AS FAILURE TO COMPLY WITH CONDITIONS IMPOSED ON THE ATTACHED PLANNING PERMISSION COULD RENDER THE DEVELOPMENT UNAUTHORISED OR REQUIRE THE SUBMISSION OF A FURTHER FORMAL APPLICATION

1. This planning permission is granted in strict accordance with the approved plans. It should be noted that:
 - a) Any variation from the approved plans following commencement of the development may constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised as to the best method of resolving the matter. This may require the submission of a new formal application.
2. We have a formal process for discharging conditions which involves completing a form or writing to us with sufficient information to allow us to fully assess the information, and submitting an appropriate fee.
The form can be downloaded from our website at https://www.west-norfolk.gov.uk/info/20077/planning_applications/144/make_a_planning_application or you can request a form to be sent to you. Although there is a national target of 8 weeks to deal with these requests we will endeavour to deal with these sooner, particularly the more straightforward requests.
3. This permission is granted subject to conditions and it is the site owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
4. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, this is called a "condition precedent". If a condition precedent is not complied with, this may render the whole of the development unauthorised and you may be liable to enforcement action or need to submit a further formal application.
5. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Building Regulations can be obtained from CNC Building Control who provide the Building Control service for the Borough of Kings Lynn & West Norfolk. Their telephone number is 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and their website is www.cncbuildingcontrol.gov.uk.
6. If your development results in the need to have a new address then you are advised to do this as soon as the development commences. The application form and fee schedule is available on https://www.west-norfolk.gov.uk/info/20083/address_management/493/new_or_changing_your_property_address
Alternatively, you can email the Address Management Team at snn@west-norfolk.gov.uk for more information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G Hall'.

Executive Director
Environment and Planning

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
Tel: (01553) 616200; fax: (01553) 691663
DX 57825 KING'S LYNN

Chief Executive – Ray Harding

ENVIRONMENT AND PLANNING

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX

Tel: (01553) 616200

Fax: (01553) 616652

DX: 57825 KING'S LYNN

e-mail: borough.planning@west-norfolk.gov.uk

NOTICE OF DECISION - APPROVAL OF RESERVED MATTERS

East Anglian Home Developments
c/o Peter Humphrey Associates _ Wisbech
30 Old Market
Wisbech
Cambs
PE13 1NB

Reference No: 18/01464/RMM

Application
Registered: 22 August 2018

Parish: Emneth

Details: **RESERVED MATTERS: For construction of 117 dwellings at Land East of 11 To 37 Elm High Road Emneth Norfolk**

The Town and Country Planning Act 1990 (as amended)

The Town and Country Planning (Development Management Procedure) (England) Order 2015)

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission Reference No. 14/01714/OM
subject to compliance with the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan 5810/(L) 01
Site Survey 5810/(SURV) 05
Site Layout Plan 5810/(P) 10 Rev L received 25.02.2019
Development Schedule 5810/(SCH) 11 Rev C
Flats Buildings – Materials 5810/(P) 12 Rev A
Development Schedule 5810/(SCH)13 Rev B
Details of External/Boundary fencing 5810/(P)15
717 – Bungalow Details 5810/(P) 20 Rev A
836 – Bungalow Details 5810/(P) 21 Rev A
1033 – Bungalow Details 5810/(P) 22 Rev A
1155 – Bungalow Details 5810/(P) 23 Rev A
1163 – Bungalow Details 5810/(P) 24 Rev A
A593 – 1 Bed Starter Homes Details 5810/(P) 25 Rev A
A-854 2 Bed Affordable House 5810/(P) 26 Rev A
A-1002 3 Bed Affordable House 5810/(P) 27 Rev A
A1163 – Affordable Bungalow Details 5810/(P) 28 Rev A
Detached garage details 5810/(P) 40 Rev A
Flats Units 80-101 5810/(P) 30 Rev A
Flats Units 80-101 first Floor 5810/(P) 31 Rev A
Flats Units 80-101 5810/(P) 32 Rev A
Flats Units 102-109 5810/(P) 33 Rev A
Flats Units 110-117 5810/(P) 34 Rev A
Landscape Proposals HUM21919-11B Sheet 1 of 6
Landscape Proposals HUM21919-11B Sheet 2 of 6
Landscape Proposals HUM21919-11B Sheet 3 of 6
Landscape Proposals HUM21919-11B Sheet 4 of 6
Landscape Proposals HUM21919-11B Sheet 5 of 6
Landscape Proposals HUM21919-11B Sheet 6 of 6
Levels Strategy Plan E3831/600/B

2. No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Notes relating to decisions on planning applications:

1. This permission refers only to that under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to The Planning Inspectorate in accordance with Section 78 of the Town and Country Planning Act 1990. Appeals must be made within 6 months unless subject to an enforcement notice (see below). (Appeals must be made on a form which is available from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone 0303 444 50 00). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (*), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority is based on a decision given by him.

Appeal time limits where the same development is subject to an enforcement notice

- 28 days from the date of the refusal or the expiry of the period which the local planning authority (LPA) had to determine the application, where the enforcement notice is served before the application is submitted;
 - 28 days from the date of the refusal or the expiry of the period which the LPA had to determine the application, where the enforcement notice is served before the decision on the application is reached or the determination period has expired; or
 - 28 days from the date the enforcement notice is served, where the enforcement notice is served after the decision or expiry of the period which the LPA has to reach a decision on the application, unless the effect would be to extend the period beyond the usual time limit for cases not involving an enforcement notice.
 - These time limits apply where an enforcement notice has been served no more than two years before the date of the application or where it is served on or after the date of the application, regardless of whether an appeal was lodged against the enforcement notice and provided the notice is not withdrawn prior to the expiry of the time limits outlined above.
3. If permission to develop land is refused or granted subject to conditions, whether by the local authority or by the Secretary of State of the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has or would be permitted, he may serve on the Council or the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
 4. In certain circumstances, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

(*) The Statutory requirements are those set out in Section 76(6) of the Town and Country Planning Act 1990 namely section 70 and 72(1) of the Act.

5. Time Limits for Appeals

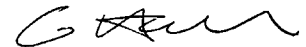
Householder planning applications against refusal or to remove/amend conditions = 12 weeks
Minor Commercial and Advertisement Consent Appeals = 12 weeks
All other appeals = 6 months

For more information please see website: <http://www.planningportal.gov.uk/planning/appeals>

3. Prior to the occupation of the final dwelling on the site all works shall be carried out on roads/footways/cycleways/street lightning/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.
4. Before any dwelling is first occupied the road(s)/footway(s)/cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
5. All bathroom/ensuite/cloakroom windows shall be obscure glazed and shall be retained as such thereafter.
6. All hedgerows identified as being retained on Landscape Proposals Dwg's HUM21919-11B Sheets 1-6 (inclusive) and Dwg 5810/(P) 10 Rev L shall be retained in perpetuity and shall not be reduced below a height of 2m.
7. Notwithstanding details submitted as part of the application, no development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme, in the form of an Arboricultural Method Statement and Tree/Hedge Protection Plan, that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 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 as those originally planted, unless the Local Planning Authority gives written approval to any variation.
9. Notwithstanding details shown on the approved plans, prior to the first occupation of the development hereby permitted, full details of the proposed footpath link adjacent to No 37 Elm High Road and the south boundary of the site as identified on Dwg 5810/(P) 10 Rev L (including lighting and motor cycle gates or such other form of restrictor) shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the details agreed prior to the first occupation of the dwellings hereby permitted.
10. Notwithstanding the requirements of Condition 17 attached to Planning Permission 14/01714/OM, the development shall not be brought into use until a scheme for the provision of an additional fire hydrant (1 hydrant) has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.

The Reasons being:

1. For the avoidance of doubt and in the interests of proper planning.
2. This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.
3. To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
4. To ensure satisfactory development of the site.
5. To protect the residential amenities of the occupiers of nearby property.
6. In the interests of the visual amenities of the locality and the residential amenities of existing and proposed properties in accordance with Policy CS 12 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.
7. To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
8. To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
9. To ensure the provision of a safe footpath in accordance with paragraph 127 of the NPPF.
10. In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.



Executive Director, Environment and Planning
On behalf of the Council
4 March 2019

NOTE: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission Reference No. 14/01714/OM.

1. Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.

The case officer who dealt with this application was Mrs H Wood-Handy, telephone number 01553 616734.