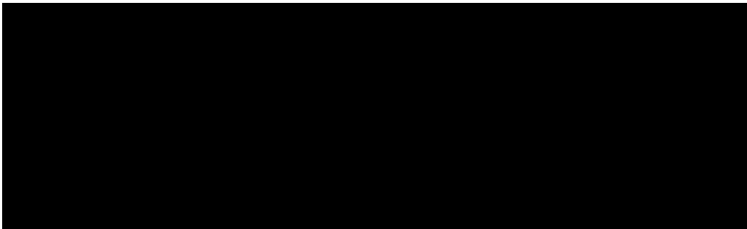




Please see Action Sheet loose in the box



Simon

Many thanks for your e-mail and provision of the draft conditions. I have now discussed this with the applicant and their technical team and would comment as below.

Although the conditions are generally acceptable, there does seem to be some repetition, both with what has been set out in the outline approval and within the suggested conditions themselves. Given the extensive dialogue that has been taking place and apparent agreements that have been reached it is considered that some of the conditions are excessive and retrograde.

Condition 1- It is noted that there is no inclusion of the drainage information which has been submitted and discussed. This should be referenced.

With regard to **conditions 2 and 3** I am aware that there have been on-going discussions about both the value and health of the trees. Given this, and condition 19 of the outline, these suggested additions seem unnecessary. The weight being attached to these two trees seems to be going against recent views cited, suggesting that the Council may be amenable to their removal.

It is accepted that you might want to bring the document references up to date and allow for inspection, but we consider a single amalgamated condition, similar to the following, might better serve this purpose:

Notwithstanding the requirements of condition 19 imposed on P58/15/OUT, all activity at the site is to be carried out in strict accordance with the following documents by ArborCall:

- the "Arboricultural Impact Assessment and Method Statement" (ref: C.MW.19.0612.AIA.AMS, 31/10/19); and
- the "Tree Protection Plan ref MW.19.0612.SK01.TPP (Oct 19).

The applicant shall advise the Local Authority once the required protective fencing and ground protection measures are in place to facilitate inspection/s by officers during development of the site.

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/ Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without unacceptable adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works take place within the root protection zones of the trees identified to be retained.

Reasons: To comply with BS5837 and ENV DM4 and to ensure that retained trees are afforded due respect and appropriate levels of protection.

It is also worth noting that it only relates to two trees which, as the applicant has previously highlighted, are in a poor state. Indeed, the applicants arboricultural specialist has commented that:

I think that anyone who stood on site and looked at those two trees would have a real problem justifying that they were noteworthy in any positive way. They are short, of very limited wider landscape value and of poor form with various wounds and 'defects'. Their stunted form is largely due to the exposed location. Their removal and subsequent replacement with sustainable long-term landscape should be weighed up in the overall planning balance.

Should the Council be looking to continue with the previously suggested TPO the applicant will write in opposition utilising such specialist input.

In terms of **Condition 4**, the applicant is of the view that sufficient detail has been submitted with the reserved matters application, including through subsequent additional information and discussion, to enable condition 9 of the outline permission to be discharged, thus negating the need for this condition.

Further, as has been demonstrated the winter groundwater monitoring has been completed and submitted, meaning that any new condition could simply state that:

No building shall be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

The reason could then simply read *'to ensure that the site is appropriately drained'*. With the revised words there is no reason for it to be a pre commencement condition.

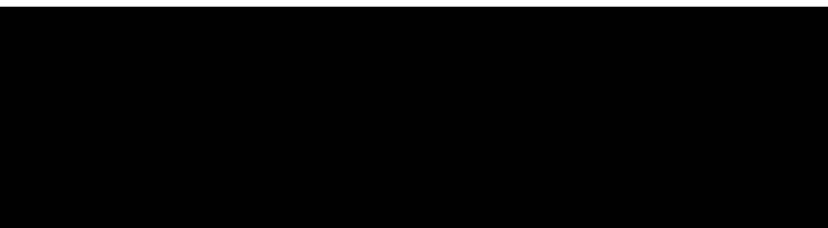
On **Condition 5**, regarding acoustics, given the sites nature and location we cannot see why this condition is required. There is nothing to suggest that excessive noise will be generated by the proposed development, or that noise will be experienced by new residents from existing sources in this semi-rural site. It is also worth noting that improved building fabric to the dwellings, in accordance with energy requirements, will inherently equip the properties with more acoustic integrity than a regular house.

With regard to the requested garage plans, please see the attached.

I trust that the above/ attached is of use and would welcome your response to the points raised and hope that you will work with us to assist the timely delivery of the wholly appropriate residential development. This said, should you have any queries or wish to discuss any of the points raised please feel free to contact me.

Regards

Adrian



Dear Adrian,

Please see attached list of conditions. Please note that these are draft and have not yet been checked/agreed by my Team Leader. Can you check these in particular the plans condition to ensure I have the most up to date plans listed (note that these reference the drawings we have on our files).

I have also had to impose two pre-commencement conditions which I will need your agreement to (I will send a separate request for the agreement). Condition 3 is required due to the updated tree protection details. Condition 4 is required because the drainage condition on the Outline requires that the drainage scheme be approved in full through the RM application and we are not able to do this at this time. If I don't put a new condition on, there is nothing to require approval of the drainage scheme.

Whilst writing, I have noted that there does not seem to be a plan to show the elevations/floorplans of the detached single and double garages to some of the plots and I need these now as although I guess we could condition, its not ideal to do so. Please advise.

Kind Regards

