

Application No: 22/2820N

Location: Springfield School, OLD CREWE GREEN ROAD, CREWE, CW1 5HS

Proposal: Extension to the existing Springfield School sports pavilion, to accommodate 60 extra pupils. To include new classrooms and all provisions associated . Extension and rodelling of existing kitchen Alteration to car park facilities New secure fencing and automated gates, high level fencing to surround the southern part of the site and enclose the car park.

Applicant: Mr Alan Jackson, Cheshire East Council

Expiry Date: 01-Dec-2022

SUMMARY:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.” The National Planning Policy Framework, which is the Secretary of State’s guidance, also advises Councils as to how planning decisions should be made. The ‘presumption in favour of sustainable development’ at paragraph 11 of the NPPF means “approving development proposals that accord with the development plan without delay”

The site is within the Settlement Zone Line, where there is a presumption in favour of sustainable development. Therefore the proposal is considered acceptable in principle from a pure land use perspective and complies with CELPS Policies SD 1 & 2, SE 1 and SC 3 and the Crewe and Nantwich Borough Local Plan Saved Policies BE.1 and BE.3.

The benefits of the proposal would be the provision of further SEN education.

The development will not have a detrimental impact upon residential amenity (including for future occupants in terms of noise and contaminated land) and would comply with Policies BE.1 and BE.6 of the C&NLP.

The development would not have significant drainage/flood risk implications and would be comply with SE13 of the CELPS and BE.4 of the C&NLP.

It is considered that subject to the imposition of planning conditions that the development is acceptable in terms of its impact upon trees on this site. The development would comply with NE.5 of the C&NLP and SE5 of the CELPS.

The proposal is not considered to result in any severe highway safety impacts. The development would comply with BE.3 of the C&NLP and CO1 of the CELPS.

Excluding Biodiversity net gain, the proposal can be accommodated without causing significant ecological impacts. As a result the proposal complies with Policies NE.5 & NE.9 of the C&NLP and SE 3 of the CELPS.

The development is considered to be acceptable in design terms. As a result the proposal would accord with CELPS policy SE1, and the NPPF in relation to design quality and the requirements of the CEC Design Guide.

The proposal would result in the loss of some area of playing fields, however alternative provision would be provided. As a result the proposal complies with Policy RT.1 of the C&NLP & SE6 of the CELPS.

In conclusion the application would comply with the relevant policies of the Development Plan as a whole and is recommended for approval.

RECOMMENDATION:

Approve subject to conditions

REASON FOR REFERRAL

Given the proposal is a significant application involving the Council either as applicant/ landowner, and that a number of objections have been received.

PROPOSAL

Full planning permission for the extension to the existing Springfield School sports pavilion, to accommodate 60 extra pupils. To include new classrooms and all provisions associated. Extension and remodelling of existing kitchen. Alterations to car park facilities New secure fencing and automated gates, with high level fencing to surround the southern part of the site and enclose the car park.

SITE DESCRIPTION

The application site relates to an existing school building sited off Old Crewe Green Road, Crewe which caters for children and young people between the age of 4 – 19 with Severe Learning Difficulties and Complex needs.

It is sited in an area of mixed uses with residential properties to the north, east and west, and car dealership to the south. Access is currently taken off Old Crewe Green Road with the parking area spread around the front of the site.

The area to be developed for the extension is an unused area of planting to the west and the area to be developed for the revised parking area forms part of the landscaping strip to the south.

Sited in the settlement zone as per the Local Plan and contains school playing fields.

RELEVANT HISTORY

Many applications relate to the site but none are relevant to the current proposal

POLICY

Cheshire East Local Plan Strategy

MP1 Presumption in Favour of Sustainable Development
PG1 Overall Development Strategy
PG2 Settlement Hierarchy
PG7 Spatial Distribution of Development
SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
SE1 Design
SE2 Efficient Use of Land
SE3 Biodiversity and Geodiversity
SE5 Trees, Hedgerows and Woodlands
SE6 Green Infrastructure
SE12 Pollution, Land Contamination and Land Instability
SE13 Flood Risk and Water Management
EG1 Economic Prosperity
IN1 Infrastructure
SC2 Indoor and Outdoor Sport Facilities
SC3 Health and Wellbeing
CO1 Sustainable Travel and Transport
CO4 Travel Plans and Transport Assessments
RT1 Protection of Open Spaces with Recreational or Amenity Value
Appendix C Parking Standards

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are however policies within the legacy Local Plan that still apply and have not yet been replaced. These policies are set out below.

Crewe and Nantwich Local Plan (CNLP)

Saved policies:

BE.1 – Amenity
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
NE.5 – Nature Conservation and Habitats
NE.9 – Protected Species
NE.10 – New Woodland Planting and Landscaping
NE.20 – Flood Prevention
RT.1 – Protection of Open Spaces with Recreation or Amenity Value

Relevant Emerging policies for Site Allocations and Development Policies Document (SADPD)

The Site Allocations and Development Policies Document (SADPD) is at an advanced stage of preparation. The Council received the Inspector's Report on 17 October 2022, completing the examination stage of the Plan. The Report concludes that the SADPD provides an appropriate basis for the planning of the Borough, provided that a number of Main Modifications are made to it. The Council can now proceed and adopt the Plan, which is expected to be decided at the Full Council meeting on 14 December. Having regard to paragraph 48 of the National Planning Policy Framework, relevant policies, as amended by the Main Modifications, may be given substantial weight in determining planning applications.

PG9 Settlement Boundaries
GEN 1 Design Principles
ENV5 Landscaping
ENV6 Trees, Hedgerows and Woodlands
ENV16 Surface Water Management and Flood Risk
HOU8 Backland Development
HOU10 Amenity
INF3 Highways Safety and Access
REC1 Open Space Protection
REC2 Indoor sport and recreation implementation
REC5 Community Facilities

Other Material planning policy considerations

National Planning Policy Framework ('The Framework');

The relevant paragraphs include;

11	Presumption in favour of sustainable development
124-132	Achieving well-designed places
170-183	Conserving and enhancing the natural environment
92-97	Promoting healthy and safe communities
98-103	Open space and recreation
19-123	Making effective use of land

Supplementary Planning Documents (SPD)

The EC Habitats Directive 1992
Conservation of Habitats & Species Regulations 2010
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory
Backland development

CONSULTATIONS:

CEC Environmental Protection: No objections subject to informative regarding working hours for construction, dust, boilers, EVC, contaminated land

CEC Highways: No objection

CEC Local Lead Flood Authority (LLFA): No objection subject to condition requiring a detailed drainage strategy

United Utilities: No objection subject to condition requiring sustainable surface water drainage scheme and a foul water drainage scheme & SUDS

Cadent Gas: No objection

Sport England: No comment as does not fall within their remit

Crewe Town Council: Objects to the initial plans of the following grounds:

- The removal of trees reduces the amenity of pupils and residents and is strongly opposed
- The removal trees is an unsustainable action with regard to the CEC-declared Climate Crisis
- The removal of trees is not suitable as the tree stock does not demonstrate significant or observable poor condition or excessive age and as such provides no arboricultural reason for removal
- The proposals demonstrate biodiversity loss. This is against local planning policy, where net biodiversity gain must be achieved and demonstrated. This would require significant planting of aged mature trees in excess of the cover already on site.
- The proposals do not provide for any sustainable energy production. With the significant roof surface area, photovoltaic (or similar) installations should be a requirement of development
- The proposals do not provide for electric vehicle charging points whilst seeking the development of a car park facility of scale.
- Drainage of rainwater from the roof directly to the watercourse risks contamination of the watercourse
- Specification of the car park surface is unavailable and not demonstrably permeable

Objects to the revised plans of the following grounds:

- The removal of trees reduces the amenity of pupils and residents and is strongly opposed

REPRESENTATIONS:

83 letters of objection received to the initial plans on the following grounds:

- Loss of trees visual harm
- Parking/congestion issues
- Harm to wildlife
- Lack of notification
- Loss of green space
- Who owns the green space
- Security fencing unnecessary
- Contrary to carbon neutral targets
- Increased road noise from removal of removal of trees

- Flooding issues

4 letters of objection received to the revised plans on the following grounds:

- Loss of trees visual harm
- Loss of privacy to 15a Renaissance Way
- Flooding
- Height of the barrier?
- Damage to neighbouring hedge

X2 letters of support

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site lies in the Settlement Zone Line as designated in the adopted Cheshire East Local Plan. The principle of residential and employment development within the Crewe Settlement Boundary is acceptable provided that it accords with CELPS Policies SD 1 & 2, SE 1 and SC 3 and the Crewe and Nantwich Borough Local Plan Saved Policies BE.1 and BE.3.

These policies seek to ensure, amongst other things, that proposals are not detrimental to neighbouring residential amenity and are appropriate in design and highway terms.

As a result the proposal is acceptable from a pure land use perspective.

The main issue therefore is whether there are any other material considerations such as design, amenity, living conditions etc that outweigh the in-principle support for the proposal.

Open Space

The site forms part of an area of protected open space which is controlled under policy SE6 (Green Infrastructure) under the Local Plan. The policy aims to protect and enhance existing areas of open space and sport/recreation facilities.

Policy RT1 of the CNLP advises that development will not be permitted which would result in the loss of open space (which includes school playing fields) shown on the proposals map, which has recreational or amenity value. An exception may be made where:

- a carefully quantified and documented assessment of current and future needs has demonstrated that there is an excess of playing field or open space provision in the catchment and the site has no special significance.
- the proposed development is ancillary to the principal use of the site as a playing field or open space and does not affect the quantity or quality of pitches or adversely affect their use.
- the proposed development affects only land incapable of forming part of a playing pitch and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of

adequate safety margins), a reduction in the size of the playing area or any playing pitch, or the loss of any other sporting / ancillary facility on the site.

- the playing field or open space which would be lost as a result of the development would be replaced by a playing field or open space of equivalent or greater quality in a suitable location and subject to equivalent or better management arrangements prior to the commencement of the development.
- the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or open space.

In this instance the wider site is classified as an area of open space/playing fields. The area to be developed to the rear is a mainly the tarmac and grassed area within a small of part of the wider playing field. The footpath is clearly not usable land and the small section of land to the front is sloped and thus is not capable of performing its intended function.

The area to be developed to the side is currently an unused section of land which is partly overgrown and contains some trees and boundary planting which limits the useable space in reality and the level also slopes downwards to the west again limiting its actual usability. As such most of this land is not capable of serving the open space/playing field function.

To compensate for the loss of open space/playing fields, the proposal seeks to provide a new tarmac playing area to the west and also seeks improvements to access to the existing running track/rubber crumb area to improve access to running for students.

Sport England have been consulted and have advised that the proposal does not fall within their remit as it does not result in the loss of playing pitch, just playing field.

The proposal is therefore considered to meet the exceptions under Policy RT1 as the proposed development affects only land incapable of forming part of a playing pitch and where playing field is to be lost, could be compensated by provision of a new tarmac area on an area of land currently not in use and would allow use season wide given the proposed tarmac surface.

As such the proposal would not result in any reduction in the existing level of open space/playing fields on the site.

Highways

Site description and current application proposal

The site is occupied by Springfield School for children and young people with learning difficulties between the ages of 4 and 19. There are there are 200 pupils registered at the school and 122 staff. The site is accessed from Crewe Road which itself is accessed from A534 Crewe Green Road, with the entrance being from the west and the exit to the east.

The proposal is to increase the capacity by up to 60 pupils and provide additional off-road parking.

Sustainable access

The site is located within the urban area of Crewe with footway infrastructure available to the wider area including to nearby bus stops. There is also a segregated and shared footway/cycleway that runs past the site on Crewe Green Road.

Due to the nature of the school pupils do not typically walk to the site and the school has its own extensive bus service arrangements which the majority of pupils use.

Safe and suitable access

The existing entrance and exit, and one-way arrangement, will be used by the school. This has operated safely for the school and is considered acceptable. At pick-up and drop-off times the access barrier sometimes results in vehicles queueing on Crewe Road.

Drop-off/Pick-up

26 mini-buses/taxis are currently used and this will increase by approximately 8. Around 40 private cars drop off and this increase by roughly 13. The applicant has stated that all minibuses, taxis and cars waiting during drop-off/pick-up times will be required to do so within the school grounds.

There are also parking restrictions outside of the school access on Crewe Road which can be enforced by the Highway Authority if need be.

Parking

The school is a special needs school for ages up to 19, and the typical primary and secondary school parking standards are less relevant. Information on the existing parking demand has been provided by the school to assist in determining what the future parking demand would be.

Staff will arrive prior to parents and buses to utilise the parking spaces, and staff numbers is therefore more relevant to the parking requirements.

The school has 122 staff and this would be increased to 142. Some staff work outside normal school times and some are part time. In total there is currently a demand for 81 car parking spaces. Some staff park off site, where the school has an agreement with adjacent land owners to use, but some of these agreements are coming to an end and the school wants to be sure it can provide for future parking demands.

Extrapolating the demand would result in 94 parking spaces being required. As part of the proposals the school is to extend the parking provision to 88 marked spaces within the site. In addition there is on-street parking available immediately outside of the school entrance for around 5 or 6 cars and additional space within the site for a small amount of informal parking if required. Overall, this equates to a total that can accommodate all staff parking demand.

The applicant has also committed to a Travel Plan to increase the amount of car sharing for staff or travel to school by modes other than single car use.

Cycle parking is available within the school building and the submitted Travel Plan has committed to monitoring cycle use and if required will add additional parking within the school grounds. This approach is considered acceptable.

Conclusion

The uplift in vehicle movements generated will be minimal and the highways impact acceptable, and there will be no amendments to access. There is sufficient room within the school grounds for drop-off and pick-up also.

As a result the Councils Highways Engineer considers the proposal to be acceptable on highway grounds and no objection is raised.

As a result it is not considered that the proposal would cause any significant harm to the existing highway network.

Design

The proposal seeks to erect a predominantly 2 storey extension to the front, rear and side of the building along with some parking provision to the front.

The extensions will be mainly screened from the road by the existing tree coverage on the site where seen when approaching from the east would be viewed in the context of the existing school complex. Therefore the proposals would not be overly prominent in the street scene.

The height of the extensions will be no higher than that of the existing ridge, and the widths would be around half the width of the existing building and as such would result in a proportionate and subordinate addition.

The proposed material would be brick and grey cladding walls and grey cladding roof to match that of the existing building.

The existing car parking area to the front would be extended further to the south and would extend into the existing landscaping strip which is elevated from Crewe Road. There would also be some trees loss as a result.

This part of the site is visually prominent given its location on entry to the town and given the raised land level, as such any change needs to be carefully managed to prevent any harmful visual impact.

The scheme has also been revised following concerns from the case officer as the proposal initially sought to site the car parking area much closer to the road with almost all trees being removed and leaving no room for replacement planting in which to soften the impact of the car park. The plans also included a new boundary fence on the road frontage.

Amended plans have since been received which shows the parking area set further away from Crewe Road, leaving a greater visual buffer and allows for a significantly increased tree retention. Visuals have also been provided which shows that the parking area would be softened by the existing and proposed trees/planting. The proposed fence has now also been set much further back to the just outside the school entrance.

As such this is considered to be a suitable compromise which would allow the parking area to be increased, yet retaining an element of screening to prevent the parking area being overly prominent. The fencing would also improve security without harming the character/appearance of the area.

Therefore it is considered that the proposal could be accommodated without causing significant harm to the character/appearance of the area.

Amenity

The properties most affected by the proposal are properties to the north off Renaissance Way and Mill Bridge Close & Mill House Mews to the west.

Properties off Renaissance Way

The extension would be sited at least 25m away to most properties in Renaissance Way. This complies with the recommended interface distances in the SPD and Emerging SADPD which suggests no significant harm to living conditions.

The extension would be sited 18.5m to the side/rear elevation containing no side windows. This complies with the interface as recommended in the SPD and Emerging SADPD which suggests no significant harm to living conditions. The distance to the boundary (9.5m) and boundary screening would also prevent any significant harm by reason of overbearing/overshadowing impact.

Properties off Mill Bridge Close & Mill House Mews

These properties are sited 130m away from the extension and thus would not cause any significant harm to living conditions.

Noise from use

It is not expected that use of the extension and parking areas would pose any further noise and disturbance from that associated with the existing school use.

Therefore it is considered that the proposals could be accommodated without causing significant harm to living conditions of neighbouring properties.

Trees

The proposal has been supported by an arboricultural impact assessment which advises that in order to facilitate the proposed scheme, a number of trees will require removal. These include two category 'A' trees (T9, T32), four category 'B' trees (T2, T8, T28, T35) and nine category 'C' trees (T1, T3, T4, T5, T6, T7, T10, T11, T29).

In addition, one category 'C' group (G6) will require removal in its entirety. Partial removals are also proposed from one category 'B' quality tree group (G5), one category 'C' quality tree group (G1) and two hedgerows (H1, H4). The extent of these removals is shown on the Tree Protection Plan ST19419-001 Rev. D.

This includes the removal of over 17 trees including both A & B category trees of at least 8 different species. The proposed mitigation strategy shows replacements being as 9 trees consisting of 5 different species as shown on the Proposed Landscape Plan 5464-HMA-SS-00-DR-A-20004 Revision T3.

The Landscape Plan does not concur with the recommendations made within the AIA/AMS which also states "Additional planting outside the red line boundary on the same highway verge may be appropriate, if additional numbers of compensatory tree planting is required".

No attempt appears to have been made to retain the Category A trees T9 White Poplar or T32 Horse Chestnut within the design. Category A trees are of high quality with an estimated life expectancy of at least 40 years.

Whilst the benefits of the proposal are noted, the proposal does not currently include a suitable level of new planting of trees or hedges within the Landscape scheme to provide a biodiversity net gain onsite or otherwise, but rather a loss.

Local Plan Policy SE 5 requires that all developments should ensure the sustainable management of trees, woodlands and hedgerows including the provision of new planting within new development to retain and improve canopy cover, enable climate adaptation resilience and support biodiversity.

While the preference would be to retain existing trees, this planning application provides an opportunity to incorporate new planting in accordance with policy SE5. The Councils Forestry Officer therefore recommends that if planning permission is granted a condition should be attached which requires the submission of a landscape scheme which includes the retention or the mitigation of loss of category A trees, other trees and hedges, prior to commencement of any works onsite including the removal of vegetation.

The loss of the existing trees is regrettable, however this needs to be weighed in the overall balance of the scheme. It is also possible to secure additional replacement planting by condition to further mitigate the trees to be lost.

As a result subject to condition for replacement planting, it is considered that the proposal can mitigate any visual harm through loss of existing trees.

Flood Risk

The site is located in flood zone 1. This means it has a low probability of flooding from rivers and the sea. The site area is above 1 hectare therefore a Flood Risk Assessment (FRA) has been provided.

This concludes that the site has a low risk of flooding from the sea, rivers, surface water, infrastructure failure and groundwater. Once mitigation measures have been adopted the flood risk from all sources can be considered very low and not viewed as an impediment to the proposed development.

United Utilities have been consulted and have raised no objection subject to condition requiring sustainable surface water drainage scheme and a foul water drainage scheme & SUDS.

The LLFA have also been consulted who advise that they have no objection in principle to the proposed development at this location. They have undertaken a site walkover with the developer to ensure the necessary easements in line with CEC Byelaw 10 are in place following construction. They also have no objection in principle to the submitted Flood Risk Assessment (FRA) and Drainage Strategy. However they require details of brownfield run off and the specification of the car parking surface. As such they suggest a condition be imposed requiring a detailed drainage strategy.

As such subject to conditions the proposal can be accommodated with causing significant drainage/flood risk concerns.

Ecology

Bats

The buildings and trees on site were assessed for their suitability for roosting bats. No trees were identified as offering bat roost potential. Some buildings were identified as offering low bat roost potential but none of these are to be directly impacted by the proposals. No further bat survey effort is required in support of this application under the current proposals.

Lighting

The External Lighting plan (22069-DPL-XX-EX-D-M-6300) shows light spill exceeding 1lux on the treeline along the site's southern boundary.

In accordance with the BCT Guidance Note 08/18 (Bats and Artificial Lighting in the UK), prior to the commencement of development revised details of the proposed lighting scheme should be submitted to and approved in writing by the Local Planning Authority. This can be secured by condition.

Breeding Birds

If planning consent is granted, the Councils Ecologist suggests a condition be attached to any approval to protect nesting birds which prevents removal of any vegetation or the demolition or conversion of buildings shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds.

Hedgerow

A section of species rich hedgerow will be lost under the proposals. Hedgerows are a priority habitat and hence a material consideration. If planning consent is granted the Councils Ecologist recommends a landscape condition be attached that includes like-for-like replacement hedgerow planting to compensate for any sections of hedgerow unavoidable loss. Details of hedgerow loss and replacement should be detailed on a revised landscape plan.

Biodiversity net gain

The proposals include the loss of some areas of habitat which while not uncommon, offer a value to biodiversity. Any development proposals must seek to lead to an overall enhancement for biodiversity in accordance with Local Plan policy SE3(5). In order to assess the overall loss/gains of biodiversity an assessment undertaken in accordance with the Defra Biodiversity 'Metric' version 3.1 must be undertaken and submitted with the application. In order to achieve net gain for biodiversity it should be ensured that any habitats are higher value (such as ponds and woodland, more species rich grassland etc) are retained and enhanced as part of the development proposals.

If additional habitat creation measures are required to ensure the site achieves a net gain for biodiversity consideration should be given to the creation of additional ponds and species rich grassland. Offsite habitat creation may be required if an appropriate level of habitat creation cannot be delivered on site.

At present no Biodiversity Matrix has been provided. This will be provided and discussed in the update report.

Ecological Enhancement

Local Plan Policy SE 3(5) requires all developments to aim to positively contribute to the conservation of biodiversity. This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with this policy. The Councils Ecologist

therefore recommends that if planning permission is granted a condition should be attached which requires the submission of an ecological enhancement strategy.

As such, excluding the issue of Biodiversity net gain, the proposal could be accommodated without causing significant ecological harm subject to conditions.

Other

The site was visited by the case officer on 17th November 2022.

The majority of representations responses have been addressed above in the report. The following remaining issues are addressed below:

- Lack of notification

Public consultation was undertaken in line with the Development Management Procedures Order.

- Who owns the green space ?

Ownership certificates A has been provided in the application form suggesting full applicant ownership.

- Increased road noise from removal of trees

Not all trees are to be removed and it is not expected that noise would increase significantly.

- Height of the barrier

This can be secured by a condition .

- Damage to neighbouring hedge

This is not a consideration relevant to the determination of a planning application.

Conclusion

The site is within the Settlement Zone Line, where there is a presumption in favour of sustainable development. Therefore the proposal is considered acceptable in principle from a pure land use perspective and complies with CELPS Policies SD 1 & 2, SE 1 and SC 3 and the Crewe and Nantwich Borough Replacement Local Plan Saved Policies BE.1 and BE.3.

The benefits of the proposal would be the provision of further SEN education.

The development will not have a detrimental impact upon residential amenity (including for future occupants in terms of noise and contaminated land) and would comply with Policies BE.1 and BE.6 of the C&NLP.

The development would not have significant drainage/flood risk implications and would comply with SE13 of the CELPS and BE.4 of the C&NLP.

It is considered that subject to the imposition of planning conditions that the development is acceptable in terms of its impact upon trees on this site. The development would comply with NE.5 of the C&NLP and SE5 of the CELPS.

The proposal is not considered to result in any severe highway safety impacts. The development would comply with BE.3 of the C&NLP and CO1 of the CELPS.

Excluding Biodiversity net gain, the proposal can be accommodated without causing significant ecological impacts. As a result the proposal would comply with Policies NE.5 & NE.9 of the C&NLP and SE 3 of the CELPS.

The development is considered to be acceptable in design terms. As a result the proposal would accord with CELPS policy SE1, and the NPPF in relation to design quality and the requirements of the CEC Design Guide.

The proposal would result in the loss of some area of playing fields, however alternative provision would be provided. As a result the proposal complies with Policy RT.1 of the C&NLP & SE6 of the CELPS.

In conclusion the application would comply with the relevant policies of the Development Plan as a whole and is recommended for approval.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1. 3 year time limit**
- 2. Development in accordance with the approved plans**
- 3. Details of proposed materials**
- 4. Dust suppression methods**
- 5. Details of electric vehicle charging points**
- 6. Details of low emission boilers**
- 7. Contaminated land soil testing**
- 8. Contaminated land unexpected contamination**
- 9. Details of a sustainable surface water drainage scheme and a foul water drainage scheme**
- 10. Detailed drainage strategy**
- 11. Details of external lighting**
- 12. No removal of any vegetation or the demolition or conversion of buildings shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds**
- 13. Submission of an ecological enhancement strategy**
- 14. Retention and enhancement of existing hedgerow where possible, and compensatory native species planting to compensate for any sections of hedgerow unavoidable loss.**
- 15. Details of levels**
- 16. Protective fencing to be provided for the duration of any construction period**
- 17. Landscaping scheme to be provided and include height of the access barrier**
- 18. Landscaping scheme to be implemented**

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Planning and Enforcement Manager in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

