RESERVED MATTERS

01203 – Outline application with details of access (all other matters reserved) Erection of a farm workers dwelling

Approval Reference – SMD/2021/0100

1. Condition: Commencement of Works

The development must be begun not later than the expiration of three years beginning with the date of this permission.

No submission required.

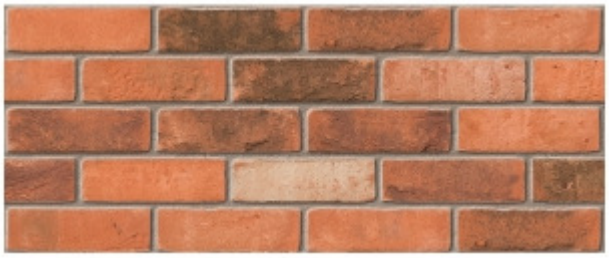
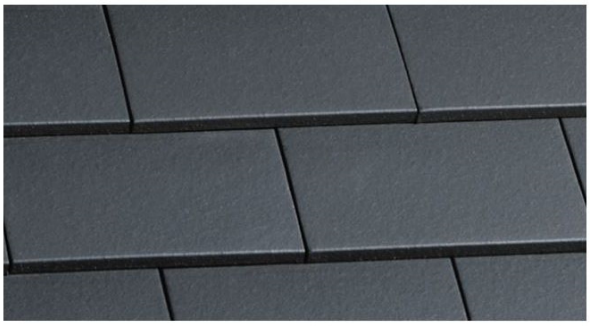
2. Condition: Reserved matters application

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and thereafter the development shall only be carried out in accordance with the details as approved.

Agreed

3. Condition: Layout, Scale, Appearance and Landscaping

Details of the Layout, Scale, Appearance and Landscaping (hereinafter called "the Reserved Matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced and thereafter the development shall only be carried out in accordance with the details as approved.

	*Proposed brickwork to external walls to be Ibstock – Glenfield Antique*
	*Roof tiles to be Marley Hawkins Single Camber Plain Tile grey Smooth*
	Driveway materials to be tarmac
	Windows to be brown upvc, double glazed



All boundary fencing shall be timber post and rail fencing as shown in the photograph.

4. Condition: General permitted development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Panning Authority.

Agreed, No submission required.

5. Condition: in accordance with approved plans

The development hereby approved shall be carried out in accordance with plans entitled 'Block Plan' and 'Site Plan' and subject to the following conditions and/or modifications:-

Please see submitted plans for layout and scale

6. Condition: Occupancy of dwelling

The occupancy of the dwelling shall be restricted to a person solely or mainly working, or last working in agriculture in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependents.

Agreed, No submission required.

7. Condition: Working time restrictions

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.
"" 08:00 - 18:00 hours (Monday to Friday);
"" 08:00 - 13:00 hours (Saturday)
"" No working is permitted on Sundays or Bank Holidays.
In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Agreed, No submission required.

8. Condition: CEMP

The development, including demolition hereby permitted shall not take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Method statement should include the following details:-
Page 3
I. A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.
II. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;
III. a scheme for recycling/disposal of waste resulting from the demolition/construction works;
IV. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;
V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint,
VI. any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment,
VII. during construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.
Once approved, all relevant activities on the site should be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

Please see submitted Construction and Environmental Method Statement

9. Condition: Contamination

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority.
Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Agreed, No submission required unless contamination is found.

10. Condition: Soil testing

Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas should be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil should be submitted to and agreed by the Local Planning Authority and should include the sampling frequency, testing schedules, and criteria against which the analytical results Page 4
will be assessed. The results of the soil tests should be submitted and approved in writing by the Local Planning Authority. If soil results indicates that a potential risks exists, development shall not commence until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared and subject to the approval in writing by the Local Planning Authority.

Soil methodology to be submitted prior to bringing the development into first use.

11. Condition: Artificial lighting

Any artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

Please see submitted plan with positions/locations for artificial lighting.

Please see lighting below and submitted elevations with positions of lighting.

	***Outdoor lighting to be Zinc Odin Fixed Matt Black Mains-powered Outdoor Up & Down Up & Down ON/OFF Wall light (Dia)6cm***

12. Condition: Drainage

The foul drainage from the proposed development shall be discharged to a system which meets the requirements of British Standard (BS) 6297:2007+A1:2008 Code of practice for the design and installation of drainage fields for use in wastewater treatment
a) There is no connection to any watercourse or land drainage system and no part of the soak away system is situated within 10 metres of any ditch or watercourse.
b) Porosity tests are carried out to the satisfaction of the Local Planning Authority to demonstrate their suitable subsoil and adequate land area is available.

Please see submitted drainage layout.

13. Condition: Further details

No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- layout and disposition of buildings;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials
The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

Please see submitted plans for layout, parking and turning areas, drainage and surfacing materials on landscaping plan.

14. Condition: Access driveway

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been reconstructed and surfaced and thereafter maintained in a bound
material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be surfaced in accordance with the approved details.

Agreed, please see submitted landscaping plan with tarmac detail.