

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 October 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/1101/10/F - PAPWORTH EVERARD
Variation of Conditions 12 & 26 of Planning Application S/1688/08/RM
at Land West of Ermine Street South, for David Wilson Homes

Recommendation: Approval

Date for Determination: 18 October 2010

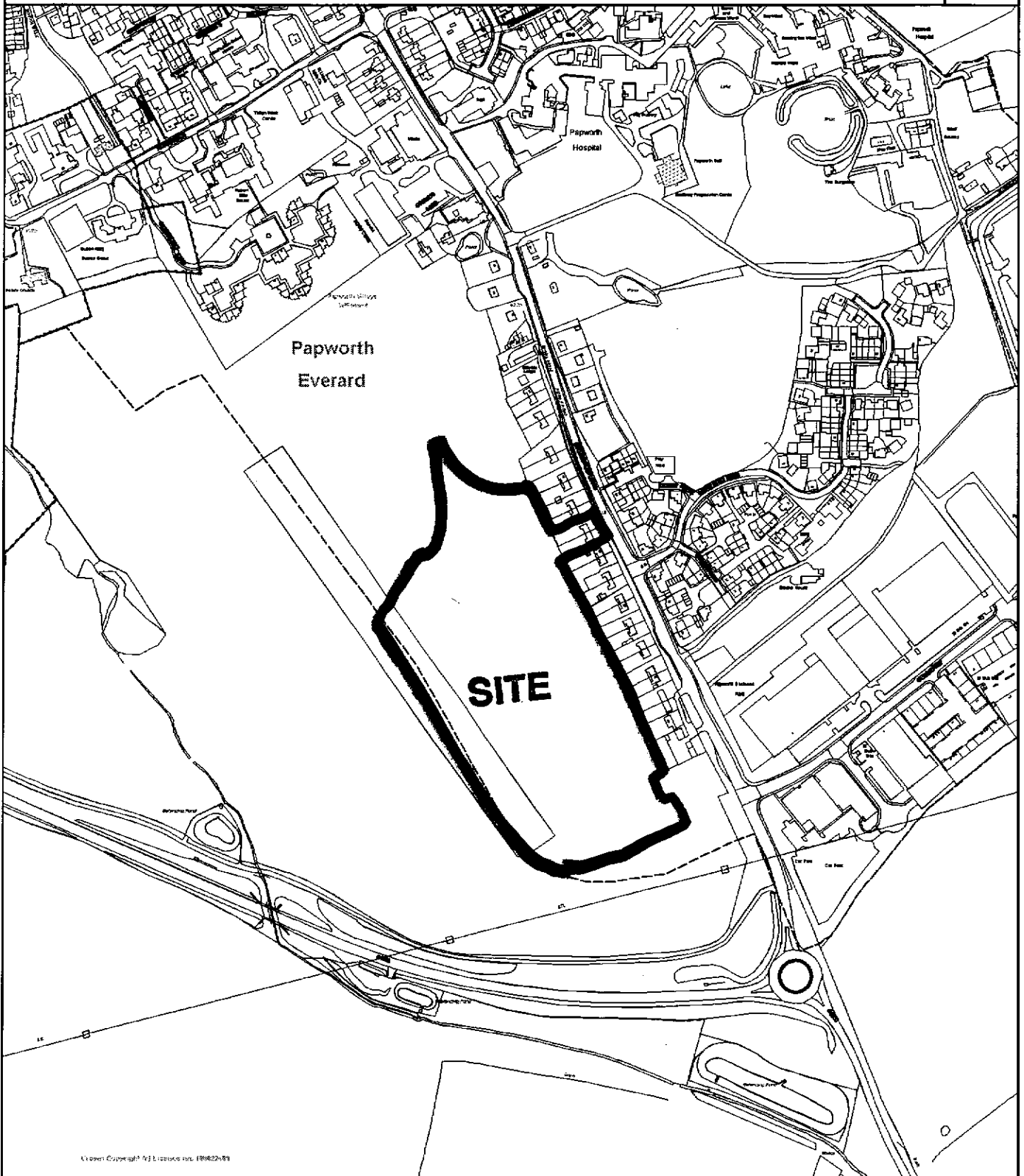
Notes:

This application has been reported to the Planning Committee at the request of the Development Control Manager.

Site and Proposal

1. The site defined within this application measures approximately 6.6 hectares and is located within the village framework. To the east of the site are residential properties and the public highway of Ermine Street. The majority of these properties along Ermine Street are within the newly proposed conservation area. To the north of the site is the rest of the development land approved within planning application S/2476/03/O. Open fields define the western boundary and to the south is an area of grass land and beyond this is the public highway (A1198).
2. The application, validated on the 19 July 2010, is for the variation of conditions 12 and 26 of Reserved Matters consent S/1688/08/RM. These conditions relate to the schedule of approved plans and the provision of public art within the development. For commercial reasons the developers need to develop part of each of two extant Reserved Matters consents (S/0093/07/RM and S/1688/08/RM) The purpose of this application is to vary the design details so that the differences between the two schemes can be addressed to ensure the final development provides a consistent and harmonious design. The aim of the Unilateral Agreement submitted is for the developer not to build the developments approved under S/1688/08/RM and the southern half of S/0093/07/RM if this current application is approved. This Unilateral Agreement also includes all the previous obligations and ensures the conditions in the outline consent are complied with. At the time of writing the Unilateral Agreement is currently being checked by the Council's Legal Team.
3. The application relates to the erection of 161 dwellings within approximately half the site defined within the outline planning permission (S/2476/03/O). The proposal is five less dwellings than what was approved in S/1688/08/RM.

S/1101/10 - Land West of Ermine Street Papworth Everard



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4. It should be noted that if the application was approved than it would be developed by both David Wilson Homes and Barratts. To expedite the development, the developers have in parallel with this application submitted a request to discharge conditions on early consents (S/2476/03/O, S/0093/07/RM and S/1688/08/RM). For pragmatic reasons the developer has based their submission on the plans in this application in order to achieve an approval with less pre-commencement conditions. The Local Planning Authority, in consultation with Papworth Parish Council, has been working to discharge these conditions where possible. In addition to this many consultees have responded to the discharge of the conditions and not directly to this application.
5. The Local Planning Authority has held fortnightly meetings with the developer, which have been attended, when required, by the Principle Urban Designer and the Local Highways Authority. Separate to this several meetings have been held with the Principle Urban Designer both within the Council Offices and on a similar development at Loves Farm, St Neots (Huntingdon District Council). The Local Planning Authority has also met separately with Papworth Everard Parish Council.

Planning History

Directly linked to this application

6. **S/2476/03/O** – The proposal for Residential Development including Public Open Space, Vehicular Access together with Demolition of 18, 20, 52, & 54 Ermine Street South and 1&3 St John's Lane was conditionally approved. The developer is currently working to discharge some of these conditions.
7. **S/0093/07/RM** – The proposal for the Erection of 365 Dwellings with Associated Open Space and Landscaping (Reserved Matters Pursuant to Outline Planning Permission Ref. **S/2476/03/O**) was conditionally approved. The developer is currently working to discharge some of these conditions. This is the development that Barratts wants to go forward and have merged some of the design principles and site layout, in particular the eastern side, into this current application.
8. **S/1688/08/RM** – The proposal for the Siting design and external appearance of 166 dwellings was conditionally approved. The developer is currently working discharge some of these conditions. This is the development that Barratts wants to go forward and have merged some of the design principles and site layout, in particular the western side, into this current application.

Other Applications following on from S/2476/03/O

9. **S/0097/06/RM** – The proposal for the Erection of 397 Dwellings with Associated Open Space (The First Reserved Matters Application) Pursuant to Outline Planning Permission Ref: S/2476/03/O was withdrawn.
10. **S/1424/08/RM** – The proposal for the Approval of appearance, landscaping, layout & scale for the erection of 81 dwellings was conditionally approved.
11. **S/1624/08/RM** – The proposal for Details of reserved matters for the siting, design and external appearance of 118 dwellings, associated works, garaging and car

parking, and landscaping for the northern phase 2 (amended scheme to part of reserved matters **S/0093/07/RM**) was conditionally approved.

Planning Policy

12. South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.

DP/1 (Sustainable Development)

DP/2 (Design of New Development)

DP/3 (Development Criteria)

DP/6 (Construction Methods)

HG/1 (Housing Density)

HG/2 (Housing Mix)

SF/6 (Public Art and New Development)

SF/10 (Outdoor Playspace, Informal Open Space and New Developments)

SF/11 (Open Space Standards)

NE/1 (Energy Efficiency)

NE/3 (Renewable Energy Technologies in New Development)

NE/6 (Biodiversity)

CH/2 (Archaeological Sites)

CH/4 (Development within the Curtilage or Setting of a Listed Building)

CH/5 (Conservation Areas)

TR/2 (Car and Cycle Parking Standards)

Consultation

13. **Papworth Everard Parish Council** – The Parish Council has not provided direct comments on this application. However, the Parish Council has provided comments in regards to the discharge of conditions for S/0093/07/RM and S/1688/08/RM. These comments have been copied into Appendix 1.

14. **Local Highway Authority** – The Local Highways Authority states that it will not accept a kerb face of more than 130mm using Conservation Kerbs. This is to prevent the kerb from being knocked over; this is particularly true where kerbs surround areas of grass. If a kerb is pushed over significant damage to the carriageway and footway surfaces will result, which can lead to further degradation of the highway particularly in the winter months.

15. **Ecology** – Please ensure that the extra high conservation kerbs are not used in the vicinity of the ponds as they will trap small animals moving to the ponds. The inclusion of sloped kerbing of the southern part of the site would assist the movement of animals from the open space beyond. It is requested that the requirement for bird and bat box provision as a means of delivery habitat enhancement as required under condition 22 of S/2476/03/O.

16. **Urban Design** – The Principle Urban Designer states the following:

“I confirm my satisfaction with the positive approach from the developer and the amendments made in response to our comments and suggestions regarding the design and materials selection for buildings. The comments were made to

improve both the design of individual buildings and their combined impact to determine the streetscape. The majority of suggestions have been acted on and I acknowledge that in a few instances it is not possible to address the issues raised.

The developer has not yet addressed other suggestions relating to the design and materials selection in relation to the parking courts. I look forward to receiving the developer's amendments in relation to these outstanding matters."

17. **Arts Officer** – Approves of the progress being made on the art condition and the proposed new wording for condition 12.

Representations

18. Chairman of Papworth Everard Parish Council Planning Committee, Dr Christopher (20/08/2010) – The Chairman states that because of the holiday season it has not been possible for the Parish Council to meet and consider the Section 73 Application. However, he states there have been some meetings with planning officers on the applicant's request to discharge, or partially discharge a number of the planning conditions relating to the Summersfield Development.
19. He states that in regard to the application to vary condition No.12 of planning application S/1688/08/RM, it is likely that the parish council will support the position of the SCDC Arts Officer. In particular, the parish council would support the recommendation from the arts officer that the 'public art brief' should include a stated total financial sum that will be devoted to the provision of public art in the current proposed development area, before any variation, discharge or part-discharge of planning condition 12 is considered.
20. (The 'blue form' – your ref S/1101/10 – will be returned to SCDC by post).
21. It should be noted that the dwellings on Plots 160 and 161, adjacent to Ermine Street, are to be one-off, separate 'architect-designed' houses. It appears that the developer has assigned a standard house type to these plots.
22. It appears that the developer has fulfilled the requirement to provide more strongly contemporary house designs for those buildings fronting Summer's Hill Green.

Planning Comments

23. The main planning considerations for this development are the principle of the development, does it preserve or enhance the visual appearance of the area, the appropriate control over the provision of an art scheme, impact upon residential amenity and Impact upon the Proposed Conservation Area.
24. The principle of the development – The application before Committee is a Section 73 Application. The Local Planning Authority can, therefore, only consider the changes being proposed to the schedule of the approved plans and the variation of the wording of the arts condition. The principle of the proposed development has been accepted by the Local Planning Authority in planning applications S/2476/03/O, S/0093/07/RM and S/1688/08/RM.

25. Impact upon the visual appearance – The broad design principles of this application are primarily trying to ensure that the previously approved Barretts and David Wilson Homes elements fit well together. This has involved getting both developers to use the same pallet of appropriate materials, having an equal mix of materials on both sides and ensuring a consistent approach to design around Summersfield Green. A contemporary approach has been chosen.
26. The proposed development has been discussed on several occasions with the Principle Urban Designer and the comments from these meetings have been passed on to the developer. These required changes include the use of a greater variety of building materials, ensuring that fenestration is appropriately placed, that there are no blank elevation walls facing public land, that the right colour door is used on each plot (for example not using a black door on a black weatherboarded house) and that the design of the dwellings around Summersfield Green is of a particular high quality. The design of the dwellings around Summersfield Green was also encouraged to incorporate balconies. The use of balconies will not only improve the visual appearance of these dwellings but should ensure that Summersfield Green remains a safe place, due to greater surveillance. The developer has made most of the required changes at the time of writing. The remaining required changes are small in scale and should be relatively easy to address or for the developer to provide a suitable argument to why the changes cannot be achieved. It should also be noted that the outstanding matters referred to specifically by the Principle Urban Designer come under the discharge of conditions and therefore do not need to be agreed at this stage. It is considered that the proposed development is a high quality design that at least preserves the architectural quality approved in the previous reserved matters applications if not enhancing it.
27. Control over the provision of an art scheme – The developer, with members of the local community and the Council's Arts Officer, is currently short listing the artist who will design the public art to incorporate within the proposed development. While the developer is currently making every effort to provide public art the Council's Legal Team, by request of the Arts Officer, is also looking to put a section into legal agreements asking for an arts contribution that must be paid to South Cambridgeshire District Council if the developer does not provide an art scheme within a reasonable time frame. The condition relating to public art will be reworded slightly in order to give the developer greater flexibility but for the Local Planning Authority to maintain the required planning controls.
28. Impact upon residential amenity – The plots that have had design variations are approximately 35 metres from the dwellings and 15 metres from the boundary line of the existing properties that are located along Ermine Street. It is, therefore, considered that the variation of the plans and the arts condition is not considered to have any significant impact upon residential amenity to any existing adjacent properties. The proposed changes are also considered very unlikely to significantly affect the quality of life the future inhabitants of the Summersfield Development will enjoy.
29. Impact upon the Proposed Conservation Area – The parts of the development, Plots 160 and 161, that may have a significant impact upon the proposed Conservation Area are being considered by the Conservation Manager. The design of the dwellings for Plots 160 and 161 have been commented upon by the Conservation

Manager through the discharge of conditions requests. The architectural design of these dwellings is not a pre-commencement requirement and hence does not need to be agreed at this stage.

Recommendation

Approve

- 1. The development hereby permitted shall be begun no later than the 18 May 2011.**

(Reason – This application for a variation of condition follows a Reserved Matters application and under Section 73 it is not possible to extend the implementation time of Reserved Matters.)

- 2. Notwithstanding the indicative architectural detailing on front, side and rear elevation drawings, no development shall commence until drawings of at least 1:20 scale, of the following detailed elements, have been submitted to and approved in writing by the Local Planning Authority:**

- **Chimney construction, materials and detailing**
- **Porches, bay window and dormer construction, materials and detailing**
- **Window and door heads and sills on front, rear and side elevations**
- **Cladding and boarding materials, construction and detailing including junctions with adjacent materials**
- **Eaves and verge construction, including dentil courses where proposed**

(Reason - To ensure visual quality and compatibility between all phases of the development and the existing village built form and its landscape setting and to assure the long term character and appearance of the development.)

- 3. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:**

- **Roof materials and methods of fixing**
- **All brickwork**
- **Horizontal wood and/or wood effect boarding, wooden cladding and/or other cladding materials**
- **Rainwater goods, soil vent pipes and vents and other external mechanical, sanitary and electrical fittings and works**
- **Garage and dwelling doors**
- **Window materials**

(Reason - To ensure visual quality and compatibility between all phases of the development and the existing village built form and its landscape setting and to assure the long term character and appearance of the development.)

- 4. No development shall commence until the developer has erected on site, sample panels, of a minimum of 2m² in area to allow the Local Planning Authority to undertake a detailed assessment of construction detail and material combinations in relation to the roof materials and pitches, brick types, window details, window headers and sills, render incorporating brickwork below dpc and window arch and sill detailing (including colour schemes), boarding and cladding, gutters, eaves construction and**

formed plinths. The development shall be carried out in accordance with the Local Planning Authority's written approval and only after such approval is given.

(Reason - To ensure that each proposed individual building material and the proposed combinations can be properly and objectively assessed in the context of the existing village and landscape forms.)

5. No development shall commence until schedules of colour schemes for the following have been submitted to and approved in writing by the Local Planning Authority:

- External dwelling and garage doors
- Rainwater goods and other external pipe work
- Cladding paints, stains and finishes
- Painted surfaces including fascia boards, porches, bargeboards etc.

The development shall be carried out in accordance with the details unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To ensure visual compatibility throughout all phases of the development.)

6. No development shall commence until detailed drawings and full schedules of proposed materials for all garages has been submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure visual compatibility throughout all phases of the development.)

7. No development shall commence until details of the free-standing walls, fences, other means of enclosure, street furniture and all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(Reason - To ensure the details of the development are satisfactory.)

8. No development of the relevant phase shall commence until boundary treatments for each plot of that phase have been submitted to and agreed in writing by the Local Planning Authority.

(Reason - To ensure the details of the development are satisfactory and supplemented with more details than the information already supplied.)

9. No development shall commence until precise details of the type and design of the solar panels to be erected on 18 dwellings has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(Reason - To ensure the details of the development are satisfactory.)

10. No development shall commence until details of the proposed Flat Refuse and Cycle Stores have been submitted to and agreed in writing by the Local Planning Authority. The stores shall be constructed in accordance with the approved details.

(Reason - To ensure the details of the development are satisfactory.)

- 11. A scheme for the lighting of each parking court shall be submitted to and approved in writing by the Local Planning Authority before development commences on the residential development to which it relates. The work shall be carried out in accordance with the approved scheme.**
(Reason - To ensure the design details are satisfactory and in the interests of highway safety.)
- 12. No development shall commence until details of the design of the proposed balancing pond and the detailed design and furnishing of the area immediately surrounding the pond have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.**
(Reason - To ensure the details of the development are satisfactory.)
- 13. No development shall commence until a detailed timetable for the design and implementation for the provision of public art, has been submitted to and agreed in writing by the Local Planning Authority. The public art shall be installed in accordance with the approved scheme and within the time periods specified within that scheme unless otherwise agreed by the Local Planning Authority.**
(Reason - To ensure the design of the development reaches a high standard.)
- 14. No services or storage of materials shall be placed within the area of the Plantations to be retained.**
(Reason - To ensure the existing trees are not damaged.)
- 15. No development shall commence until a timetable for the provision of the strategic landscaping to the public open space areas, namely Summersfield Green, including "The LEAP" and the Local Areas of Play, the balancing pond and all boundary planting, hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The planting shall take place in the agreed planting seasons unless otherwise agreed by the Local Planning Authority.**
(Reason - To ensure that the landscape character of the site is established as quickly as practicable.)
- 16. Prior to any planting taking place within the site, in each and every planting season during the course of construction of the development, details of the progress of the development indicating where dwellings have been completed and planting could at that time be implemented, shall be submitted to and agreed in writing by the Local Planning Authority. Planting adjacent to individual completed residential units shall be implemented in the first planting season following the completion of those units in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.**
(Reason - To ensure the landscape character of the site is established as quickly as practicable.)

- 17. Nine months prior to the projected hand-over of the landscaping/public open space to the adoptive body, or any other period agreed in writing by the Local Planning Authority, arrangements shall be made for the site to be inspected by representatives of the Local Planning Authority, the developer and the adoptive body. At the site meeting all planting/seeding defects shall be identified in writing. The said defects shall be rectified, to the satisfaction of the Local Planning Authority, prior to the hand-over.**
(Reason - To ensure the implementation of landscaping is satisfactory.)
- 18. All areas of land to be landscaped shall be fenced off and fully protected from damage and compaction prior to and during construction.**
(Reason - To maintain the soil structure and to ensure the trees and shrubs thrive.)
- 19. The precise details of the play equipment and associated benches and bins shall be submitted to and agreed in writing by the Local Planning Authority before the play areas are laid out. The work shall be carried out in accordance with the approved details.**
(Reason - To ensure the details of the development are satisfactory.)
- 20. Before development commences, a scheme for the protection of all grass verges and landscaped areas adjacent to road edges consisting of extra high conservation kerbs shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.**
(Reason - To preserve the areas of open space and verge, which serve an amenity function and to aid their maintenance by preventing vehicles from parking on them.)
- 21. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details 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. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 22. No demolition, site clearance or building operations shall commence until all trees to be retained have been identified to, and agreed in writing by, the Local Planning Authority and until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Trees shown and agreed for retention shall not be lopped, topped or removed without the prior written approval of the Local**

Planning Authority and any tree surgery works shall be carried out in accordance with BS 3998. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

- 23. Notwithstanding the approved plans all details relating to the dwellings for plots 17, 160 and 161 are excluded from this consent. No development shall commence, on these plots, until precise details of revised dwellings for these plots, to include floor layouts, elevations and all materials and detailing, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

(Reason - The plots lie in prominent positions within the development and require special treatment consistent with their prominence and importance in the street scene and to ensure authentic sash windows with traditional glazing bars with the proposed small paned window types on feature buildings, where appropriate, in order to enhance the character of the development in accordance with Policy DP/2 of the South Cambridgeshire Local Development Framework (Development Control Policies) 2007.)

- 24. The windows and doors to the dwellings on plots 160 and 161 shall be of timber construction unless otherwise agreed in writing by the Local Planning Authority.**

(Reason –The dwellings lie in a prominent position at the entrance to the site. The materials should be of high quality to ensure the dwellings and the development in its entirety sit well within the context of the village of Papworth Everard and to ensure authentic sash windows with traditional glazing bars with the proposed small paned window types on feature buildings in order to enhance the character of the development in accordance with Policy DP/2 of the South Cambridgeshire Local Development Framework (Development Control Policies) 2007.)

- 25. Notwithstanding the approved plans the following design elements are specifically excluded from this consent:**

- House type 05 – rear rooflights
- House type 12 – front elevation staircase tower element
- House type 17 – dormer windows to elevation 1 and elevation 3
- House type 21 – rear rooflights
- Plot 66 – garage

No development shall take place until revised details, pertaining to the above, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(Reason - To ensure the development is of high quality design.)

- 26. No development shall commence until a Public Open Space Area Specification has been submitted to the Local Planning Authority as defined in the Agreement under Section 106 of the Town and Country Planning Act 1990 dated 29th September 2005.**
(Reason - To ensure the detail and management of all areas of open space is adequately controlled.)
- 27. The development hereby permitted shall be carried out in accordance with the Schedule of Approved Plans labelled Schedule No.5.**
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

Informatives

The developer should refer to informatives on the decision notices for planning applications S/2476/03/O, S/0093/07/RM and S/1688/08/RM.

Contact Officer: Andrew Phillips, Planning Officer
Telephone: 01954 713169

Appendix 1

Response from PAPWORTH EVERARD PARISH COUNCIL PLANNING COMMITTEE MEETING of 07/09/10 ON SUMMERSFIELD DISCHARGE OF CONDITIONS

S/1688/08/RM Siting and external appearance of 166 dwellings, Ermine Street South, Papworth Everard [Summersfield] Applicant: Barrett Strategic and the Consortium of ...: Discharge of Conditions: Condition no. 2 (Details of materials).

Chris Howlett (Planning Committee chairman) has already met with you to discuss brick colours. The Planning Committee were happy to endorse the views of CH.

The details of houses have not yet been approved and are subject to the Section 73 agreement, which has not yet been determined, therefore it is premature to discharge this condition. However the Planning Committee would like to make the following comments:

- The weatherboarding (which appears to be only black) has not yet been viewed.
- How many black weatherboards are planned?
- Plot 33 (Flat over Garage) - this property is in a prominent position so weatherboarding is not acceptable – it would be more acceptable on plot 39.
- Plots 45, 129, 160 and 161 – again inappropriate weatherboarding at prominent junctions.
- This application for the discharge of Condition 2 should not include Flat Block Z1, which is a separate application.

S/1688/08/RM Siting and external appearance of 166 dwellings, Ermine Street South, Papworth Everard [Summersfield]. Applicant: Barrett Strategic and the Consortium of ...: Discharge of Conditions: Condition no. 4 (Door details).

CH has already made preliminary comments on the style of doors. Planning Committee comments:

- It is inappropriate for all the front doors to be black. A variety of paler colours would be better.
- Garage doors are shown as either black or white on the plan. This is too stark. Garage doors should co-ordinate with the brick colour and character of the house.
- Details have not been received on cladding paints, stains and finishes, or painted surfaces (fascia boards, porches, bargeboards etc)

S/1688/08/RM Siting and external appearance of 166 dwellings, Ermine Street South, Papworth Everard [Summersfield]. Applicant: Barrett Strategic and the Consortium of ...: Discharge of Conditions: Condition no. 7 (Details of boundary treatment).

Comments of the Planning Committee:

- Where is the proposed hedge in relation to the maintenance path at the southern boundary of the development?
- There is no indication of the brick-type to be used for the high screen wall.
- The long runs of estate railings on the frontages of dwellings is an inappropriate 'urban' feature that is not acceptable in a village location. Who would be responsible for maintaining them along the main vista?

- The railings should not be continuous continuous. They should be used as an occasional feature. Hedges should be the main boundary type at frontages (see original SPG for Summersfield).

S/1688/08/RM Siting and external appearance of 166 dwellings, Ermine Street South, Papworth Everard [Summersfield] Applicant: Barrett Strategic and the Consortium of ...: Discharge of Conditions: Condition no. 10 (Details of car park lighting).

There is insufficient detail to reply to this condition, for example, no side elevation views have been provided of the bollards and bulkheads.

Discharge of Condition 12 in S/0093/07/RM and condition 11 in S/1688/08/RM

Comments of the Planning Committee:

- Insufficient provision of trees. More trees are needed, particularly at the southern end of the 'pond', partly in case of death of a tree before it reaches maturity. (A group of at least 3 oaks is requested).
- Is anything planned for the boundary with the Church Yard?
- Any existing hedge between the development, and Could a hedge be planted to make the existing one complete at the church yard and the Queen Mary Nurses' Home needs reinforcement planting?
- The plans should show the points where access is to be provided into the church yard on the west/south-west side of the area containing the 'pond'.

Further to my email of earlier today, the planning committee wish to add the following comments to those you have already received. This is to clarify the decisions of the parish planning committee and to avoid any doubt.

With reference to **Condition 2 (Materials) (S/1688/08/RM)**: The Condition cannot be discharged until it is fully complied with – include the construction of panels on-site, and their approval by the LPA in consultation with the parish council.

With reference to **Condition 4 (Door details) (S/1688/08/RM)**. The parish council recommends that this condition is not discharged. It cannot be discharged until other details on cladding paints, stains and finishes, or painted surfaces (facia boards, porches, bargeboards etc) have been received and approved by the LPA in consultation with the parish council.

With reference to **Condition 7 (Details of boundary treatment) (S/1688/08/RM)**. The parish council cannot recommend discharge of the Condition dealing with boundary treatments without the amendments proposed having been made.

With reference to Condition 12 in S/0093/07/RM and Condition 11 in S/1688/08/RM

The parish council cannot recommend the discharge of this Condition without the applicant agreeing to the amendments and supplying the additional details that the parish council requests.