



**MINUTES OF THE MEETING OF THE
PLANNING COMMITTEE**

**TUESDAY 14 JANUARY 2020
COUNCIL CHAMBER, TOWN HOUSE, HADDINGTON**

Committee Members Present:

Councillor N Hampshire (Convener)
Councillor L Bruce
Councillor J Findlay
Councillor N Gilbert
Councillor S Kempson
Councillor K Mackie
Councillor K McLeod
Councillor J McMillan
Councillor F O'Donnell
Councillor J Williamson

Other Councillors Present:

Councillor S Akhtar
Councillor C Hoy

Council Officials Present:

Mr K Dingwall, Service Manager – Planning
Ms E Taylor, Senior Planner
Mr C Clark, Senior Environmental Health Officer
Mr G McLeod, Transportation Planning Officer
Ms L Hunter, Transportation Planner
Mr D Irving, Planner
Ms J Mackay, Senior Communications Adviser

Clerk:

Ms A Smith

Visitors Present/Addressing the Committee:

Item 1 – Mr P Cooper
Item 2 – Ms S Hobbs, Mr T Penrose, Mr J Lancaster, Ms H Fraser

Apologies:

Councillor W Innes
Councillor C McGinn

Declarations of Interest:

None

Prior to commencement of business Emma Taylor, Senior Planner, referred Members to her email about an additional condition for both applications in relation to the climate emergency.

1. PLANNING APPLICATION NO. 19/00926/AMM: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS OF PLANNING PERMISSION IN PRINCIPLE 14/00903/PPM - ERECTION OF 69 HOUSES AND ASSOCIATED WORKS - LAND TO SOUTH, EAST AND WEST, WALLYFORD

A report was submitted in relation to Planning Application No. 19/00926/AMM. Ms Taylor presented the report, summarising the key points. The report recommendation was to grant consent.

In response to questions from Members, Ms Taylor advised that a future submission from the applicant would deal with landscaping; this would not be contained within a planning permission in principle application. Graeme McLeod, Transportation Planning Officer, clarified that the spine road was partially adopted, from the roundabout to the school.

Philip Cooper of Iain Gaul Architects, agent for the applicant, responded to questions, clarifying that if this application was approved there would be a site presence from June/July. Keith Dingwall, Service Manager – Planning, clarified, in respect of questions about recreational space that this would be dealt with in future applications; this application related to planning permission in principle so that detail would not be included at this stage.

Local Member Councillor McLeod expressed support for the application and hoped that the timescale for commencement of work would be as indicated by the agent.

The Convener indicated his support for the application; this site was within the adopted East Lothian Local Development Plan 2018 (ELLDP). He did raise however, in relation to larger developments, the need for developers to ensure that open space, landscaping and road surfaces were of a decent quality from occupation of the first house and not something that was left until the last house within a development was occupied.

The Convener moved to the vote on the report recommendation (to grant consent):

For: 10

Against: 0

Abstentions: 0

Decision

The Committee agreed that approval of matters specified in conditions for the proposed residential development be granted subject to the following conditions:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed buildings shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 Notwithstanding that which is stated on the drawings docketed to this approval of matters specified in conditions, a detailed specification of all external finishes of the houses of the proposed development shall be submitted to and approved by the Planning Authority prior to the use of the finishes in the development. The external finishes of the houses shall be in accordance with a co-ordinated scheme of materials and colours that shall be submitted to and approved in advance by the Planning Authority. This co-ordinated scheme shall in detail promote render as the predominant finish to the walls of the houses, with a use of more than one render colour and with a strongly contrasting difference in the colours such that they will not each be of a light colour. All such materials used in the construction of the houses shall conform to the details so approved.

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 3 Other than in exceptional circumstances where the layout or particular building type does not permit, the residential units shall be orientated to face the street. Notwithstanding that shown on the docketed site plan the houses denoted with an asterix shall have dual frontages. Otherwise where a building is located on a corner of more than one street, it shall have enhanced gable(s) to ensure it has an active elevation to each street it faces.

Reason:

In the interests of safeguarding the character and appearance of the development.

- 4 Notwithstanding that shown on the drawings docketed to this approval of matters, all semi private and defensible spaces in front of or to the side of dwellings and to the side of parking courtyards shall be enclosed by walls/hedges/fences/ or railings to define areas of private space from public space.

Details of the form and appearance of all boundary treatments, including the 1.8m high fences within the rear gardens of the houses, shall be submitted to and approved by the Planning Authority prior to the occupation of the first house.

A timetable for the provision of those boundary treatments shall be submitted to and approved in advance by the Planning Authority and shall thereafter be carried out in full accordance with the timetable so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the satisfactory provision of appropriate boundary enclosures and in the interest of safeguarding the privacy and amenity of future residents of the development.

- 5 No development shall take place until there has been submitted to and approved in writing by the Planning Authority a scheme of landscaping. The scheme shall provide details of: the height and slopes of any mounding on or re-contouring of the site including SUDS basin/ponds details; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. Non-thorn shrub species should be located adjacent to pedestrian areas. Specific planting details shall include hedges to front gardens. The scheme shall include a timetable for implementation of landscaping, and this scheme shall show that the structural landscape planting (proposed woodland planting on east and west boundaries) shall be implemented within 1 year of the commencement of development and shall include a tree protection and maintenance plan to safeguard new structural tree planting during the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the details so approved, including the timetable for implementation. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation. No trees or shrubs, detailed in the approved landscaping plans to be retained on the site, shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority. All existing and new planting comprised in the scheme of landscaping shall be retained and maintained unless the Planning Authority gives written consent to any variation.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

- 6 A Construction Method Statement to specify the measures to be adopted to protect the amenity of neighbouring residential properties from the effects of noise and dust arising as a result of the construction phase of the proposed development shall be submitted to and approved by the Planning Authority prior to the commencement of development.

The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development. Development shall thereafter be undertaken until the build out of the site is complete in accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

In the interests of the amenity of the area.

- 7 A Construction Method Statement to minimise the impact of construction activity on the amenity of the area shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Construction Method Statement shall recommend mitigation measures to control construction traffic and shall include hours of construction work and details of wheel washing facilities to be provided. Wheel washing facilities must be provided and maintained in working order during the period of operation of the site. All vehicles must use the wheel washing facilities to prevent deleterious materials being carried onto the public road on vehicle tyres.

The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development. Development shall thereafter be undertaken in accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To minimise the impact of construction activity in the interests of the amenity of the area.

- 8 No work shall be carried out on the site unless and until an effective vehicle wheel washing facility has been installed in accordance with details to be submitted to and approved by the Planning Authority prior to its installation. Such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which causes a nuisance or hazard on the road system in the locality.

Reason:

In the interest of road safety.

- 9 Prior to the occupation of the last residential unit hereby approved, the proposed access roads, parking spaces and footpaths shall have been constructed on site, in accordance with the docketed drawings and those areas of land shall not thereafter be used for any other purpose than for accessing and for the parking of vehicles in connection with the residential use of the houses and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority. Thereafter:

(ii) all adoptable footpaths shall be 2m wide;

(iii) driveways shall have minimum dimensions of 6 metres by 3 metres. Double driveways shall have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11m length;

(iv) within private parking areas, the minimum dimensions of a single parking space shall be 2.5 metres by 5 metres. All visitor parking spaces within these areas shall be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings;

(v) all prospectively adoptable parking bays (i.e. that will form part of the public road) shall have minimum dimensions of 2.5 metres by 6 metres. This can be reduced to a minimum length of 5 metres on the proviso that there is adequate road space to manoeuvre in adjacent to the parking bay;

(vi) Vehicle access to private parking areas shall be via a reinforced footway crossing and have a minimum width of 5.5m over the first 10m to enable adequate two movement of vehicles;

(vii) where there is no footway provision and the road will act as a shared surface, road design should emphasise this e.g. change of level and surface treatment and should be augmented by traffic calming or signage as appropriate. This could include differential surface treatment to indicate to drivers and pedestrians where pedestrians will be located. Details of this should be submitted to and approved by the Planning Authority;

Reason:

To ensure that adequate and satisfactory provision is made for access and for off-street parking and bicycle parking in the interests of road safety.

- 10 Prior to the occupation of any of the houses hereby approved a plan showing a footpath link, to be provided from the footpath to be formed along the northern boundary of the site into the road/footpath network within the site shall be submitted to and approved by the Planning Authority. That footpath link, which should be to an adoptable standard shall be provided in accordance with a timetable for its implementation to be submitted to and approved by the Planning Authority. Thereafter that footpath link shall be implemented as so approved unless otherwise agreed in writing.

Reason:

To ensure appropriate pedestrian and cycle links to and from the site.

- 11 Prior to the commencement of development a swept path assessment should be submitted to and approved by the Planning Authority to demonstrate that a 10.0 metre refuse collection vehicle can negotiate the bend of the road adjacent to plot 34 without overrun of footways or landscaped areas.

Reason:

In the interests of road safety.

- 12 A visibility splay of 4.5 metres by 70 metres shall be provided and maintained on each side of each of the proposed main access junctions from the application site such that there shall be no obstruction to visibility above a height of 1.05 metres measured from the adjacent carriageway level within the area defined below. A visibility splay of 2.5 metres by 70 metres shall be provided and maintained on each side of each of the proposed driveway access junctions from the application site such that there shall be no obstruction to visibility above a height of 1.05 metres measured from the adjacent carriageway level within the area defined below or 2.5) :-

- a) A line 4.5 (or 2.5) metres long measured along the access road from the nearside edge of the main road carriageway.
- b) A line 70 metres long measured along the nearside edge of the main road carriageway from the centre of the access road in both directions.
- c) A straight line joining the termination of the above two lines.

Reason:

In the interests of road safety.

- 13 Prior to the commencement of development, a report on the actions to be taken to reduce the Carbon Emissions from the build and from the completed development shall be submitted to and approved in writing by the Planning Authority. This shall include the provision of renewable technology for all new buildings, where feasible and appropriate in design terms, and new car charging points and infrastructure for them, where feasible and appropriate in design terms. The details shall include a timetable for implementation. Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the development.

2. PLANNING APPLICATION NO. 19/00293/P: ERECTION OF BUILDERS MERCHANT AND ASSOCIATED WORKS AT LAND WEST OF GATESIDE ROAD, HADDINGTON

A report was submitted in relation to Planning Application No. 19/00293/P. Ms Taylor referred to points raised at the site visit regarding timings of deliveries advising that an amendment to condition 8 was therefore proposed to limit deliveries to between 7am to 6pm Monday to Friday and 7am to 4pm on Saturdays. She then presented the report, summarising the key points. The proposed decision set out in the report was to grant consent.

Ms Taylor and other officers responded to questions. Responding to a query that if this application was approved there would be three planning consents in force, Ms Taylor advised that only one application could be implemented at one time so practically it meant first come first served. She provided a breakdown of vehicles as requested stating this would comprise two articulated lorries, two rigid lorries and three to six light vans per day.

Liz Hunter, Transportation Planner, responded to questions about the Traffic Assessment. She clarified that this had been updated and officers were satisfied that the application had been determined appropriately; it was a robust traffic assessment. She gave details of the benchmarking carried out advising that twelve comparable sites had been looked at by the applicant. She clarified that movements quoted included private customers. Regarding HGV movements, she advised that the traffic signals junction had been designed to ensure vehicles would be able to make their turn into Gateside Road without straying onto the other side of the carriageway. In relation to the possibility of restricting parking on Gateside Road Ms Hunter advised that the situation would be monitored once the traffic lights were operational.

Colin Clark, Senior Environmental Health Officer, dealt with questions about the Noise Assessment and related matters. He gave details of how assessments were carried out, referring to British Standard averages and to noise receptors and rating levels. He clarified that noise would be mitigated by the acoustic fence. Ms Taylor stated that noise and light pollution concerns raised by objectors were addressed in the conditions. She confirmed that the floodlights would be operational only when the building was operational.

Regarding the number of conditions, Ms Taylor clarified that there were more conditions attached to this application than the previous two applications for this site but this was more to do with the nature of the application, many were standard conditions.

Sheila Hobbs of Scott Hobbs Planning, agent for the applicant, outlined the planning history of the site, referring to the extant planning permissions. She stated that if the application was granted all efforts would be made into developing the site at the earliest opportunity. She stressed that this proposal would provide viable employment opportunities. She drew Members' attention to several display boards showing various illustrations of the site and the proposed development. Regarding landscaping, there would be the loss of some trees on the eastern boundary but additional landscaping would be provided. Ms Hobbs added that the change to the timing of deliveries was acceptable.

Tom Penrose of PPH Commercial which represented the Builder's Merchants MKM, responded to questions and provided background to MKM and its operating method. He said that if the application was granted the company would be on site this year and hoped to be trading by the end of the year. He indicated that staff would be recruited locally. Regarding security, there would be an acoustic fence and the site would be fully alarmed. Floodlighting conditions would be adhered to. He gave details of delivery numbers in and out of the site. He confirmed that loading would be done the previous night, before the end of the business day, so vehicles would be ready to depart the next morning.

John Lancaster, an immediate neighbour, spoke against the application. He stressed that a residential development was an unsuitable location for a metal clad warehouse and builder's yard; it should be situated within an industrial estate. The building would tower over Gateside Road, it would impact on the existing trees. Gateside Road was a secluded approach to a number of housing developments. This application did not comply with the ELLDP, specifically Policy RCA1, which referred to protection and enhancement. He had concerns about HGV's accessing the site; this was a residential access road only. He also had concerns about floodlights, noise and delivery operation times. He hoped Members would take objections into consideration and urged rejection of this application.

In response to questions, Mr Lancaster stated that a nursing home was far more compatible to a residential development. He clarified he had objected to the business units application.

Helen Fraser spoke against the application. She stated she had no concerns about MKM Builders Merchants but this was not the right location for their business. They had many UK sites but none within a residential area. This application fell into the bad neighbour category

in terms of planning policy. She raised issues regarding the access, damage to the road surface and proximity to a children's play area. She referred to inaccuracies in the Transport Statement. She took issue with several statements within the report regarding noise, dust and security lighting; all of these would have an impact. She stressed that despite what the agent had previously stated this proposal would have an unacceptable impact on local residents. On safety and environmental issues this application should be declined.

Local Member Councillor McMillan indicated he had brought this application forward to Committee not just because of the number of objections but also for concerns regarding the number of conditions attached to the grant of consent. He drew attention to several of these. He raised traffic concerns. He queried the rationale of the application given that so many conditions were needed to try and preserve the amenity for residents. In his view, taking into account the character and appearance of the area, this application was not congruent with this area. He would not be supporting the report recommendation.

Local Member Councillor Akhtar, not a member of the Planning Committee, agreed with her colleague that this proposal was not suitable for this area. She acknowledged all the concerns expressed by the objectors.

Local Member Councillor Hoy, also not a member of the Planning Committee, supported Councillor McMillan's comments. He referred to the importance of place making and promoting residents' health and wellbeing.

Councillor Kempson also expressed support for Councillor McMillan's comments. She stressed that an industrial estate was an appropriate location for such a business, within a housing development was inappropriate. She would not be supporting the application.

Councillor Findlay agreed with comments expressed by colleagues; he would not be supporting the report recommendation to grant consent for this application.

Councillor McLeod felt that all objections were valid; he would not be supporting the recommendation in the report to grant consent.

The Convener closed the discussion. He reminded Members that this site was allocated for business use in the ELLDP and highlighted the scenario if the application was refused and then went to appeal. He appreciated residents' concerns but the application had been assessed by officers and conditions were in place to mitigate any concerns. There would be employment opportunities for the area. He would be supporting the recommendation in the report to grant planning permission.

For: 5

Against: 5

Abstentions: 0

Due to the equal number of votes, and in accordance with the Council's Standing Orders, the Convener used his casting vote – to grant consent.

The Convener asked Mr Dingwall to clarify the amended conditions, which were subsequently approved:

8. The builder's merchant hereby approved shall only operate between the hours of 0700-1800 hours on Mondays to Friday and between the hours of 0700-1600 on Saturdays. No inward or outward deliveries to and from the site shall be undertaken outwith those hours.

Reason: To safeguard the amenity of the occupants of neighbouring residential properties.

10. Prior to its use in the development the details of all external lighting shall be submitted to and approved by the Planning Authority and the lighting erected shall thereafter accord with the details so approved unless otherwise agreed by the Planning Authority.

The approved lighting shall thereafter be operated in strict accordance with the following requirements:

a) Unless otherwise approved in writing by the Planning Authority, there shall be no illumination from any external lighting outwith the hours of the operation of the builder's merchant business (i.e. outwith the hours of 0700-1800 hours on Mondays to Friday and outwith the hours of 0700-1600 on Saturdays; and

b) Light Trespass (onto windows) of neighbouring residential properties, measured as Vertical Illuminance in Lux, (Ev), shall not exceed 10.

Reason: To protect the amenity of the occupants of neighbouring residential properties from light trespass.

Decision

The Committee agreed to grant planning permission subject to the following conditions:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed buildings; shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 Prior to its use on the building a sample of each of the external finishes of the warehouse building hereby approved shall be submitted to and approved by the Planning Authority. Thereafter the cladding used shall accord with the sample so approved unless otherwise agreed in writing by the Planning Authority.

Reason

To safeguard the character and appearance of the building and of the area.

- 3 The use hereby approved shall be restricted to a Builder's Merchants only.

Reason:

To limit the use to that applied for and in the interests of the amenity of the area.

- 4 Prior to the operation of the builder's merchants hereby approved a 2.5m high acoustic fence shall be erected along the Western and Northern boundary of the site as shown in Figure 1 of ITP Energised's Noise Assessment Ref EDI_1956 of 14 October 2019. The fence shall have a minimum density of 12kg/m², be continuous and have no holes or gaps either between panels or at the base between it and the ground. Thereafter the fence shall be retained in place unless otherwise approved by the Planning Authority.

Reason

To safeguard the amenity of the occupants of neighbouring residential properties from noise.

- 5 No development shall take place on site until temporary protective fencing in accordance with Figure 2 of British Standard 5837_2012 "Trees in relation to design, demolition and construction" and as detailed on page 14 of the Tree Survey and Arboricultural Implication Assessment dated November 2019 by Donald Rodger Associates has been installed, approved by the arboriculturist and confirmed in writing by the Planning Authority. The fencing must be fixed in to the ground to withstand accidental impact from machinery, erected prior to site start and retained on site and intact through to completion of development. The position of this fencing must be as indicated on the drawing 'Tree Survey and Proposals' numbered 19473/1 of the Tree Survey and Arboricultural Implication Assessment dated November 2019 by Donald Rodger Associates, shall be positioned outwith the Root Protection Area (RPA) as defined by BS5837:2012 for all trees and approved in writing by the Planning Authority.

All weather notices should be erected on said fencing with words such as "Construction exclusion zone - Keep out". Within the fenced off areas creating the Construction Exclusion Zones the following prohibitions must apply:-

- _ No vehicular or plant access
- _ No raising or lowering of the existing ground level
- _ No mechanical digging or scraping
- _ No storage of temporary buildings, plant, equipment, materials or soil
- _ No hand digging
- _ No lighting of fires
- _ No handling discharge or spillage of any chemical substance, including cement washings

Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees.

Reason

In order to form Construction Exclusion Zones around retained trees and protect retained trees from damage into the interests of safeguarding the character of the area.

- 6 Prior to commencement of development a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall provide details of: the height and slopes of any mounding on or re-contouring of the site including SUDS basin/ponds details; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme shall include planting to the retaining wall to the south and east of the site, tree planting to the southeast corner and at the entrance to the site, shrub and small species tree planting to the north boundary and shrub and tree planting to the west boundary. Non-thorn shrub species should be located adjacent to pedestrian areas. The scheme shall include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development. Thereafter the approved scheme of landscaping shall be implemented unless otherwise agreed by the Planning Authority.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development or occupation of any house hereby approved, whichever is the sooner. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation. No trees or shrubs, detailed in the approved landscaping plans to be retained on the site, shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority.

Reason:

In the interests of safeguarding the landscape character and appearance of the area.

Reason

To ensure implementation and retention of landscaping important to the amenity of the wider area.

- 7 Prior to the commencement of development a woodland management plan detailing how the trees and woodland on the site shall be managed and maintained shall be submitted to and approved by the Planning Authority. This shall include for the annual inspection of the trees and woodland by a qualified and experienced arboriculturist identifying any trees requiring work and thinning and / or new planting works to allow development of a balanced woodland structure. The annual tree inspection report shall be submitted to the Council within one month of undertaking and any tree works identified as required at the annual inspections shall be submitted to and approved in writing by the Planning Authority. Thereafter the details within the woodland management plan docketed to this planning application for all trees and woodlands on the site shall be complied with unless otherwise agreed by the Planning Authority.

Reason

To safeguard the trees and woodland on the boundaries of the site in the interests of safeguarding the landscape character of the area.

- 8 The builder's merchant hereby approved shall only operate between the hours of 0700-1800 hours on Mondays to Friday and between the hours of 0700-1600 on Saturdays. No inward or outward deliveries to and from the site shall be undertaken outwith those hours.

Reason

To safeguard the amenity of the occupants of neighbouring residential properties.

- 9 Prior to the commencement of development, a report on the actions to be taken to reduce the Carbon Emissions from the build and from the completed development shall be submitted to and approved in writing by the Planning Authority. This shall include the provision of renewable technology for all new buildings, where feasible and appropriate in design terms, and new car charging points and infrastructure for them, where feasible and appropriate in design terms. The details shall include a timetable for implementation. Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the development.

- 10 Prior to its use in the development the details of all external lighting shall be submitted to and approved by the Planning Authority and the lighting erected shall thereafter accord with the details so approved unless otherwise agreed by the Planning Authority.

The approved lighting shall thereafter be operated in strict accordance with the following requirements:

- a) Unless otherwise approved in writing by the Planning Authority, there shall be no illumination from any external lighting outwith the hours of the operation of the builder's merchant business (i.e. outwith the hours of 0700-1800 hours on Mondays to Friday and outwith the hours of 0700-1600 on Saturdays; and
b) Light Trespass (onto windows) of neighbouring residential properties, measured as Vertical Illuminance in Lux, (Ev), shall not exceed 10.

Reason

To protect the amenity of the occupants of neighbouring residential properties from light trespass.

- 11 A Construction Method Statement to minimise the impact of construction activity on the safety and amenity of the area shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Construction Method Statement shall recommend mitigation measures to control noise, dust, hours of construction works and control of construction traffic including routing of vehicles and delivery time restrictions and include details of temporary parking arrangements during the full construction period for all vehicles associated with the building works. This shall also include a prestart dilapidation survey over roads affected by construction vehicles, particularly along Gateside Road.

The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development and shall be implemented until the development of the site is complete unless otherwise agreed by the Planning Authority.

Reason:

To minimise the impact of construction activity in the interests of the amenity of the area.

- 12 Prior to the commencement of development detail of how 24 access to the SUDs basin located to the south of the application site shall be submitted to and agreed with the Planning Authority and unless otherwise approved shall be formed in the manner so agreed. Thereafter the access to the SUDs shall remain in place unless otherwise agreed by the Planning Authority.

Reason:

To safeguard emergency access to the SUDs basin.

- 13 Prior to the commencement of development details of the retaining walls to be erected on the east and south boundaries of the site shall be submitted to and approved by the Planning Authority. Thereafter the retaining walls shall be erected in accordance with the details so approved.

Reason:

To safeguard the character and appearance of the area.

- 14 There shall be no commencement of development unless and until an effective wheel washing facility has been installed in accordance with details to be submitted to and approved by the Planning Authority prior to its installation. Such facility shall be retained in working order during the construction phase of the development and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which causes a nuisance or hazard on the road system in the locality.

Reason:

In the interests of road safety

- 15 A Travel Plan to minimise private car trips and to encourage the use of alternative modes of transport such as buses, cycling and walking shall be submitted to and approved by the planning authority prior to

the operation of the Builders Merchants. The Travel Plan shall include details of the measures to be provided, the methods of management, monitoring, review and reporting and duration of the Plan.

The approved Travel Plan shall be implemented in accordance with the details so approved.

Reason:

In the interests of ensuring sustainable travel patterns in respect of the approved development.

- 16 Prior to the commencement of development details of the 2 proposed Sheffield cycle stands shall be submitted to and approved by the Planning Authority.
The cycle stands shall be formed and made available for use in accordance with the details so approved and thereafter retained in place unless otherwise agreed by the Planning Authority.

Reason:

To ensure the provision of adequate bin and cycle storage on the site.

- 17 Prior to the commencement of development, details of all fences to be erected on the site shall be submitted to and approved in advance by the Planning Authority. Those details shall include details of the heights, positioning, materials, colours and design of all fences to be erected on the site. Thereafter the fencing erected shall accord with the details so approved unless otherwise agreed by the Planning Authority.

Reason:

To safeguard the character and appearance of the area.

- 18 The proposed access junction and pedestrian provision between the footway on the west side of Gateside Road and the protected pedestrian strip within the site as indicated in Proposed Site Layout 5889(3)SP004 Rev H and Swept Path Analysis 19033-MTS-00-XX-DR-TP-06010 Rev 02 are not hereby approved. Instead and prior to commencement of development, a revised site layout and swept path analysis shall be submitted to and approved by the Planning Authority. The submitted detail shall show:
- o a visibility splay of 2.5 metres by 70 metres in both direction at the proposed site access junction with Gateside Road. There shall be no visual obstruction within these visibility splays above a height of 1.05 metres. The visibility splays shall be retained as such thereafter unless otherwise approved in writing by the planning authority.
 - o a kerbed pedestrian footway connecting the existing footway on the west side of Gateside Road and the proposed protected pedestrian strip within the site.
 - o a dropped kerb pedestrian crossing point to include tactile paving over the proposed site access junction.
 - o that large vehicles turning left into the site do not encroach onto the pedestrian footway or protected pedestrian when undertaking the manoeuvre.

The road and footway works shall thereafter be provided in accordance with the details so approved.

Reason:

In the interests of road safety

- 19 Prior to the commencement of development, a report on the actions to be taken to reduce the Carbon Emissions from the build and from the completed development shall be submitted to and approved in writing by the Planning Authority. This shall include the provision of renewable technology for all new buildings, where feasible and appropriate in design terms, and new car charging points and infrastructure for them, where feasible and appropriate in design terms. The details shall include a timetable for implementation. Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the development.

Signed

Councillor Norman Hampshire
Convener of the Planning Committee