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| Application Number | 18/1545/FUL | Agenda Item | |
| Date Received | 11th October 2018 | Officer | Mairead O'Sullivan |
| Target Date | 6th December 2018 | | |
| Ward | Coleridge | | |
| Site | Adkins Corner Perne Road Cambridge CB1 3RU | | |
| Proposal | New residential block to the rear containing three 3 x bed units (use classes c3 and c4 in the alternative) following demolition of existing retail storage space at first floor and changes to the external appearance of the existing elevations along with revised access arrangements from Perne Road, courtyard at first floor level, car and cycle parking and associated landscaping. | | |
| Applicant | N/A C/O Agent | | |

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| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed flexible use is considered acceptable in principle given the permitted development fall back - The proposed C3/C4 flexible use is not considered to give rise to any adverse impacts on neighbour amenity or highway safety |
| RECOMMENDATION | APPROVAL |

1.1 The application site lies on the corner of Perne Road and Cherry Hinton Road. The ground floor is comprised of a number of retail units with car parking to the front. Most of the upper floors are in residential use. A number of units were recently granted prior approval for change of use from B1(c) office use to C3 residential use. Most of these units are accessed from the

rear of the building. Permission was subsequently granted for an extension to provide three 3bed units with amendments to the building and the provision of a private car park courtyard area to the rear of the commercial building.

- 1.2 The remaining space to the rear is used for storage and servicing for the retail units. Car parking for customers of the retail units is to the frontage.
- 1.3 The façade of the building currently looks run down and in need of upgrade. The building is finished in brick with a railing and balcony running along the whole of the first floor. There are four existing retail units at ground floor. Budgens occupy the largest unit and have covered most of the shopfront in vinyl decals. A bookmakers, pharmacy and carpet shop occupy the remaining smaller units which front onto Perne Road.
- 1.4 Outside of the application site, but still within the same applicant ownership, is a Kwik-Fit garage with residential units above. This has not been included within the application as the garage has a long term lease of the unit.
- 1.5 The site lies within the Adkins Corner local centre.

2.0 THE PROPOSAL

- 2.1 The proposal seeks full planning permission for a new residential block to the rear containing three x 3 bedroom units (in use classes C3 and C4 in the alternative) with works to the external envelope of the building, revised servicing for the commercial unit, and a courtyard with car and cycle parking to the rear.
- 2.2 The proposal, although for full planning permission, is a variation on the recent approval 17/1297/FUL. The applicant seeks to have a flexible C3/C4 use rather than the solely C3 use of the recent approval. C3 use is as a dwellinghouse for a single household. C4 use allows the building to be used as a small HMO by up to six people.
- 2.3 The applicant has provided a covering letter which identifies that the site would be eligible to change between C3 and C4 uses under Permitted Development. However, for this to happen, the approved C3 use would need to first be

implemented. The application seeks to give flexibility about how the units would be occupied in the first instance.

- 2.4 The application is solely to consider the change to the flexible C3/C4 use. Changes to the physical appearance of the building are being considered through an application for a non-material amendment (NMA) to the original scheme. These changes are also shown on the plans for consideration as part of this full application. The changes are minor hence are suitable to be considered as a non-material amendment which will be approved prior to the committee date following the end of a consultation period.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|--|------------------------|
| 17/1297/NMA1 | Non material amendment on application 17/1297/FUL for minor changes to layout of rear courtyard, relocation of platform lift, amendments to access to first floor podium area and minor fenestration changes to the appearance of the elevations. | Pending consideration |
| 17/1297/FUL | New block to rear containing three 3xbed residential units with roof terraces following demolition of existing retail storage space at first floor and changes to the external appearance of the existing elevations along with revised access arrangements from Perne Road, courtyard at first floor level, car and cycle parking and associated landscaping. | Permitted |
| 17/1315/B1C3 | Prior Approval notification of proposed change of use of the corner office on first and second floors from B1(a) (offices) to Class C3 | Prior approval granted |

| | | |
|-------------|---|-----------|
| 11/0337/FUL | (dwellinghouses) Proposed change of use of Class B1(a) offices and surplus storage/welfare accommodation into 6no residential units. | Permitted |
| 09/0829/FUL | Replacement of existing public telephone kiosk combining public payphone service and ATM service. The proposal involves shifting the kiosk back by 0.5m. The proposal requires the provision of 4 protective bollards at the request of the Crime Prevention Officer. | Permitted |

4.0 PUBLICITY

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| 4.1 | Advertisement: | No |
| | Adjoining Owners: | Yes |
| | Site Notice Displayed: | Yes |

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

| PLAN | POLICY NUMBER |
|---------------------------|--|
| Cambridge Local Plan 2018 | 1 3 28 31 32 35 36 50 51 55 56 57 58 59 64 81 82 |

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

| | |
|---|---|
| <p>Central Government Guidance</p> | <p>National Planning Policy Framework July 2018</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p> |
| <p>Previous Supplementary Planning Documents</p> <p>(These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p> | <p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> |
| <p>Material Considerations</p> | <p><u>City Wide Guidance</u></p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire</p> |

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|--|--|
| | <p>Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> |
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: Given the site history, no objection is raised to the proposal as it will have a very similar impact to the extant permission.

Environmental Health

- 6.2 No objection: Planning permission has already been granted under permission reference 17/1297/FUL for a similar scheme. Given that this is an entirely new application without any adequate / satisfactory supporting information regarding Environmental Health considerations, it will need to be covered by the same conditions as were applied to 17/1297/FUL.

Urban Design and Conservation Team

- 6.3 No comments received.

Head of Streets and Open Spaces (Landscape Team)

- 6.4 No comments received.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.5 No objection.

Refuse and Recycling

- 6.6 No comments received.

6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owner/occupier of the 348 Cherry Hinton Road has made a representation.

7.2 The representations can be summarised as follows:

- Cycle and car parking is already inadequate for the site. Changing 3 units into HMOs rather than family dwellings will exacerbate an already unacceptable situation.
- Concerned that the one way access is unacceptable and this would be worse if the units are used as HMOs.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Noise, vibration and dust
4. Inclusive access
5. Residential amenity
6. Highway safety
7. Car and cycle parking
8. Third party representations

Principle of Development

8.2 The application is a resubmission of an approved scheme for three 3bed residential units. The only difference between this

and the previously approved application is the change of use from C3 use to a flexible C3/C4 use. A C3 use is a dwelling house occupied by a single household of no more than 6 people. A C4 HMO, often referred to as a small HMO, is a dwellinghouse occupied by no more than 6 unrelated people.

- 8.3 The applicant has identified correctly within their covering letter that the units can move from the approved C3 to a C4 use under Permitted Development without the need for a planning application. However, for this to happen the C3 use of the units would need to be implemented. The application, if approved, would give the applicant the flexibility to, if required, occupy the units as C4 small HMOs without the need for them to be first used as C3 family units. The extant permission has to be afforded significant weight and the Local Planning Authority can therefore only consider material differences between the approved and current schemes.
- 8.4 Given the permitted development fall-back position, I have no objection to the principle of the proposed change of use.

Context of site, design and external spaces

- 8.5 All of the proposed changes are currently being considered under an application for a non-material amendment but are also shown on the proposed plans for the current application. At the time of writing, the non-material amendment application was within a consultation period, but is due to be determined prior to the committee meeting. The external changes from the approved scheme include amendments to car parking and cycle parking layouts with additional soft landscaping in the rear courtyard area, some amendments to the fenestration and revisions to the front balcony balustrade and amendments to the eastern stairs with the platform lift being relocated from adjacent to the west stair to by the east stair. All of the changes are minor and are not considered visually significant.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59.

Noise, vibration and dust

- 8.7 As with the extant consent, the Environmental Health Officer has recommended a number of conditions to protect the

amenity of nearby occupiers. The recommended conditions are as follows:

- demolition/construction hours
- collection and delivery during demolition/construction
- dust condition
- plant noise insulation
- noise insulation scheme
- delivery hours restriction to the commercial units

8.8 In my opinion, subject to the conditions I have recommended, the applicants have suitably addressed the issues of noise, vibration and dust, and the proposal is in accordance with Cambridge Local Plan (2018) policies 35 and 36.

Inclusive access

8.9 The proposed units would have level access and a platform lift would provide access to the first floor. Whilst the platform lift would not meet with the requirements of policy 51, it was deemed acceptable at the time the previous decision was made and as this consent remains extant, and therefore afforded significant weight, it would be unreasonable to require this to be changed.

8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.11 The proposed flexible use incorporating a potential C4 use on site is not considered to give rise to any adverse impacts to residential amenity.

8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

8.13 The three proposed units were considered to provide an adequate level of amenity to future occupiers. I consider that the units would also provide an acceptable level of amenity were the units to be used as C4 small HMOs.

8.14 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2018) policy 50.

Highway Safety

8.15 The Highway Authority has confirmed that due to the similarity with the approved extant scheme they have no highway safety concerns.

8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.17 The proposed use as a small HMO would not give rise to a policy requirement for any additional cycle or car parking provision.

8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

8.19 I address the points raised by the third party representation in the below table:

| Representation | Response |
|--|---|
| Cycle and car parking is already inadequate for the site. Changing 3 units into HMOs rather than family dwellings will exacerbate an already unacceptable situation. | The use of the residential units as C4 units could be made under permitted development and the application only gives the applicant more flexibility as to how the building is first used. Car and cycle parking provision was considered acceptable as part of the |

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| | previous application. The use of any of the units of the building as a small HMO is not considered to give rise to a policy need for any further car or cycle parking on site. |
| Concerned that the one way access is unacceptable and this would be worse if the units are used as HMOs. | I do not consider that the use of the three units as small HMOs rather than C3 apartments would impact on the access arrangement to the site. |

9.0 CONCLUSION

9.1 The proposed flexible use could be implemented under permitted development but the application gives the flexibility for the building to be used as either a C3 or C4 use in the first instance. The proposed flexible use, given the permitted development fall-back position, is not considered to give rise to any adverse impacts on highway safety or neighbour amenity and is considered to continue to provide an adequate level of amenity for future occupiers.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions))

4. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55 and 58).

5. Prior to the occupation of the residential units, large scale plans of the cycle parking for the residential units shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be installed in accordance with the approved details prior to the occupation of the residential units and shall be retained thereafter.

Reason: To ensure adequate cycle parking is provided to the residential units (Cambridge Local Plan 2018 policy 82)

6. Prior to the commencement of development, the amendment to the Traffic Regulation Order, controlling on street parking which is required to facilitate the revised servicing arrangement, must be approved. The revised servicing arrangement shall be in place prior to the occupation of the new residential units.

Reason: To ensure the revised servicing arrangement can be achieved and to protect the amenity of future occupiers (Cambridge Local Plan 2018 policies 55 and 81)

7. Following the approval of the Traffic Regulation Order and prior to the occupation of the residential units, all servicing of the retail units to the rear (other than the collection of refuse) shall cease. All servicing shall be carried out to the front of the retail units in accordance with the Traffic Regulation Order.

Reason: To Protect the amenity of future occupiers of the residential units (Cambridge Local Plan 2018 policies 35, 55 and 56)

8. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

9. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

10. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

11. Prior to the occupation of the development or the commencement of the use, a noise assessment detailing noise levels emanating from all plant, equipment and vents, relative to background levels, shall be submitted to, and approved in writing by, the Local Planning Authority.

If the assessment demonstrates that noise levels exceed the background level at the boundary of the premises, having regard to adjacent noise sensitive premises, a mitigation scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35)

12. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the first occupation of the building and thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 policies 35, 55 and 56)

13. Deliveries to the commercial units shall only take place between the following hours:

Monday to Saturday: 07:00 - 21:00

Sundays and Bank Holidays: 09:00-19:00

Reason: To protect the amenity of the existing occupiers of the site (Cambridge Local Plan 2018 policies 35 and 55)

14. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

15. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

16. Notwithstanding the approved plans, prior to commencement of development, details of screens to the north facing first floor roof terraces and the south facing second floor roof terraces shall be submitted to and approved in writing by the Local Planning Authority. Details shall include cross-sections to show the height of the screens.

Reason: To protect the amenity of surrounding occupiers (Cambridge Local Plan 2018 policies 55 and 58)

17. The balconies to the front of the building shall be implemented in full prior to the occupation of the residential units.

Reason: To ensure there is adequate amenity space for future occupiers (Cambridge Local Plan 2018 policies 55 and 58)

18. The platform lift shall be installed prior to the occupation of the residential units.

Reason: To ensure the residential units are accessible to wheelchair users (Cambridge Local Plan 2018 policies 56 and 58)

19. All storage for the retail units shall be internal and within the allocated retail space. No storage shall take place in the external space surrounding the residential car parking to the rear.

Reason: To protect the amenity of future occupiers of the residential flats (Cambridge Local Plan 2018 policies 56 and 65)

20. Prior to the occupation of the residential units, details of the proposed gates and associated access arrangements from Perne Road, and details of low level lighting to the path, shall be submitted to and approved in writing by the Local Planning Authority. The gates and lighting shall be installed in accordance with the approved details prior to the occupation of the residential units and shall be retained thereafter.

Reason: To ensure the space to the rear is secure (Cambridge Local Plan 2018 policies 34, 56 and 58)

INFORMATIVE: Should the C4 use be implemented, the units shall only be occupied by no more than 6 people. Otherwise a further planning application will be needed for sui generis use as a large HMO

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: Before drainage details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to achieve a 20% reduction in peak flows and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- b. provide a management and maintenance plan for the lifetime of the development.
- c. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.