

15/01313/OUT – Appendix 1 Draft Planning Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
14:096 - 10		15th February 2016
14:096 - 11		15th February 2016
14:096- 2 LOCATION PLAN ONLY		8th December 2015

- 2 Approval of the details of the landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 No above ground construction shall take place on site until details of the materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The proposal has been assessed on the basis that it is a high quality and innovative design and details of materials are required in order to ensure that the proposed dwelling is constructed in accordance with Paragraph 55 of the National Planning Policy Framework.
- 5 No development shall take place until a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented in accordance with a timetable set out within the drainage scheme.
- 5 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as the

implementation of a surface water drainage strategy needs to be incorporated into the construction phase.

- 6 The access, parking and turning areas shall all be constructed strictly in accordance with the details shown on Drawing No. 14:096 -10 prior to the first occupation of the dwelling. The access, parking and turning areas shall thereafter be retained free from construction and available for the intended use.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 7 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.
- 7 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV8 and COM7 of the East Cambridgeshire Local Plan 2015.
- 8 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the approved access.
- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 10 Prior to commencement of development a detailed energy and sustainability strategy for the development, based on the draft Energy Efficiency Report dated 29 February 2016, shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of all on site renewable energy technology and energy efficiency measures incorporated into the development. The development shall be carried out in accordance with the approved strategy.
- 10 Reason: The application has been assessed as acceptable as complying with Paragraph 55 of the National Planning Policy Framework and Policy ENV4 of the East Cambridgeshire Local Plan 2015 on this basis. The application is pre-commencement to ensure that the necessary measures are incorporated into the fabric and construction of the dwelling.

- 11 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 12 Except as detailed on the approved plans, no trees shall be /pruned or removed/felled and no shrubs or hedges shall be removed without the prior written approval of the Local Planning Authority.
- 12 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.
- 13 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 Prior to the installation of any external lights details of the lights, including the technical specification and location, shall be submitted to and approved in writing by the Local Planning Authority.
- 14 Reason: To safeguard the character and appearance of the area and minimise light pollution, in accordance with policies ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015.
- 15 The reserved matters application for landscaping shall include details of the works to be carried out to shape up the existing boundary hedges together with details of ongoing maintenance of the boundary vegetation to assist in its long term retention.

- 15 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 No above ground construction shall take place on site until detailed drawings at a scale of 1:20 of the windows and doors to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.
- 16 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The proposal has been assessed on the basis that it is a high quality and innovative design and details of materials are required in order to ensure that the proposed dwelling is constructed in accordance with Paragraph 55 of the National Planning Policy Framework.