

PLANNING APPLICATION REPORT

Case Officer: Lucy Hall

Parish: Brixton **Ward:** Wembury and Brixton

Application No: 2481/16/OPA

Agent/Applicant:

Mr Richard Boyt
South Hams Planning Ltd
7 Manor Park
Kingsbridge
TQ7 1BB

Applicant:

CRCSW Ltd
3 Woodland Terrace
Greenbank
Plymouth
PL4 8NL

Site Address: Brixton Scout Hut And Brixton Football Pitch, Brixton, PL8 2NY

Development: Full application for the erection of a Scout Hut. Outline application for the demolition of Brixton Scout Hut and erection of two dwellings (access to be considered)

Reason item is being put before Committee *At the request of Cllr Brown requests the concerns raised by local residents are considered in detail at Committee.*



Recommendation: Conditional Approval

Site Description:

The application site consists of two parcels of land approximately 200 metres apart.

The northern site is an area of broadleaf woodland, which is subject to a blanket Tree Preservation Order (TPO). It is located on the western edge of the village of Brixton and contains the existing Scout Hut. Court View, residential road, lies to the east of the site, Brixton Camp Site to the south, the A379 to the north (Brixton Lodge Garden beyond) and open countryside to the west.

The southern site sits on the northern edge of an existing field which hosts a football pitch, home to local football team 'SB Frankfort FC'. It is located to the south of Brixton Camp Site with access off an existing track which leads from an existing lane situated to the rear of Meadow Drive.

Both parcels of land form a larger holding owned by the applicant. They are situated outside of the village development boundary, located within the countryside. Both sites are located within the South Devon Area of Outstanding Natural Beauty.

The Proposal:

The application is in hybrid form and seeks full planning consent for the erection of a new Scout Hut and outline planning consent for the demolition of the existing Scout Hut and its replacement with two dwelling houses.

The new Scout Hut would be located on an unused part of a wider field which hosts the football pitch. The building would take the form of a rectangular block and would be clad externally in horizontal timber boarding and set under a hip roof, clad in natural slates. Access would be via double opening doors on the south east (front facing) elevation. A window serving the kitchen area is also proposed on the south east elevation and a series of high level windows are proposed throughout.

Access to the site would be via an existing track which serves the existing football pitch. A parking area and dropping off/turning area is proposed to the front of the building.

The two dwellings would be located within the existing woodland located to the west of the existing residential road of Court View. All matters are reserved with the exception of access, with the site being accessed via an existing track from Brixton Lodge Gardens, which lies around 0.1 miles to the west of the site.

Consultations:

- County Highways Authority No objections
- Environmental Health Section unsuspected land contamination condition
- Parish Council Objection
 - Impact on the South Devon Area of Outstanding Natural Beauty

- Blanket Tree Preservation Order on the Woodland
 - Drainage details required
 - Lack of clarification on whether planning application is for Scout Hut/Community Facility
 - Woodland is on the PHI as protected deciduous woodland by the Natural Environment and Communities Act 2006 Section 42 for irreplaceable habitats.
 - Proposal is outside Brixton's Development Policy Area
- Landscape (including trees) no objection subject to conditions
 - Ecology no objections, conditions recommended
 - Drainage no objection

Representations:

Support

- Welcome replacement of old and outdated scout hut.
- Scouts likely to work with other groups to ensure building is used to full potential.
- Scout hut is a valuable facility for young people and welcome opportunity to retain it within Brixton. Been a valuable facility for over 50 years.
- Retaining Scout Hut within Brixton will ensure minimal disruption to local residents
- Addition of trees would be of benefit to the environment
- New dwellings will enhance the woodland

Objections

(Proposed Dwellings)

- Outside of the Development Boundary
- Adverse impact on character and appearance of AONB
- Loss of residential views
- Development within woodland would adversely alter its character
- Likely to be pressure to remove additional trees within woodland to enable natural light to proposed dwellings
- Insufficient detail on proposed dwellings
- Development within the woodland would alter the character of this part of Brixton
- Inadequate information on drainage
- No mention of 'twany owls' within the ecology reports
- Not considered to be a need for additional housing within the village

(Scout Hut)

- Scout Hut should be used as a community hall
- Outside of the development boundary and within AONB
- Southern side susceptible to flooding and application contains inadequate information on drainage
- Replacement building considered poor design
- Building should be enlarged to include changing facilities for the users of the sports field
- Could set undesirable precedent for further development within the field

ANALYSIS

Principle of Development/Sustainability:

With regards to the proposed dwellings, it is accepted that the Council does not currently have a five year land supply. In such circumstances, Paragraph 49 of the National Planning Policy Framework advises that policies relating to the supply of housing should not be considered up to date. The application site lies within the countryside, outside any settlement boundary. Policy CS1 of the South Hams Core Strategy advises that development outside development boundaries will be strictly controlled and only permitted where it can be delivered sustainably and in response to a local need. However because this policy aims to restrict housing outside of development boundaries, it relates to the supply of housing and is therefore not considered up to date. Consequently it only carries limited weight.

Paragraph 14 of the NPPF advises that where relevant policies are out of date, such as is the case here, planning permission should be granted for a proposal which is considered sustainable unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or where specific policies in the NPPF indicate development should be restricted, such as in the case of development within the AONB where allowing the development would detract from its landscape and scenic beauty.

Although the site is outside of the settlement envelope it is considered to be well related to the village and is within easy reach of the facilities and services within it. There are opportunities for pedestrian access either from the front of the site across the A379 or through existing points to Court View, a neighbouring residential estate to the east. In this respect the site is considered to be a sustainable location for residential development. However, the site is within the South Devon Area of Outstanding Natural Beauty and the woodland in which the proposed dwellings would be situated is subject to a blanket Tree Preservation Order. Careful consideration needs to be afforded to these elements.

With regards to the proposed scout hut, there is no policy objection with the principle of replacing this facility. South Hams Development Policies DPD Policy DP8 provides that 'all open space, sport and recreation areas will be protected'. Emerging Joint Local Plan Policy DEV3 states that LPAs should support opportunities for sport, physical activity and active leisure by amongst a number of other criteria *supporting the creation of new or enhancing existing sports facilities where a need has been identified.*

The existing scout hut is situated outside of the development boundary, within the existing woodland. As set out within a supporting statement, there are a number of advantages with the proposed relocation of the scout hut including easy access to a large grassy playing area, opportunity to relocate parking away from the building's frontage and safe surroundings in which to operate and play. Officers do not have any objections in principle with the location of the proposed development. Although situated outside of the development boundary, the development would be located within an existing field, immediately adjacent to the settlement envelope which is already used as a sports facility, with a football pitch which is home to the local village team. Although it is outside of the development boundary, the principle of locating the scout hut within the proposed location is acceptable. However, the site is within the South Devon AONB and careful consideration needs to be afforded to the impact, if any, it would have on it.

A condition is recommended to ensure the delivery of the new scout hut.

Landscape:

The proposed developments would be located within the South Devon AONB which is afforded the highest status of protection in relation to landscape and scenic beauty. In terms of the impact on the AONB the Council's landscape officer has commented... 'The sites are both discreet and visually well contained by topography and vegetation, though both are constrained to some extent through the attractive parkland landscape to the south and the Woodland TPO to the north. The context of existing residential development in Brixton and the existing caravan site gives a reasonable context of low density built form... Though there would be some localised impacts upon landscape character and the AONB, given the existing settlement context and limited extent of these effects, they would not be considered sufficient to result in an objection under adopted policies CS9 and DP2 which seek to conserve and enhance landscape character.'

Officers' main concern related to the impact the development would have on the existing TPOs. With regards to the location of the proposed scout hut it was considered that the building and its associated parking would adversely impact on two of the protected trees (G2 & G3 of TPO 700). It was suggested that the applicant consider the chosen siting in relation to the trees and visual impact. The building and the associated parking has subsequently been moved to the west and away from the trees, which the landscape officer has confirmed addresses the previous concerns in relation to the siting of the proposed development.

With regards to the proposed residential units, initially raised over the level of information provided in relation to the effects on TPO 700, and in particular the removal and replacement of an existing oak and the lack of information regarding further thinning of trees within the woodland which it was considered could be detrimental to the amenities contributed by the woodland.

A subsequent report and associated tree protection and planting plan produced by Devon Tree Services which sought to address the concerns was submitted. Within this report it is noted that the woodland is dominated by sycamore, much of which forms thin regenerated growth, in addition to beech, ash, hawthorn and oak. The age of the trees vary from early mature to mature and physiological. Structural condition is rated as poor to good. Collectively it is considered the woodland represents a significant landscape value. A number of category 'U' trees are proposed for removal. The majority of these are sycamore, many of which are noted to have regenerated into low quality stems in poor condition and are not considered a material constraint to the development. Notable removals are limited to 3 mature B2 category trees. It is noted T17 (Oak) falls within the likely footprint of the dwelling so retention would not be possible, and to provide a reasonable garden T27 (sycamore) and T28 (ash) are recommended for removal. The Council's independent tree consultant has not raised any objections to the removal on the basis '*the level of replanting proposed is high and will mitigate for the loss of centralised tree cover in the long-term*'. However, additional information is requested with regards to additional proposed planting and the overall management of the woodland.

Design:

The proposed design of the two dwellings is reserved for consideration as part of a further application.

Officers have no objections with the design of the proposed scout hut although it could be argued that it is rather functional. The application proposes timber boarding and a natural slate roof, the exact details of which can be secured via a planning condition.

Neighbour Amenity:

Officers are satisfied that there would be sufficient visual separation between the site of the proposed scout hut and the two dwellings as such that they would not have an adverse impact on the residential amenity of the nearest neighbours. The proposal for the dwellings is in outline form, with matters concerning the design reserved. The relationship between neighbouring dwellings will therefore be considered further in due course, but in its current form the issue of principle does not raise any concerns. Concerns have been raised regarding loss of residential views but this is not a material planning consideration.

Highways/Access:

The Council's Highways officer has been consulted. He has noted that whilst the principle of development is accepted by the Highways Authority, there is scope for further improvements in terms of safe access for the proposed residential dwellings. This includes a pedestrian access onto the A379 from the site directly to the south of the boundary between numbers 1 & 2 Brixton Lodge which would enable a convenient, lit walking route from the houses to the existing amenities within Brixton. Additionally, it is recommended that the applicant install some speed reducing measures on the private access road to the proposed scout hut and consider how refuse waste will be collected from the proposed dwellings. The Highways Officer has made it clear in further correspondence that they are not objecting but consider these suggested improvements could complement the scheme.

The agent has responded stating that the pedestrian access to Court View is something they might consider at reserved matters stage but the application should be considered based on the access shown, from Gatehouse. Officers would agree that a formal pedestrian access into Court View would be beneficial but it could have implication on the protected trees which would need to be considered carefully and the application as proposed is considered acceptable by officers. The agent proposes the bins to be collected by Gatehouse, something which officers support in principle and can be controlled via planning condition.

Other Matters:

Ecology – An extended phase 1 habitat survey was undertaken at the site on 12th May 2016 which included a Preliminary Roost Appraisal of the existing Scout Hut and an oak tree, which is proposed for removal. Following this, subsequent dusk emergence and dawn re-entry bat surveys were carried out on both the Scout Hut and tree. It is considered that provided the recommendations within the report are fully implemented then the development can proceed without significant negative impacts on biodiversity. It was also considered that the development has potential to safeguard the majority of the woodland site in the long term, whilst enhancing its biodiversity.

Drainage – The Council's Drainage officer has been verbally consulted on the proposal and has not raised any objections on the basis that the applicants owns a large proportion of the surrounding land and could easily accommodate the necessary drainage required. Drainage details are requested for the replacement Scout Hut and at reserved matters stage for the new dwellings.

Proposed use of the building – The agent has confirmed the applicants are seeking consent for a scout hut, despite the inclusion of 'community hall' on the submitted drawings. It is confirmed that the words 'community hall' are used to describe the room rather than a planning use.

Listed Building – Officers are satisfied that the proposal would not have any impact on Gatehouse, which is a listed building.

For the reasons discussed within the report the application is recommended for conditional approval. The principle of replacing the Scout Hut is welcomed and officers are considered that the chosen location for the development is acceptable and will not cause any harm to the AONB. Additionally, having given it careful consideration, officers consider two dwellings could be accommodated within the woodland. The development will result in the loss of a number of trees including 3 category B2 trees. On balance, with additional planting, it is felt this loss can be compensated. This aspect of the proposal is in outline form and it will be necessary to give careful consideration to the design and layout at the reserved matters stage.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

CS10 Nature Conservation

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP5 Conservation and Wildlife

DP6 Historic Environment

DP7 Transport, Access & Parking

DP15 Development in the Countryside

DP16 Conversion and Reuse of Existing Buildings in the Countryside

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the

policies in the plan to the policies in the Framework, the greater the weight that may be given).

- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)
SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT3 Provision for new homes
SPT9 Strategic principles for transport planning and strategy
SPT10 Balanced transport strategy for growth and healthy and sustainable communities
SPT12 Strategic infrastructure measures to deliver the spatial strategy
SPT13 European Protected Sites – mitigation of recreational impacts from development
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
TTV30 Empowering local residents to create strong and sustainable communities
TTV31 Development in the Countryside
DEV1 Protecting amenity and the environment
DEV2 Air, water, soil, noise and land
DEV3 Sport and recreation
DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area
DEV10 Delivering high quality housing
DEV20 Place shaping and the quality of the built environment
DEV21 Conserving the historic environment
DEV22 Development affecting the historic environment
DEV24 Landscape character
DEV27 Nationally protected landscapes
DEV28 Protecting and enhancing biodiversity and geological conservation
DEV29 Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces)
DEV30 Trees, woodlands and hedgerows
DEV31 Specific provisions relating to transport
DEV33 Waste management
DEV34 Delivering low carbon development

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Suggested Conditions

Conditions relating to both applications

1. The development hereby approved shall in all respects accord strictly with drawing numbers P780-50 (Proposed Plans and Elevations of Scout Hut), received by the Local Planning Authority on 26th August 2017; Ecology assessment, Greenwood Ecology, Dated June 2016, received by the Local Planning Authority on 26th August 2017; P780-100 Rev A (Existing and Proposed Site Plans), received by the Local Planning Authority on 3rd November 2016; Devon Tree Services Arboricultural Impact Assessment, dated February 2017, received by the Local Planning Authority on 27th February 2017.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

2. The size, layout and siting of the dwellings are reserved for subsequent approval in accordance, notwithstanding the information submitted with this application which has been submitted for illustrative purposes only.

Reason: The Local Planning Authority do not consider that the sketch design should form part of this permission.

3. Notwithstanding the details set out on the submitted drawings, the development hereby permitted shall be carried out in accordance with the comments and recommendation set out in the Ecology Survey dated June 2016 from Greenwood Ecology, having careful regard to the recommendations set out within Section 5.0 of the report. Any approved accesses shall remain in place and the openings kept unobstructed thereafter.

Reason: To safeguard the welfare of a protected species of wildlife, in the interests of the amenity of the area and the Conservation (Natural Habitats) Regulations 1994 and the 1981 Wildlife and Country Act (as amended)

4. No development shall be commenced until the tree protection measures, as set out in the Devon Tree Services Arboricultural Impact Assessment (dated February 2017), have been fully implemented.

Reason: In order to protect trees of public amenity value.

5. No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

(i). A plan showing the location of, and allocating a reference number to, existing trees on the site and adjoining the site, which have a stem diameter exceeding 75mm (measured at 1.5m above ground level). The crown spread of each tree and details of which trees are to be retained and which are to be removed shall be shown.

(ii). A schedule of the trees identified in paragraph i) detailing species, stem diameter, height, crown spread, vigour, condition and age, along with classification and

recommended distance for protective fence in accordance with BS 5837: Trees in Relation to Construction.

(iii). A schedule of any proposed tree felling or tree surgery to trees identified in paragraph (i).

(iv). A plan showing the location of, and means of construction of, a fence or other measure to delineate a Protection Zone to prevent damage to retained trees before and during the course of development.

(v). Details of any proposed alterations to existing ground levels, excavations, placing of services or other works within the Protection Zone and proposed means of limiting any damage to retained trees in accordance with BS5837: Trees in Relation to Construction.

(vi). Details of the final landscaping/ground works proposed within the Protection Zone on removal of the fence detailed at paragraph (iv) including proposed means of limiting any damage to retained trees in accordance with BS 5837: Trees in Relation to Construction.

Reason: In order to identify, and protect, trees of public amenity value.

6. For the avoidance of doubt the Arboricultural Impact Assessment by Dart Tree Consultancy dated 3rd February does not form part of this permission.

Reason: To clarify the details of the permission.

Outline Application – Proposed Dwellings

7. In the case of any matters reserved by this permission, an application for approval of any reserved matters must be made not later than the expiration of three years beginning with the date of grant of outline approval.

The development to which this permission relates must be begun not later than whichever is the later of the following dates (i) the expiration of three years from the date of the grant of outline planning permission or (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

8. Before any works relating to the dwellings are commenced, an application shall be made to the Local Planning Authority for the approval of reserved matters which shall show the details of the development. Details shall include:
 - design and external appearance of all proposed buildings
 - layout and siting of all proposed buildings
 - any pedestrian links,
 - the arrangements for the disposal of foul and surface water,
 - areas for vehicles parking,
 - Details and exact location of bin storage
 - Details of hard and soft landscaping as set out below

The application drawings shall also indicate the location and species of all trees existing on the site, those which it is proposed should be retained and those to be felled, and no tree on the site shall be felled until these drawings are approved.

With regards to landscaping, hard landscape works shall include means of enclosure, boundary and surface treatments.

Details of soft landscape works shall include retention of any existing trees and hedges; 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.

The proposed landscaping scheme shall be implemented in the next planting season (October to March) following the approval of the submitted details. In the event of failure of any trees/plants, planted in accordance with any approved scheme, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees/plants shall be replaced.

Reason: To enable the Local Planning Authority to obtain adequate information for consideration of the ultimate proposal.

9. A garage or hardstanding and parking space for motor vehicles shall be provided for each dwelling and sited in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied until its facilities and vehicular access thereto have been provided. These facilities shall be kept permanently available for the parking of motor vehicles.

Reason: To ensure that adequate off-street car parking facilities are provided.

10. Notwithstanding the information submitted, no development shall commence until a sensitive lighting strategy showing how light spill from the buildings will be minimised, has been submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details and retained in that form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to consider details which could have an adverse impact on foraging/commuting bats.

11. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (and any Order revoking and re-enacting this Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:-
 - (a) Part 1, Class A (extensions and alterations)
 - (b) Part 1, Classes B and C (roof addition or alteration)
 - (d) Part 1, Class E (a) swimming pools and buildings incidental to the enjoyment of the dwellinghouse and; (b) container used for domestic heating purposes/oil or liquid petroleum gas)
 - (e) Part 1, Class F (hardsurfaces)
 - (f) Part 2, Class A (means of enclosure)

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.

12. No development shall commence until a woodland management plan relating to the woodland 'TPO 700' has been submitted and agreed in writing by the Local Planning Authority.

Reason: To safeguard the long term management of the woodland.

Conditions relating to the full application - Scout Hut

13. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

14. Prior to installation details of the proposed slate and timber cladding to be used in construction shall be submitted to and agreed in writing by the Local Planning Authority.

Reason; to ensure the design is appropriate within its location.

15. Prior to the commencement of any works, full details of hard and soft landscape works, including an implementation and management plan, shall be submitted to and approved in writing by the Local Planning Authority.

Details of hard landscape works shall include means of enclosure, boundary and surface treatments.

Details of soft landscape works shall include retention of any existing trees and hedges; 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.

The proposed landscaping scheme shall be implemented in the next planting season (October to March) following the approval of the submitted details. In the event of failure of any trees/plants, planted in accordance with any approved scheme, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees/plants shall be replaced.

Reason: In the interests of the visual amenities of the site.

16. Notwithstanding the submitted details, no development shall be commenced until:
 1. The site must be drained on a separate system of foul and surface water drainage, with all clean roof water and surface water being kept separate from foul drainage. Full details of which must be included in drainage assessment.
Reason: To prevent pollution of the water environment.
 2. Full details of foul drainage system to be submitted to and approved by the Local Planning Authority. The foul drainage, including foul surface water run-off must be disposed of in such a way as to prevent any discharge to a well, borehole or spring or any watercourse, including dry ditches with a connection to a watercourse. Slurry and silage liquor shall be stored and contained within a sealed system(s), which shall be isolated from the main drainage system, in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water".

3. Details of the works for the disposal of sewage have been submitted to and approved in writing by the Local Planning Authority, and the dwelling shall not be occupied until the approved works have been completed to the satisfaction of the Local Planning Authority. {Details to include a completed FDA1 form and justification for private foul system}.
4. If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations, specification and its capacity to hold additional load.
5. Written permission from South West Water will be required.

Reason: In the interests of the prevention of pollution and to accord with Development Plan Policy C24 (Protecting Water Resources).

17. Notwithstanding the submitted details, no development shall be commenced until:
 1. Percolation testing in accordance with BRE digest 365 will be required to support the use of soakaways. The report should include the trial logs and calculate the infiltration rate.
 2. SuDS to be designed for a 1:100 year event plus 40% for climate change.
 3. If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority
 4. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.
18. Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.
19. Prior to installation details of any external lighting (including security lighting) to be erected, placed or operated on the site shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details and under no circumstances shall it cause light pollution nor shall external illumination be operated on the site other than in accordance with the approved scheme.

Reason: To safeguard the appearance of the locality and the amenities of adjoining residents.

- The use of the site and building shall be for assembly and leisure purposes only in accordance with Class D2 of the Town and Country Planning (Use Classes) (Amendment) Order, 2005 or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

Reason: To ensure that the development, when completed, is complementary to the development of the area.

- Within two years following the demolition of the existing Scout Hut or twelve months following sale or occupation of one of the dwellings, whichever is the sooner, the replacement Scout Hut, and any associated development, shall be completed and brought into use.

Reason: To prevent a conflict of uses if the scout hut was to be retained, as existing, and to ensure the delivery of the community facility.