

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 16 February 2023 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice-Chairman)

Cllrs. Ball, Barnett, P. Darrington, Edwards-Winsor, Layland, McGarvey, Purves and Reay

Apologies for absence were received from Cllrs. Brown, Cheeseman, Perry Cole, Hogarth, Hudson, Raikes and Streatfeild

Cllr. Fleming was also present.

Cllr. Thornton was also present via a virtual media platform which did not constitute attendance as recognised via the Local Government Act 1972.

60. Minutes

Resolved: That the Minutes of the Development Control Committee meeting held on 26 January 2023 be approved and signed by the Chairman as a correct record.

61. Declarations of Interest or Predetermination

Cllr. Layland declared for reasons of transparency he was the Local Member for Minute 65 - 22/02353/MMA - Tonys Corner Shop, 18 Cedar Drive, Edenbridge Kent TN8 5JL and would remain open minded.

Cllr. Barnett declared for reasons of transparency he was the neighbouring Ward Member for Minute 63 - 22/02353/MMA - Tonys Corner Shop, 18 Cedar Drive, Edenbridge Kent TN8 5JL and would remain open minded.

62. Declarations of Lobbying

All Members with the exception of Cllr. P. Darrington declared that they had been lobbied in respect of Minute 63 - 22/01447/FUL - Field East of High Elms, London Road, West Kingsdown Kent.

UNRESERVED PLANNING APPLICATIONS

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There were no public speakers against the following items and no Member reserved the items for debate, therefore, in accordance with Part 7.3(e) of the constitution the following matters were considered without debate:

63. 22/02353/MMA - Tonys Corner Shop, 18 Cedar Drive, Edenbridge Kent TN8 5JL

The proposal sought planning permission for Amendment to 21/02825/FUL. The application had been referred to the Committee as the applicant was the Council.

It was moved by the Chairman that the recommendations within the report, be agreed.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of the time limit imposed on application SE/21/02825/FUL.

In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The materials to be used in the construction of the residential development shall be those indicated on the approved plans: A983-01B-PL-120 rev E, A983-01B-PL-121 rev D, A983-01C-PL-120 rev D, A983-01C-PL-121-D, A983-01F-PL-120 rev C, A983-01F-PL-121 rev C.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) The hard and soft landscaping, hereby approved, shall be carried out in accordance with the landscaping plans and planting schedules, reference numbers: Site 10 Planting Schedule, 5469 LLB ZZ E6 DR L 001 rev P03, 5469 LLB ZZ E6 DR L 0002 P03, 5469 LLB ZZ E10 DR L 0001 P02, 5469 LLB ZZ E11 DR L 0001 P02, 5469 LLB ZZ E11 DR L 0002 P02, 5469 LLB ZZ E3 DR L 0002 P03, 5469 LLB ZZ E3 DR L0001 P03, 5469 LLB ZZ E7 DR L 0001 P02, 5469 LLB ZZ E7 DR L 0002 P02, 5469 LLB ZZ ZZ DR L 0001 P02, 5469 LLB ZZ ZZ DR L 0002 P02 and Masterplan 5469 LLB ZZ ZZ DR L 0001 P06.

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To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

To ensure the provision, establishment and maintenance of the landscape scheme in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to the first occupation of the dwellings on sites 6 and 10, eleven electric car charging points with suitable voltage and wiring for the safe charging of electric vehicles within the residential curtilage, shall be installed and thereafter maintained, as per approved plan numbers A983-01B-PL-102 rev D and A983-01F-PL-102 rev D.

In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan.

- 6) Prior to the use of the sites commencing, the visibility splays shall be provided and maintained with no obstructions over 1.05 metres above carriageway level within the splays, as per approved plans 4966 03, 4966 04, 4966 05, 4966 06, 4966 08, 4966 09.

In the interests of Highways safety.

- 7) Prior to the use of the sites commencing, pedestrian visibility splays of 2 metres x 2 metres shall be provided and maintained behind the footway on both sides of the access with no obstructions over 0.6m above footway level.

In the interests of Highways safety.

- 8) The development shall be carried out in accordance with the approved construction management plan (rev 2), prepared by BBS Construction Ltd and dated 14/07/2022, unless otherwise agreed in writing by the Local Planning Authority.

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To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policies EN1 and T1 of the Sevenoaks Allocations and Development Management Plan.

- 9) From the commencement of works (including site clearance), all mitigation measures for reptiles will be carried out in accordance with the details contained within section 5 of the Reptile Survey and Mitigation Strategy (KB Ecology May 2021).

In the interests of protected species and ecology on the site, in accordance with policy SP11 of the Core Strategy.

- 10) The development shall be carried out in accordance with the approved drainage scheme, unless otherwise agreed in writing by the Local Planning Authority. The drainage scheme shall be implemented in accordance with the approved details: Drainage calculations dated August 2022, revision P01; 4779-CON-00-XX-DR-C-1532-P01; 4779-CON-00-XX-DR-C-1531-P01; 4779-CON-00-XX-DR-C-1530-P01; 4779-CON-00-XX-DR-C-1516-P01; 4779-CON-00-XX-DR-C-1514-P01; 4779-CON-00-XX-DR-C-1518-P01; 4779-CON-00-XX-DR-C-1513-P01; 4779-CON-00-XX-DR-C-1517-P01; 4779-CON-00-XX-DR-C-1512-P01; 4779-CON-00-XX-DR-C-1515-P01; 4779-CON-00-XX-DR-C-1511-P01; 4779-CON-00-XX-DR-C-1510-P01; 4779-CON-00-XX-DR-C-1400-P01.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

- 11) No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and

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subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

- 12) The development shall take place in accordance with the approved Arboricultural Method Statement, prepared by Temple Group Ltd and dated 26 May 2022, unless otherwise agreed in writing by the local planning authority.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 13) The development shall take place in accordance with the approved details of the implementation and phasing plan, prepared by BBS Construction Ltd and dated 31st May 2022, unless otherwise agreed in writing by the local planning authority.

To ensure the visual amenity of the area is maintained, in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan and the NPPF.

- 14) Works of demolition and construction shall only be carried out between the hours of 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no work being permitted on Sundays or Bank Holidays.

In the interests of residential amenity in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 15) The applicant shall obtain a Secured by Design accreditation for the development hereby permitted, a copy of which must be submitted to, and approved in writing by, the Local Planning Authority within 3 months of the completion of the development.

In the interest of Security, Crime Prevention and Community Safety and in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 16) The development hereby permitted shall be carried out in accordance with the following approved plans and details: A983-01-101 H, 5469 LLB ZZ ZZ DT L 0001 P01, 4966 01, 5469 LLB ZZ ZZ DR L 0001 P06, A983-01C-PL-110-C, A983-01F-PL-102 D, A983-01A-PL-102 D, A983-01B-PL-102a D, A983-01C-PL-102 E, A983-01F-PL-130-D, A983-01F-PL-121-C, A983-01F-PL-120 C, A983-01F-PL-111-C, A983-01F-PL-110-C, A983-01C-PL-121-D, A983-01C-PL-120-D, A983-01B-PL-131-B, A983-01B-PL-130-C, A983-01B-PL-121-D, A983-01B-PL-120-E, A983-01B-PL-112-B, A983-01B-PL-110-F.

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For the avoidance of doubt and in the interests of proper planning.

64. 22/02908/FUL - Manor Buildings , Powder Mill Lane, Leigh Kent TN11 9AS

The proposal sought planning permission for the use of open storage yard for storage of motor vehicles. The application had been referred to the Committee as the planning agent was related to an Officer of the Council.

It was moved by the Chairman that the recommendations within the report, be agreed.

The motion was put to the vote and it was

Resolved: That planning permission be granted 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.

In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: Location plan and block plan received 08/11/22 and 14/11/22

For the avoidance of doubt and in the interests of proper planning.

- 3) There shall be no retail or wholesale sales of motor vehicles carried out from the application site.

In the interests of highway safety.

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

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65. 22/01447/FUL - Field East Of High Elms, London Road, West Kingsdown Kent

The proposal sought planning permission for change of use of land for stationing of caravans for residential occupation for Gypsy and Traveller site with portacabin structure. The application had been referred to the Committee by Cllrs. Harrison, Bulford and Fothergill on the grounds that there was insufficient justification for a new Gypsy Traveller pitch in the Green belt location and that there were already many pitches in West Kingsdown.

There were no public speakers registered.

Members' attention was brought to the main agenda papers and late observation sheet which amended condition 5.

Members asked questions of clarification from the officer's. Questions focused on the unmet need for Gypsy and Traveller pitches in the District and the special circumstances of the application.

Members were advised that as the Council did not at the time hold a Gypsy/Traveller policy the Sevenoaks Gypsy and Traveller Accommodation Assessment 2022 (GTAA) was used as a best guide for deciding Gypsy and Traveller pitches in the District which had indicated a requirement of 43 pitches between 2022 and 2040. It was confirmed that the Council had a statutory duty to provide gypsy/Traveller sites and with recent permissions the figure had reduced to 37. The Case Officer explained that this outstanding unmet need was afforded substantial weight during consideration of the application.

It was moved by the Chairman and duly seconded that the recommendations within the report and late observations, be agreed.

Members discussed the application.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to the following conditions:

- 1) This planning permission is granted for a temporary period of five years only, from the date of this permission. By the date this permission expires, all caravans, utility building, structures, hardstanding, materials and equipment brought on to the land in connection with the use hereby approved, shall be removed and the site shall be restored to its previous condition, or restored in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.

In order that any other proposal for the use of the land for a longer period is the subject of a separate application, to be determined on

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its merits, having regard to the harm to the Green Belt, the status of the Local Plan and the allocation of sites for Gypsies and Travellers.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: Block plan, site location plan and portacabin elevations.

For the avoidance of doubt and in the interests of proper planning.

- 3) The occupation of the site hereby permitted shall be limited to Ms Harrison and their resident dependants to whom are gypsy and travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together. When the land ceases to be used by Ms Harrison and dependants or at the end of the expiry of temporary permission, whichever is the sooner, the use hereby permitted shall cease and all caravans, utility building, structures, hardstanding, materials and equipment brought on to the land associated with the use hereby permitted shall be removed.

Given that the very special circumstances in this case clearly outweigh the harm to the openness of the Green Belt and any other harm.

- 4) There shall be no more than 1 residential pitch on the site. No more than 2 caravans (one static and one touring), as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended, shall be stationed on the site at any time.

Given that the very special circumstances in this case clearly outweigh the harm to the openness of the Green Belt and any other harm, in accordance with Policy SP6 of the Local Plan.

- 5) The existing eastern boundary hedge as shown on approved plan no. Block Plan shall be maintained at a height of no less than 2m from ground level and should it become diseased or is removed, uprooted, destroyed or dies, another of the same species and size shall be planted in the same place, unless the local planning authority gives its written consent to any variation. The hedge shall be retained and maintained during the lifetime of this permission.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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- 6) No commercial activities shall take place on the land, including storage of materials, and no vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.

To maintain the integrity and character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) No external lighting shall be installed on the site or affixed to any buildings on the site unless the local planning authority has first approved in writing details of the position, height, design, measures to control light spillage and intensity of illumination. Only the approved details shall be installed.

To maintain the integrity and character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

66. 22/02747/FUL - Land Behind De Winter House , Granville Road, Sevenoaks Kent TN13 1DZ

The proposal sought planning permission for new build detached house with associated car parking and landscaping. The application had been referred to the Committee by Cllr. Fleming on the grounds of impact to biodiversity.

Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendations.

The Committee was addressed by the following speakers:

Against the Application: Mark Smith

For the Application: Neal Thompson

Parish Representative: -

Local Members: Cllr. Fleming

Members asked questions of clarification from the speakers and officer.

Members asked questions around the bulk and scale of the development and the ecological impact. The Case Officer advised that he was content with the height and scale of the development in the report. He advised that a section of trees would be removed in similar fashion to existing developments in the surrounding area.

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It was moved by the Chairman that the recommendations within the report, be agreed.

Members discussed the application. Members expressed concern over the ecological and environmental impact of removing the trees.

It was moved and duly seconded that condition 7 be amended to read: Prior to works commencement, a Landscape and Ecological Management Plan (LEMP) will be submitted to, and be approved in writing by, the local planning authority. (The Applicant's Agent speaking for the development agreed to the amendment of condition 7).

The motion was put to the vote and it was carried.

Debate continued on the substantive motion.

The motion was put to the vote and it was

Resolved: That planning permission be GRANTED 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.

In pursuance of section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 21239 E150, P100, P150, P151, P152, P200, P201, P400, P450, P451 and P452.

For the avoidance of doubt and in the interests of proper planning.

- 3) No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

In order to safeguard the visual amenities of the area in accordance with policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan.

- 4) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved

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statement shall be adhered to throughout the construction period and shall include:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary security hoarding behind any visibility zones
- (f) wheel washing facilities
- (g) measures to control the emissions of dust and dirt during construction
- (h) a scheme for the recycling/disposing of waste resulting from demolition and construction works
- (i) hours of operation.

To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policy T1 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to the commencement of construction work, details of a proposed foul drainage system shall be submitted to and approved in writing by the local planning authority (including details of its siting, design and subsequent management/maintenance), the dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

To accord with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 6) Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the local planning authority. The CEMP will include a method statement for biodiversity which includes consideration of the following:

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- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones' shown on appropriate scale plans;
- Location, timing, and details of the practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts on habitats and species during construction. These will include precautionary working methods for protected and priority species, and sensitive timing of vegetation clearance works for breeding birds;
- Contingency plans should a protected species be encountered during works;
- Details of those responsible for implementing the biodiversity method statement and lines of communication;
- Any times during construction when specialist ecologists need to be present on site to oversee works or undertake monitoring;
- Use of protective fences, exclusion barriers and warning signs, where required.

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

To protect habitats and species from adverse impacts during construction.

- 7) No works (including site clearance) shall take place within the site, until details of a Landscape and Ecological Management Plan (LEMP) have been submitted to and approved in writing by the local planning authority. The content of the LEMP will be based on the recommendations in Section 5.3 of the Preliminary Ecological Appraisal report (Greenlink Ecology, December 2022) and the Condition Assessment criteria for the relevant urban and woodland habitat categories within the Defra Metric, and include the following
- Description and evaluation of features to be managed;
 - Constraints on site that might influence management;
 - Aims and objectives of management;

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- Appropriate management prescriptions for achieving aims and objectives;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- Details of the body or organisation responsible for implementation of the plan, and;
- Ongoing monitoring and remedial measures.

The LEMP will include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

To ensure woodland ecological enhancements on site are achieved to accord with policy SP11 of the Sevenoaks Core Strategy.

- 8) No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees as shown on the submitted plans, beyond the outer edge of the overhang of their branches in accordance with British Standard 5837:2012: Trees in Relation to Construction (or later revision), has been submitted to and approved in writing by the local planning authority, and the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 9) Within three months of works commencement, details of how the development will enhance biodiversity will be submitted to, and approved by, the local planning authority. This will include the recommendations detailed within Section 5.3, paragraphs 7-9 of the Preliminary Ecological Appraisal report. The approved measures will be implemented and retained thereafter

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To ensure the proposed development results in an enhancement to the ecology and biodiversity of the site, to accord with policy SP11 of the Sevenoaks Core Strategy.

- 10) Prior to occupation, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, as well as the expected light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

To ensure any lighting for the proposed development does not result in harm to protected species, to accord with policy SP11 of the Sevenoaks Core Strategy.

- 11) Details of the proposed finish for the external staircase shall be submitted to and approved in writing by the local planning authority prior to commencement of those works.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 12) Prior to development reaching the damp proof course, details of the location and type of electrical charging points shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of charging point and appearance of charging point. The approved charging points shall be installed prior to first occupation of the development and shall be maintained thereafter.

To encourage the use of low emissions vehicles in accordance with policy T3 of the Sevenoaks Allocations and development Management Plan.

- 13) Prior to the construction of the development hereby permitted details and/or samples of the external walls and roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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- 14) No works or construction shall take place outside the hours of 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturday and at no times on Sundays and bank holidays.

To preserve the amenities of neighbouring residents in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 15) Prior to works continuing above damp proof course level, full details and maintenance programme for the green roofs shall be submitted to and approved by the local planning authority in writing. The green roof shall be planted/completed in full prior to first occupation/use of the development hereby approved and shall be maintained to the satisfaction of the local planning authority.

To preserve the character of the proposed development in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informatives

- 1) It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

- 2) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team.
- 3) The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

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- 4) New build developments or converted properties may require street naming and property numbering. You are advised, prior to commencement, to contact the Council's Street Naming and Numbering team on 01732 227328 or visit www.sevenoaks.gov.uk for further details.
- 5) No information has been provided about the foul water drainage proposed to be installed for this development.

There is a presumption that connection to the Public Sewer should be the first considered method of sewage disposal. If non-mains drainage is to be pursued, the applicant will need to demonstrate why this is not practicable in this specific case. Full details will be required, including size, location and maintenance regimes. Due consideration should be given to the National Planning Policy Guidance, Paragraph: 002 Reference ID: 34-002-20140306 in respect of Non-Mains Sewerage and Building Regulations Approved Document H - Drainage and Waste Disposal. This information should be provided in the form of a report prepared by a suitably qualified and competent person and must be submitted with the application for it to be registered.

Proposals must be able to meet the Environment Agency's General Binding Rules, which can be found at <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>, or, where the proposals are unable to meet the general binding rules the scheme must be capable of meeting the requirements of a specific discharge consent upon application to the Environment Agency.

Please note that the Local Planning Authority will note the submission of this information where provided but will not comment on its technical accuracy or provide technical guidance to the applicant.

Any further guidance should be obtained from the Environment Agency as the UK regulator for the pollution of surface or ground waters and discharge consents.

- 6) The developer is advised to contact Network Rail before undertaking any works to provide notice.

THE MEETING WAS CONCLUDED AT 8.30 PM

CHAIRMAN