

PLANNING (SITE VISITS) SUB COMMITTEE

12TH DECEMBER 2013

ENVIRONMENT SERVICES

REPORT OF THE HEAD OF PLANNING – N. PEARCE

PART 1 – Doc.Code: PSVS-121213-REP-EN-NP

SECTION A – MATTER FOR DECISION

1. PLANNING APPLICATION RECOMMENDED FOR APPROVAL

<u>ITEM 1.</u>	
<u>APPLICATION NO:</u> P/2013/673	<u>DATE:</u> 05/11/2013
PROPOSAL: One detached dwelling (Additional tree survey received 05.11.13)	
LOCATION: Plot Adjacent To, 35 New Road, Ynysmeudwy, Pontardawe, SA8 4PJ	
APPLICANT: CPR Distribution	
TYPE: Full Plans	
WARD: Pontardawe	

BACKGROUND INFORMATION

Background Information:
Members should note that this application was originally reported to the Planning and Development Control Committee at the request of Councillors Linet Purcell and Mike James on the grounds that the development may have an unacceptable impact upon highway and pedestrian safety.

The Planning and Development Control Committee on the 3rd December 2013, resolved to defer the application for a site visit to allow Members to assess the impact of additional vehicular movements associated with the development over and above those currently using the existing highway Network.

Planning History:

P2004/0076 Three dwellings (Outline) Refused 20/07/04

Publicity and Responses (if applicable):

The application was advertised on site and 3 neighbouring properties were consulted by letter. 6 responses have been received.

The objections can be summarised as follows:

- 1) Loss of parking for the Nursery School, resulting in increased on road parking, already very limited frequently blocking access and proving obstructive to traffic flow.
- 2) The lane is frequently used by HGV and service vehicles for reversing in order to access the hairpin bend into Old Road and there is a bus stop located at lane entrance
- 3) Nearby pedestrian crossing, frequently used by unsupervised children, on their way to school and to play area
- 4) A right of way exists behind the proposed building on which the landowner has erected some fencing and a small gate. The fencing was never completed properly and blew down within 2 years of erection.
- 5) Owners of properties 35 to 45 have access to the rear of their properties which crosses the proposed site. It has not been made clear on the plans the width of the area that will be allocated for said access. Plan showing rights of way is extremely unclear and does not appear to take into account the existence of a large mature tree extending from outside the wall of no 35 into the site. This access is crucial to these properties as the only alternative would be to park our vehicles on an already busy main road which leads us onto another safety issue (covered in point 6 below).

- 6) The area in question is situated next to Llangiwg Nursery School, a short distance from Llangiwg Primary School, where the already high volume of traffic at certain times of the day, coupled with a zebra crossing and a junction with Old Road presents traffic problems for large vehicles entering or leaving the junction. The junction has always presented problems, particularly when large agricultural vehicles and tractors try to exit Old Road. The corner is at an acute angle and visibility is thus very restricted. This section of the road can be exceptionally busy particularly at school time with views up and down the road can be quite restricted. Extra construction vehicles which would be required to build the property would only add to an already difficult situation.
- 7) Large vehicles travelling down New Road from Ynysmeudwy and attempting to turn into Old Road often have to use the entrance of the proposed site to execute a turn due to the acuteness of the angle of the road.
- 8) There have been fairly recent accidents within the area. On one occasion a section of Dr Bowen's wall at number 35 was demolished by a car and more recently a neighbour's car was written off and my front wall damaged in another incident.
- 9) Not all trees have been taken into consideration in the tree survey
- 10) Damage to local flora and fauna
- 11) Disruption to water drainage especially run off during periods of heavy rainfall
- 12) Noise and general disruption due to proposed construction. The proximity of the proposed building (during its construction) to the nursery school presents a hazard to the parents and young children attending the school.
- 13) Further spread of the invasive Japanese Knotweed
- 14) Excavation of the soil bank supporting our side perimeter-wall has already been unlawfully, carried out resulting in structural compromise. Further damage is a concern.
- 15) The proximity of the proposed build resulting in lack of privacy and reduced light

In response to the 3rd December 2013 Committee report, the applicant's agent provided the following additional comments:

- In highway terms the development will generate less traffic movements than the existing unauthorised use.

- The development has been carefully designed to provide adequate off street car parking and turning space.
- Visibility at the access way is good and complies with your adopted standards.
- The loss of the existing unauthorised car parking is not a material planning consideration as it is on private land and can be stopped at any time by the land owner
- There are therefore no highways reasons to refuse the application

Pontardawe Town Council: Objection due to environmental and ecological sustainability (effect on mature trees)

British Waterways: No objection

Arboricultural Officer: No objection, subject to conditions

Contaminated Land: No objection subject to condition

Head of Engineering & Transport (Highways): No Objection subject to conditions.

Head of Street-care Services (Drainage): No Objection, subject to conditions.

Biodiversity Section: No objection, subject to conditions

Description of Site and its Surroundings:

The application site is an irregular shaped parcel of land located between number 35 New Road and Llangiwg Nursery School, Ynysmeudwy, Pontardawe.

The site measures approximately 34m in depth and has a frontage of 11m. The site is relatively flat in nature with only a modest decrease in levels from north to south, away from New Road. The land is currently used as an informal parking area and it is understood that it is regularly used by parents visiting the adjacent school. However, this is an informal arrangement / use which does not benefit from planning permission. The site is accessed directly from New Road and the same access that serves the site also provides rear access via an unmade lane to numbers 35 to 45 New Road.

A combination of railings and a stone wall enclose the application site to the west, all other boundaries are open with no existing means of enclosure present. The application site is bounded by an unmade lane to the east, open scrub and woodland to the south, Llangiwg Nursery School to the west and New Road to the north. An existing mature oak and beech tree are located close to the common boundary with Llangiwg Nursery School. It should be noted that these trees are not covered by a tree preservation order.

Members will note the planning history which indicates the site has been subject of a previous application for outline residential development which was refused on 20/07/04. However, it should be noted that this previous planning application related to a larger parcel of land which extended behind and beyond the rear boundaries of numbers 35, 37, 39 and 41 New Road and as such is not directly relevant to this planning application.

The application site is located within the H3 settlement limits as defined in the Neath Port Talbot Unitary Development Plan.

Brief description of proposal:

The application proposes the construction of a detached, three bedroom, dwellinghouse fronting onto New Road. It will have a roughly rectangular shaped footprint and will be sited approximately 12.9m back from the front boundary of the application site.

The proposed access is directly off New Road to the front boundary of the application site and parking for up to three vehicles is shown within the front curtilage of the property. Private amenity space will be provided to the rear of the site.

The proposed dwelling would have the approximate dimensions of 7.6m in width, 13.65m in depth and maximum height of 8.4m. The submitted plans indicate that windows will be sited all four elevations, including a Juliet balcony to the rear first floor elevation which will serve bedroom 1.

Material Considerations:

The main issues to be considered in the determination of the application are the principle of residential development on the application site, the impact upon the residential amenity of occupiers within the adjacent dwellings, the impact upon visual amenity and the character and appearance of the surrounding area, and the impact upon the highway safety of the existing road network.

Policy Context:

Neath Port Talbot Unitary Development Plan:

- GC1 New Buildings/Structures and Changes of Use.
- T1 Location, Layout and Accessibility of New Proposals.
- ENV17 Design.
- H3 Infill and Windfall Development within Settlements.
- H4 Affordable Housing.
- ENV4 Proposals affecting species protected by European or UK legislation
- ENV5 Nature conservation

Policy H3 – the development of infill sites within settlement limits will generally be permitted on condition that there is no unacceptable loss of important open or green space; proposals either individually or in combination with existing commitments would not create unacceptable impacts on existing programmed infrastructure or community facilities; there will not be significant detrimental effect on the amenity of the existing residents of the area; and there would be no unacceptable highway implications.

Policy GC1 – Promotes new development subject to the satisfaction of criteria.

In the context of the current development plan policy framework, the site is located within the H3 settlement limits defined in the Neath Port Talbot Unitary Development Plan. Therefore, the principle of residential development is generally acceptable, provided there are no highway, amenity or other overriding objections.

With regards to the issue of affordable housing, as this application relates to one detached dwelling, Policy H4 (Affordable Housing) would not apply in this instance.

EIA Screening/Scoping Opinion & Habitat Regulations:

As the development is not Schedule 1 or Schedule 2 Development on the EIA Regulations, a screening opinion was not required for this application.

Visual Amenity:

The proposed development has been designed to be in keeping with the general character and appearance of existing neighbouring properties by using traditional proportions and finishes. Of particular note, the proposed dwelling has been designed to reflect the character of number 35 New Road in terms of its scale and massing together with its design details, proportions and roof design.

Furthermore, while the application site is not substantial in size, it is capable of accommodating the proposed dwelling without resulting in overdevelopment of the site or a cramped form of development within the existing street scene, thus having an effect on the character and appearance of the area.

In further support of the application, a street scene elevation plan has been submitted that indicates how the proposed dwelling would relate to number 35 New Road in terms of its height and design. It is considered that this plan demonstrates that the proposed dwelling relates well to number 35 and that the site can be developed without having an obtrusive impact on the surrounding area and street scene.

Detailed information in relation to the material finish of the proposed dwelling has not been submitted in support of this planning application. As such a condition can be imposed requiring samples of the proposed materials to be submitted prior to their use on site.

Therefore in terms of visual amenity, it is considered that the proposed dwelling will not adversely affect the character and appearance of the surrounding area and street scene.

Residential Amenity:

The application site is bounded by residential properties to the east (no.35 New Road) and Llangiwig Nursery School to the west. However, the only side facing window that serves a habitable room is a secondary window located to the east elevation serving bedroom 2. This window looks directly towards number 35 New Road. The submitted plans indicate that this window is to be fitted with obscure glazing and as such, subject to a condition that requires that this is undertaken prior to first occupation of the proposed dwelling, it is considered that there will be no unacceptable overlooking issues resulting from this window.

In respect of the front and rear facing windows, these windows comply with the authority's privacy standard that requires a minimum distance of 21.0m is maintained between habitable room windows directly facing each other.

Therefore given the above, it is considered that the existing residents within the properties opposite and to the side of the proposed dwelling will not be adversely affected in terms of loss of privacy.

In terms of overbearing, the proposed dwelling is sited at 5.7m away from the side wall of number 35 New Road which is to the east of the site and in excess of 10m away from the side wall of the main school building which is to the west of the site. These distances are sufficient to ensure that the development does not unacceptably overbear these properties/buildings. Furthermore the proposed dwelling has been sensitively sited within the plot to ensure that it does not adversely impact on the front or rear elevations of properties / buildings which bound the site.

As a consequence, it is considered that the development will safeguard the amenities of neighbouring residents and the occupiers of the adjacent school building.

Highway Safety (Access, Parking and Traffic flows):

The Head of Engineering and Transport (Highways Section) offers no objection to the proposal, subject to conditions.

Landscaping:

A small landscaped/garden area is proposed to the rear/side of the new property, which is considered adequate to serve the new dwelling.

Ecology (including trees & Protected Species):

The Authority's biodiversity officer has no objection to the proposed development subject to conditions.

In respect of arboricultural issues, there are no trees within or adjoining the application site that are protected by a Tree Preservation Order. However, trees make an important contribution as features in townscapes by virtue of their visual amenity value. As such, a tree survey has been conducted and submitted in support of the planning application. The survey identifies that no trees will be felled as a result of the proposed development. However, it also highlights three trees that may be affected by the proposed development. These trees include a beech and oak tree situated within the grounds of Llangiwig Nursery School to the west of the site and a Goat Willow located close to the double garage in the south west corner of 35 New Road.

The report concludes that the root protection areas of the trees would only be minimally affected by the footings of the proposed building and only to an extent that would have little or no effect on the health of the trees. The Authority's Arboricultural Officer has inspected the tree report and is generally happy with its findings subject to a requirement for some minor alterations to be made to the works proposed to the trees. These alterations can be covered by the submission of an arboricultural method statement prior to the commencement of development on site. As such, subject to this and other conditions ensuring the protection of trees during construction, it is considered that the development can be accommodated without having a harmful impact on the surrounding trees.

Flooding:

Not Applicable.

Pollution (air and ground):

The Authority's Land contamination section has no objection to the proposed development subject to the imposition of a condition dealing with unsuspected contaminated land.

Others (including objections):

The application was advertised on site and 3 neighbouring properties were consulted by letter. 6 responses have been received.

With regard to the comments expressing concern that the proximity of the proposed building will result in lack of privacy and reduced light. These issues have been addressed previously in the report where it was considered that there would be no unacceptable impact on residential amenity.

In respect to the issue raised concerning the excavation of an existing soil bank and resultant structural compromise. The application site does not immediately abut the wall in question and no works are proposed to this wall under this planning application. Any damage to this wall during construction of the development is a private matter between the two separate landowners.

Turning to the issues of noise, disruption and safety issues in relation to the school during construction. Such issues are considered to be temporary in nature any impact will be insignificant given the scale of the development. In relation to highway safety matters the highways officer has not requested a condition that regulates the hours of work on site or the submission of a construction method statement.

In respect of the issue raised concerning Japanese Knotweed. During the officer site visit Japanese Knotweed was observed and as such, a suitably worded condition can be imposed requiring that it is treated and eradicated prior to commencement of development on site.

With regards to the comments expressing concerns relating to highway and pedestrian safety. It should be noted that The Head of Engineering and Transport (Highways Section) has assessed the proposed development and offers no objection, subject to conditions.

In respect of the issues relating to the loss of parking for the nursery school and the concern that this will lead to highway and pedestrian safety issues. It is noted that the proposed development would result in the loss of an informal parking area currently used by parents dropping off and picking up children attending the adjacent nursery school. However, it is important to note that there is no planning permission in place for this parking area and it is therefore being used without consent. As such, it is not considered reasonable to refuse this application on the basis that it would result in the loss of informal parking spaces, especially given that the landowner could potentially stop vehicles using the site at any time by preventing access to it.

With regard to comments concerning the access lane that runs through application site which serves the rear of properties 35 to 45. It is noted that there is likely to be an established private right of way allowing vehicles to pass over this access lane. While the submitted plans indicate that this access lane partially falls within the application site, they also indicate that it will be maintained to a sufficient width (approximately 2.5m) to allow for continued use by vehicles. It should however be noted that any issue concerning private rights, such as a private right of way, are not material planning considerations and as such this is a private matter.

In respect of the issues raised concerning disruption to water drainage at the site. A drainage scheme has not been submitted in support of the planning application. However, a condition can be imposed requiring the submission to the Local Planning Authority of a detailed drainage scheme to be implemented on site. As such, it is considered that there would be no unacceptable impact on the existing drainage arrangement and potential for there to be an overall betterment of the existing situation.

Turning to the issues raised concerning potential damage to local flora / fauna and impact upon environmental and ecological sustainability (effect on mature trees). The Local Authority's Biodiversity Unit and Arboricultural Officer have issued their observations on the proposed development and have no objection, subject to the imposition of conditions.

Finally, in respect of the statement that not all trees have been taken into consideration in the tree survey. An additional tree survey was submitted to the Local Planning Authority on 05/11/13 that assessed a previously omitted Goat Willow tree located close to the south west corner of number 35 New Road.

Conclusion:

It is considered that the proposal represents an appropriate form of in-fill development consistent with the relevant development plan policies and one that will safeguard the amenities of neighbouring residents, visual amenity of the area and highway and pedestrian safety. Hence, the proposed development is in accordance with Policies GC1, H3, T1 and ENV17 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

Recommendation: Approval with conditions

CONDITIONS

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

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) Samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the development hereby permitted. Development shall be carried out in accordance with the approved details only.

Reason

In the interest of the visual amenity of the area.

(3) Unless otherwise agreed in writing, prior to works commencing on construction of the dwelling, a detailed drainage scheme, including measures to prevent surface water discharging onto or over the public highway, shall

be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first occupation of the dwelling, and retained as such thereafter.

Reason

To ensure satisfactory drainage of the site.

(4) Unless otherwise agreed in writing, foul water and surface water discharges shall be drained separately from the site.

Reason

To protect the integrity of the public sewerage system

(5) Unless otherwise agreed in writing by the Local Planning Authority, no surface water and land drainage run-off shall be allowed to connect/discharge (either directly or indirectly) to the public sewerage system.

Reason

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(6) Unless otherwise agreed in writing by the Local Planning Authority and notwithstanding the submitted plans, prior to the first occupation of the dwelling hereby permitted, details of the proposed design and finish of all proposed means of enclosures shall be submitted to and agreed in writing with the Local Planning Authority. The approved means of enclosure shall be erected on site in accordance with the agreed details prior to the first occupation of the dwelling, and retaining as such thereafter.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act 1990.

(7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for additional windows, having regard to the particular layout and design of the estate.

(8) Notwithstanding the details submitted and unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of the proposed dwelling the window to the east elevation serving bedroom 2 shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a maximum of 1.1 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type.

Reason

In the interest of the amenities of the adjoining property and the safety of the occupiers of the applicant dwelling.

(9) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve 6 credits under category Ene1 if the site was registered with a Code Assessor prior to 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guide April 2009, or Level 3 and 1 credit under category Ene1 of the code if the site was registered on or after 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guidance November 2010.

Reason

In the interests of Sustainability.

(10) Unless otherwise agreed in writing, prior to occupation of the dwelling hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason

In the interest of biodiversity.

(11) No development of the dwelling hereby approved shall commence until details of a Code for Sustainable Homes 'Design Stage' assessment and related certification certifying that Code Level 3 and 6 Credits under Ene1 are achieved if the site was registered with a Code Assessor prior to 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guide April 2009, or Level 3 and 1 credit under category Ene1 of the code if the site was registered on or after 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guidance November 2010 have been achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of Sustainability.

(12) The dwelling hereby approved shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out in relation to it, and a Final Code Certificate has been issued for it certifying that Code Level 3 and 6 Credits under Ene1 have been achieved under Technical Guide April 2009, if the site was registered with a code assessor prior to 11th December 2010, or Level 3 plus 1 credit under Ene 1 are achieved if the site was registered with a code assessor either on or after the 11th December 2010 under the requirements of Code for Sustainable

Homes Technical Guidance November 2010. The certificate shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of Sustainability.

(13) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

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 off site receptors.

(14) No development shall take place until an arboricultural method statement, (appropriate and specific to the approved scheme), to include details of all works within the root protection area, or crown spread [whichever is greater], of any retained tree, has been submitted to and agreed in writing by the Local Planning Authority. If commencement of the development is delayed by more than 12 months from the date of the most recent arboricultural method statement, a further updated statement shall be undertaken, and submitted to and approved in writing by the local planning authority before development commences. The development shall be implemented in full accordance with the approved details.

Reason:

In the interest of clarity and good tree husbandry

(15) Unless otherwise agreed in writing by the local planning authority, all retained trees that may be directly affected by the proposed development,

including encroachment into Root Protection Areas, shall be adequately protected as specified in Figure 2 (page 20) BS5837:2012 'Trees in relation to Construction' by the provision of root zone protection (protective fencing). The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and 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 written consent of the local planning authority.

Reason

In order to protect the long term health of the trees to be retained.

(16) There shall be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Local Authority.

Reason

To ensure the existing surface water drainage system is not compromised.

(17) Unless otherwise agreed in writing by the local planning authority, notwithstanding the details shown on the block plan and prior to first occupation of the proposed dwelling, the flank boundary opposite the garage for number 35 New Road shall be set back to a line measured at 7 metres from the front of this garage and the lane shall be maintained at 7 metres width along this section and retained and maintained as such thereafter.

Reason

To protect the amenity of the residents of number 35 New Road.

(18) Unless otherwise agreed in writing by the local planning authority and prior to occupation of the proposed dwelling the existing lane shall be surfaced in bituminous materials and for a minimum length of 15 metres from the kerbline onto New Road and maintained and retained as such thereafter.

Reason: In the interest of the amenity of residents.

(19) Prior to any building works commencing, the Fallopia Japonica (Japanese Knotweed) that is located on the site shall be treated and eradicated in accordance with the Natural Resources Wales Knotweed Code of Practice (Version 3, 2013).

Reason

In the interests of amenity, and to ensure that the treatment is carried out in accordance with recognised good practice.

(20) Unless otherwise agreed in writing by the local planning authority and notwithstanding the details shown on the block plan and prior to first occupation of the proposed dwelling the forecourt boundary onto New Road shall be set back to a line measured at 2.4 metres back from the kerbline and the area forward of this boundary shall be made up as footway construction and shall be retained open and free for such use thereafter.

Reason

In the interests of highway safety by protecting the visibility out of the existing lane.

(21) Prior to first occupation of the proposed dwelling the three off street parking spaces as shown on the approved plans shall be constructed and hard surfaced in a permeable material. Three off street parking spaces shall be retained open and free for such use thereafter.

Reason

Highway safety by ensuring adequate and useable off street parking is provided.

(22) Any existing drainage pipe, highway drain or highway run-off entering, crossing or discharging onto the development site shall be accommodated into the site development works, by the developer. No building shall be erected over or within the safety zone of any culvert or watercourse.

Reason

To ensure the existing surface water drainage system is not compromised.

(23) Notwithstanding the submitted details, prior to commencement of development on site, details of the proposed finished floor levels of the

development together with existing and proposed cross and longitudinal sections through the site, shall be submitted to, and approved in writing by the local planning authority. The development shall be completed in accordance with these agreed details/levels unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of the amenities of the area and to ensure a satisfactory street picture.