

HADLEIGH – LAND OFF GRAYS CLOSE

Erection of 8 No. two-storey dwellings with associated garages and construction of new vehicular access.

Applicant: Linsworth Ltd / Heatherfields Ltd

Case Officer: Mrs. Christine Thurlow

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BACKGROUND

1. This application was presented to Development Committee on 18<sup>th</sup> April 2007 for determination. (Paper F124 item 9 refers – a copy of this report is attached to this item for Members information).
2. At that meeting Members agreed to grant planning permission in accordance with the following Committee resolution:
  - (1) That the Solicitor to the Council be authorised to secure a Planning Obligation Country Planning Act 1990 regarding the provision of one rented unit and one unit of shared ownership affordable housing to be provided by the developer, and transferred to or managed by a registered social housing landlord in perpetuity.
  - (2) That subject to the planning obligation referred to in resolution (1) above being secured and to know new issues being raised as a result of the outstanding public consultation exercise, the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:
    - Materials;
    - As recommended by the County Highway Authority;
    - Levels; and
    - Landscaping.
3. Since that time, work has commenced in order to complete the Section 106 Obligation. In doing so, it is clear that for the use of the public open space land to become public, and be managed as one entity and transferred to the District Council with a commuted sum, in the normal way, this provision needs to be included in the Section 106 Obligation. The Committee resolution on this planning application agreed at the April meeting relates to affordable housing only and does not allow for this to occur at present. Consequently, this application is returned to Committee to consider its inclusion.

## ASSESSMENT

4. Policy HS 32 requires adequate land to be provided on site as public open space. The current application contains an a satisfactory area of land for such usage and the agent has indicated the applicant's willingness to see the land transferred to the District Council under the Section 106 Obligation. This approach would entirely accord with the Councils development plan policies and practice.

## RECOMMENDATION

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation Country Planning Act 1990 regarding the:-
- provision of one rented unit and one unit of shared ownership affordable housing to be provided by the developer, and transferred to or managed by a registered social housing landlord in perpetuity and
  - transfer of the public open space land to the District Council so that it can be managed as one entity together with a commuted sum for its future maintenance if required
- (2) That subject to the planning obligation referred to in resolution (1) above being secured, the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:
- Materials;
  - As recommended by the County Highway Authority;
  - Levels; and
  - Landscaping.

## DECISION

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## **DEVELOPMENT COMMITTEE**

**18 April 2007**

ITEM

B/06/02146/FUL  
FULL

HADLEIGH – LAND OFF GRAYS CLOSE

Erection of 8 No. two-storey dwellings with associated garages and construction of new vehicular access.

Applicant: Linsworth Ltd / Heatherfields Ltd

Case Officer: Martyn Fulcher

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## SITE

5. The application site is located to the south-western side of Grays Close and encompasses a total area of approximately 0.65 hectares. The site is of a trapezoidal shape and has a site frontage of some 74.0 metres and a maximum depth of approximately 98.0 metres. The land is predominantly an uncultivated area of vacant open space, enclosed to the north east and south east boundaries by mature hedgerows, with approximately half of the site being located within the defined built up area boundary for Hadleigh. Grays Close forms an unadopted road within the control of the applicants.

There are constraints relative to the site and these are listed as follows: -

- The site is part of an allocated mixed-use development by virtue of Policies HS15 and EM03 of the Babergh Local Plan Alteration No.2 (2006).
- A high-pressure 200mm diameter gas main crosses the site on a north-west to south-east axis parallel to the south-west boundary (15m distance from boundary). No building can take place within 3.05 metres of the centre line of the gas main.

## PROPOSAL

6. This planning application seeks full planning permission for eight two-storey dwellings with associated garages and a new vehicular access from Grays Close.
7. The proposed development consists of 1 No. two-bedroomed dwelling, 2 No. 3 bedroomed dwellings and 5 No. four bedroomed dwellings.
8. House Type 1 is to be used for three of the units. House Type 1 has a maximum ridge height of approximately 8.8m and will provide the following accommodation: sitting room, study, dining room, kitchen, utility room, W.C. and hall at ground floor level and 4 no. bedrooms (one with en-suite facility), bathroom and landing at first floor level.
9. House Type 2 is to be used for two of the units. House Type 2 has a maximum ridge height of approximately 8.8m and will provide the following accommodation: sitting room, study, dining room, kitchen, utility room, W.C. and hall at ground floor level and 4 no. bedrooms (one with en-suite facility), bathroom and landing at first floor level.
10. House Type 3 is to be used for one of the units. House Type 3 has a maximum ridge height of approximately 8.4m and will provide the following accommodation: sitting room, dining room, kitchen, utility room, W.C. and hall at ground floor level and 3 no. bedrooms (one with en-suite facility), bathroom and landing at first floor level.
11. House Type 4 (semi-detached) is to be used for one of the units. House Type 4 has a maximum ridge height of approximately 8.0m and will provide the following accommodation: sitting room, kitchen, W.C. and hall at ground floor level and 2 no. bedrooms and bathroom at first floor level.

12. House Type 5 (semi-detached) is to be used for one of the units. House Type 5 has a maximum ridge height of approximately 8.4m and will provide the following accommodation: sitting room, kitchen, W.C. and hall at ground floor level and 3 no. bedrooms (one with en-suite facility) and bathroom at first floor level.
13. All units (with exception of House Types 4 and 5) are to be served by detached garaging. The detached garages have a ridge height of some 4.6m and are to be constructed of facing brickwork under a pantiled roof and are to incorporate timber boarded doors.
14. The private driveway proposed is sited centrally to the western side of the site. Public open space is to be provided along the southern boundary of the site.
15. The application is accompanied by a Design and Access Statement and a supporting Planning Statement. These documents are relatively lengthy and Members wishing to see the complete text of any document should make arrangements with the Case Officer direct.

### **Design and Access Statement**

16. The Design and Access Statement submitted to accompany the application is in accordance with the new regulations and provides information regarding use, amount of development, layout, scale and access.
17. The salient issues contained within the Design and Access Statement are as follows:
  - Application site is 1500 metres from the centre of Hadleigh;
  - Level of development restricted by the gas main and local road network;
  - Density of development matches that of surrounding area;
  - General landscaping is to remain;
  - Predominant form of development is detached single-storey bungalows but the development of 1,3 and 5 Grays Close as large detached properties will be seen as part of the proposed development;
  - Houses have been specifically designed for the site and have a traditional form and a strong vertical emphasis is provided to the fenestration; and
  - Pedestrian and vehicular access will be from Grays Close and the new private drive.

### **Planning Statement**

18. The applicant's Planning Statement in support of the application is concluded as summarised below: -
  - Confirm that 2 no. dwellings will be affordable. The affordable units are the semi-detached properties. The two bedroom property will be shared equity and the three bedroom property will be for rent;
  - Policy HS15 allows for 5 no. properties to be accessed from Grays Close. SCC has accepted an increase to 8 no. properties;
  - Density on the site does not meet the requirements of PPG3, this is due to the highways restrictions and also the location of a high pressure gas main; and
  - Open space is to be provided on site.

19. The application has been amended since original submission to reflect an increase in public open space and additional information in relation to wildlife issues have been submitted. The amended plans and details are now subject to a public consultation exercise.

## HISTORY

20. 1970 – Planning permission granted for erection of garage and vehicular access onto Ramsey Road (S/70/1378/H refers).
21. 1972 – Planning permission refused and subsequent appeal dismissed for erection of 2 no. dwellings and access (S/72/379/H refers).
22. 1978 – Planning permission refused for erection of one dwelling and construction of vehicular access (B/78/01026/OUT refers).
23. 1979 – Outline planning permission refused for erection of bungalow and garage (B/79/00892/OUT refers).
24. Please note that, a planning application relating to the remaining land parcel at land between Lady Lane and Tower Mill Road, Hadleigh for a mixed use development comprising of 170 No. Dwellings, 5 Hectares of Industrial/Commercial (B1, B2 and B8), provision of open space and highways infrastructure has been referred to the Secretary of State in accordance with the referral arrangements outlined in The Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000. This is further to the Development Committee resolution to grant Outline Planning Permission (B/06/01488/OUT refers) at the 31<sup>st</sup> January 2007 Development Committee Meeting.

## POLICY

25. The following section of the report sets out the range of planning policy, guidance and material considerations that the application must be assessed against.
26. The following Planning Policy Guidance Notes and Statements (Draft Revisions to these Notes and Statements) and adopted Local Development Plan policies are considered relevant to this application: -

### **PPS 1 (Delivering Sustainable Communities)**

27. PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. The document states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:
  - Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; contributing to sustainable economic development;

- Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities; ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

### **PPS3 (Housing)**

28. PPS3 was published in November 2006 sets out the national planning policy framework for delivering the Government's housing objectives. PPS complements PPS1 and has taken account of the Barker Review of Housing Supply (2004). PPS3 aims to create sustainable, inclusive and mixed communities whilst delivering high quality, well-designed housing built to a high standard. Paragraph 16 states that matters to be considered include the extent to which the proposed development is easily accessible and well connected to public transport and how well the development is integrated with, and complements the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Paragraph 47 suggests that local planning authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare net should be used as a national indicative minimum until local density policies are in place. In determining planning applications, PPS3 advocates that regard should be had to achieving high quality housing; ensuring a good mix of housing to reflect the accommodation requirements of specific groups and that land is used effectively and efficiently.

### **PPS 6 (Planning for Town Centres)**

29. The Government's key objective for town centres is to promote their vitality and viability by:
- planning for the growth and development of existing centres; and
  - promoting and enhancing existing centres, by focusing development in such centres and encouraging site selection by the sequential approach and;
  - encouraging a wide range of services in a good environment, accessible to all.

### **PPG 13 (Transport)**

30. This PPG's objectives are to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight. It also aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car. To deliver these objectives, the guidance says that local planning authorities should actively manage the pattern of urban growth, locate facilities to improve accessibility on foot and cycle, accommodate housing principally within urban areas and recognise that provision for movement by walking, cycling and public transport are important but may be less achievable in some rural areas.

## **PPS25 (Development and Flood Risk)**

31. This PPS explains Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

### **Suffolk Structure Plan 2001**

- Policy CS1 (Distribution of new Development)
- Policy CS2 (Distribution of new Development)
- Policy CS3 (Distribution of new Development)
- Policy CS7 (Sequential approach to housing allocation)
- Policy CS8 (Distribution of new housing)
- Policy CS9 (Affordable housing)
- Policy CS10 (Integrated development and transport strategy)
- Policy ENV3 (Design standards)
- Policy ENV12 (Water conservation)
- Policy ENV13 (Water resources)
- Policy ENV14 (Flood protection)
- Policy ENV17 (Retention and protection of trees)
- Policy ENV18 (Conservation of ecological assets)
- Policy ENV19 (Conservation of ecological assets)
- Policy ENV20 (Biodiversity)
- Policy T2 (Promotion of different means of travel)
- Policy T3 (Walking and cycling)
- Policy T4 (Public transport)
- Policy T14 (Traffic impact assessment)

### **Babergh Local Plan Alteration No. 2 (2006)**

- Policy LP01 (Planning obligations)
- Policy EN01 (Protected areas)
- Policy EN04 (Semi-natural habitats)
- Policy EN05 (Nature conservation mitigation)
- Policy EN06 (Habitat creation)
- Policy EN07 (Local Nature Reserves)
- Policy EN10 (Renewable energy)
- Policy EN11 (Floodplains and washlands)
- Policy EN14 (Water supply)
- Policy EN15 (Surface water runoff)
- Policy EN16 and EN17 (Water quality and resources)
- Policy EN18 (Sewerage and sewage disposal)
- Policy EN19 (Hazardous installations and contaminated land)
- Policy EN20 and EN21 (Recycling facilities)
- Policy HS01 (Towns)
- Policy HS08 (Affordable housing)
- Policy HS10 (Housing allocation)
- Policy HS15 (Grays Close, Hadleigh). This policy is reproduced in full as follows:

*Approximately 16.73 hectares of land at Grays Close, Hadleigh are allocated for a mixed use development comprising housing, employment and open space. Approximately 4.73 hectares (excluding green/amenity/wildlife corridors) are allocated for 145 houses. Proposals for development will incorporate:*

- *Retention and enhancement of the existing trees and hedgerows on the southern boundary of the site, as shown on the proposals map;*
- *An area of 3.5 hectares of open space to be located at the south western end of the site including a sustainable drainage system for the development;*
- *Provision for substantial landscaping measures to create a new eastern boundary to the site, and green/amenity and wildlife corridors within the development, particularly along the route of footpath 24;*
- *A linked network of pedestrian and cycle ways through the site linking to Grays Close, Lady Lane and Tower Mill Lane;*

*Providing that:*

- *No more than 5 dwellings are to be served off Grays Close. The remainder of the site is to be served off a new access road from Lady Lane and a new roundabout off the Lady Lane/Hadleigh by-pass junction; and*
- *No more than 20 dwellings shall be completed and occupied in advance of the new roundabout access off the Hadleigh by-pass being built.*
- *Policy HS27 (Density and house type)*
- *Policy HS30 (Design of new housing)*
- *Policy HS31 (Public open space)*
- *Policy HS34 (Smaller dwellings)*
- *Policy RE06 (Small and medium scale recreation)*
- *Policy EM03 (Employment allocation). This policy is reproduced in full as follows:*

*Land to the south-east of Lady Lane (and south of the A1071) at Hadleigh (off Grays Close) is allocated for a mixed-use development, comprising employment, housing and open space. This will incorporate:*

- *A minimum of 5.0 hectares of new land for general employment use, to be located on the eastern part of the site;*
- *A minimum area of 3.5 hectares of open space to be located at the southern end of the site;*
- *Provision for substantial landscaping measures to create a new eastern boundary to the site and green/amenity and wildlife corridors within the development, particularly along the route of footpath 24;*
- *Housing on the remainder of the site (see Policy HS09);*
- *A site within the general employment area for the establishment of a waste transfer station;*
- *Provision for a new means of separate road access direct from the A1071 and junction improvements where these two roads will meet; and*
- *Provision for a linked network of pedestrian and cycle ways through the site linking to Grays Close, Lady Lane and Tower Mill Lane.*
- *Policy EM09 (Leisure and sport)*
- *Policy EM10 (Offices)*

- Policy TP01 (Pedestrians)
- Policy TP02 (Public rights of way)
- Policy TP03 (Cycling)
- Policy TP04 (New cycling links)
- Policy TP09 (Traffic calming)
- Policy TP15 (New development)
- Policy TP16 (Green Travel Plans)
- Policy TP17 (Transport assessment)
- Policy CR01 (Landscape quality)
- Policy CR07 (Landscaping schemes)
- Policy CR08 (Hedgerows)
- Policy CN01 (New developments)
- Policy CN02 (Facilities for the disabled)
- Policy CN04 (Design and crime prevention)
- Policy CN17 (Archaeology)

## OBSERVATIONS

### **Original Plans**

32. Hadleigh TC – Approval recommended. The Committee note that that application is for an additional three dwellings, which is acceptable to the Highways Dept. The Committee note the planned layout of the proposed dwellings following the pattern of the existing residential area. Mature boundary hedges will be retained and a proposed tree planting programme will maintain the privacy of existing residents. The Committee however, expressed concern regarding the proposal in the accompanying DAS, which refers to access via a new roundabout junction off the Lady Lane/Hadleigh by-pass junction. The planning proposal makes no mention of this proposed new access.
33. CHA – Recommends that any permission should be subject to three controlling conditions.
34. SCC (Fire and Rescue Service) – Submits advisory comments in relation to access and fire fighting facilities and water supplies are also submitted.
35. SCC (Archaeology) – No objection.
36. Natural England – On the basis of the information provided, this application does not appear to have implications for Sites of Special Scientific Interests. We do not hold records of protected species. If any information provided by other parties highlights the possible presence of a protected or Biodiversity Action Plan species, the LPA should request further survey information from the applicant.
37. SWT – Recommend that this area is assessed for Badgers and this assessment is carried out prior to the determination of this application and a mitigation plan is submitted as appropriate.
38. EA – No comment to make on the application.
39. AWS – It is envisaged that foul water flows can be accommodated within the existing foul sewer within Ramsey Road at manhole 5202 for a maximum of eight properties as shown in the application. Please note that there are no public

surface water sewers within the vicinity of the development and therefore the applicant will need to investigate alternative methods of surface water drainage disposal which is outside the responsibility of Anglian Water and they will need to seek the approval from the Environment Agency or the relevant internal drainage board. Please note that we will not accept discharge of surface water to the foul system. The exact point of connection to the public foul sewer must be agreed with AW under section 106 of the Water Industry Act 1991, prior to works commencing on site.

40. National Grid – No objections, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in details. Should diversionary works be required these will be fully chargeable.
41. Environmental Services – No adverse comments.
42. HoCAM – The applicant should be made aware of the position of Public Footpath Nos. 23 and 24 and that they should remain open, unobstructed and free for usage by the public.
43. Letters – Nine letters of objection have been received, summarised as below: –
  - Drainage concerns;
  - Traffic concerns;
  - Loss of important wildlife habitat;
  - Concern over loss of TPO protection;
  - Loss of privacy;
  - Residents are being ignored;
  - Ramsey Road is totally unsuitable for further traffic;
  - Trees to be incorporated into private gardens could be lost;
  - Not in keeping;
  - Inadequate parking;
  - Will Grays Close remain a private road?
  - Will grass verges remain?
  - Concern over construction period;
  - Contrary to the Local Plan;
  - No consideration shown to existing residents; and
  - Net density 50% lower than Persimmon Homes site.

#### **Amended Plans**

44. TC – To be reported verbally if available.
45. CHA - To be reported verbally if available.
46. Environmental Services – No specific concerns
47. EA – No comment to make on the application.
48. AWS - To be reported verbally if available.
49. SWT – To be reported verbally if available.

50. Natural England - To be reported verbally if available.
51. Transco - To be reported verbally if available.
52. Letters – One received at the time of writing, summarised as follows:
  - Happy with latest plans as long as the open space is left wooded.

## ASSESSMENT

53. The principal considerations in this instance are as follows:

- Policy/Allocation Considerations
- Highway Issues
- Affordable Housing
- Highway Issues
- Drainage/Flood Risk
- Residential Amenity
- Wildlife Issues

### **Policy/Allocation Considerations**

54. Policy HS15 reflects a 16.73 hectare site, allocated for mixed development and to include a figure of 145 dwellings subject to no more than 5 dwellings being served off Grays Close and no more than 20 dwellings being completed and occupied in advance of the new roundabout as previously. Policy EM03, which is to be read in conjunction with HS15, allocates a minimum of 5 hectares of new land for general employment use (eastern part of site), a minimum of 3.5 hectares of open space with housing to the remainder of the site (subject to provisions for public access/landscaping/wildlife etc). On this basis there can be no sustainable objection to the proposal in land use policy terms. The key consideration is whether more than 5 dwellings should be accommodated on the site with vehicular access from Grays Close.

### **Highway Issues**

55. The increase in 3 units is not thought to lead to any material adverse impact over and above the allocated number of 5 dwellings, in terms of highway safety considerations, visual/residential amenity etc. The application has been assessed by the County Highway Authority and as there are no objections to the proposal from this statutory consultee, it must be considered that a refusal of planning permission based solely on the increased number of dwellings proposed cannot be sustained in this instance.

### **Affordable Housing**

56. Policy HS08 requires a provision of up to 35% of affordable housing on allocated sites. The supporting information confirms that the scheme will provide for two units of affordable housing to meet identified housing needs. This arrangement is considered acceptable and can be secured through the provision of an appropriate Planning Obligation.

### **Public Open Space/Education Contributions**

57. Policy HS32 required proposals for development to either make provision for a financial contribution to secure public open space with play equipment on a nearby alternative site, or enhance and improve the nearest existing provision provided by the Council; or to provide 10% of the gross site area as public open space with play equipment. If a developer cannot provide open space and play equipment or facilities on an alternative site, a financial contribution will be required in line with the prevailing charges set by the Council, which are based on the number of bedrooms per house. In this instance the proposal now incorporates a significant area of public open space along the entire southern boundary of the site. This is considered acceptable and accords with the requirements of Policy HS32.

### **Highway Issues**

58. Policy HS15 states, amongst other things, that no more than 5 dwellings are to be served off Grays Close (figure recommended by CHA at time of allocation). This application proposes an increase of three units to total eight dwellings being served off Grays Close. However, upon assessment of the application, the County Council, as the highway authority, raises no objection to the development, subject to the imposition of controlling conditions. Accordingly, a highway safety based refusal as a result of the increased units cannot be sustained.

### **Drainage/Flood Risk**

59. Concerns have been raised in relation to drainage. Anglian Water has confirmed that foul water flows can be accommodated within the existing foul sewer for a maximum of eight dwellings. The Environment Agency, which is responsible for advising on flood issues, raises no objections to the development on flooding grounds. Accordingly, a drainage based objection cannot be warranted.

### **Residential Amenity**

60. Objectors have claimed that a loss of privacy will occur. This view is not shared. The dwellings fronting Grays Close will face the existing dwellings and therefore no overlooking of private rear amenity areas will occur. The existing bungalow properties at Ramsey Close that back onto the site will be separated by the area of public open space and be distanced by a minimum of approximately 30m. This is considered to be an acceptable relationship and not to lead to any significant adverse impact upon residential amenity.

### **Wildlife Issues**

61. The amended application details include the findings of a commissioned Badger Survey. This survey concludes that from the lack of evidence of Badgers and the absence of Badger setts within the proposed development, Badgers are not present. Additionally, it is concluded that the proposed development works are unlikely to disturb Badgers whilst occupying a sett due to the absence of any Badger setts within 30m of the development site. The survey finishes by recommending that the proposed developments unlikely to disturb or obstruct Badgers.
62. The Badger Survey was received after original submission and therefore forms part of the public re-consultation exercise currently being undertaken. As such,

the views of Natural England and the Suffolk Wildlife Trust are awaited and a verbal update will be given at the meeting.

### **Conclusion**

63. Given the extent of site area, and lack of demonstrable material harm arising from the proposed development and having regard to National and Local planning policies which support the efficient use of land, the principle of increasing housing numbers is considered acceptable.
64. In view of the above and having regard to the relevant development plan and its policies, the following recommendation is made.

### REASON FOR APPROVAL

65. The proposal, for the erection of 8 No. two-storey dwellings with associated garages and construction of new vehicular access is considered to be in accordance with the provisions of policies HS01, HS28, HS30 and HS32 of the Babergh Local Plan Alteration No.2 (2006). The Local Planning Authority, having had regard to all planning considerations material to the determination of this application, including particularly scale and nature of development proposed and all consultations and representations made in connection with the application, conclude that the proposal accords with the provisions of the development plan as applicable to it, including the policies and proposals noted above, and in the absence of any material adverse impact resulting from the development consider that there are no material grounds which justify its refusal.

### RECOMMENDATION

- A. The Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 regarding:-
  - i) The provision of one rented unit of affordable housing to be provided by the developer, and transferred to or managed by a registered social housing landlord in perpetuity and for one unit to be of shared ownership.
- B. Subject to the completion of a s106 Planning Obligation and to no new issues being raised as a result of the outstanding public consultation exercise, the Chief Planning Control Officer be authorised to Grant Planning Permission subject to the following conditions:
  - Materials;
  - As recommended by CHA;
  - Levels;
  - Landscaping; and
  - As the Chief Planning Control Officer considers appropriate

### DECISION

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