

Applicant: George Sharman & Stephen Hinchliffe

Description: Erection of 7no dwellinghouses within the curtilage of existing Stonewell House including demolition of outbuilding and formation of access

Site Address: Stonewell House, Balk Farm Court, Birdwell, Barnsley, S70 5RB

Site Location & Description

The site is triangular in shape, measure just over 0.5Ha and is located between Birdwell and Worsbrough, immediately to the East of the A61. The site is mainly laid to lawn and forms the garden of Stonewell house which sits to the East side of the plot. The site slopes down to the North and west boundaries, which are defined by trees and hedges. Stonewell House is a detached, 2 storey residential property constructed in the late 20th Century.

To the North of the site beyond Balk Farm Court is a farm complex containing 2no. Grade II listed buildings, Balk Farmhouse and Barn. To the East and South are dwellings on the edge of Birdwell and to the West, beyond the A61, is open countryside with far reaching views.



Site History

2019/0170 - Retention of existing dwelling and erection of 7no new build dwellings (Outline seeking approval over means of access and layout) (Amended Plans) - Withdrawn

Proposed Development

The applicant seeks permission to erect 7no. detached dwellings within the garden area of Stonewell House. Plots 1-4 would back onto the A61 and would be split level with 1.5 stories to the front and 2.5 stories to the rear. Plots 5-7 would be 2 storey properties and back onto the Southern boundary. A road, off Balk Farm Court, built to adoptable standards would serve Stonewell House and plots 1-3. A private drive would extend from the newly created road to serve plots 4-7.

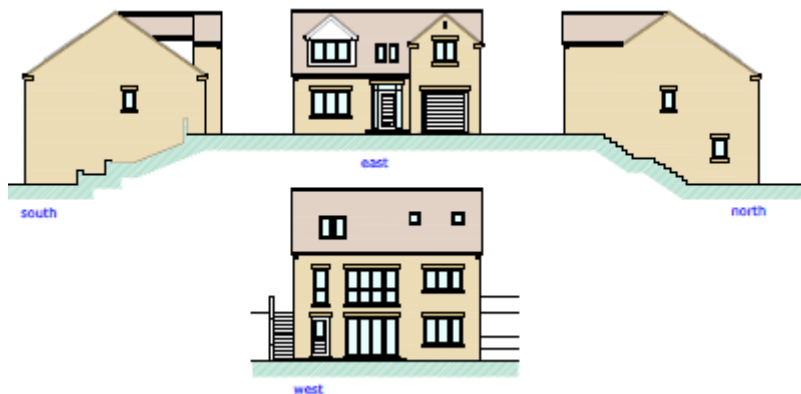


Plot 1 (Type A)



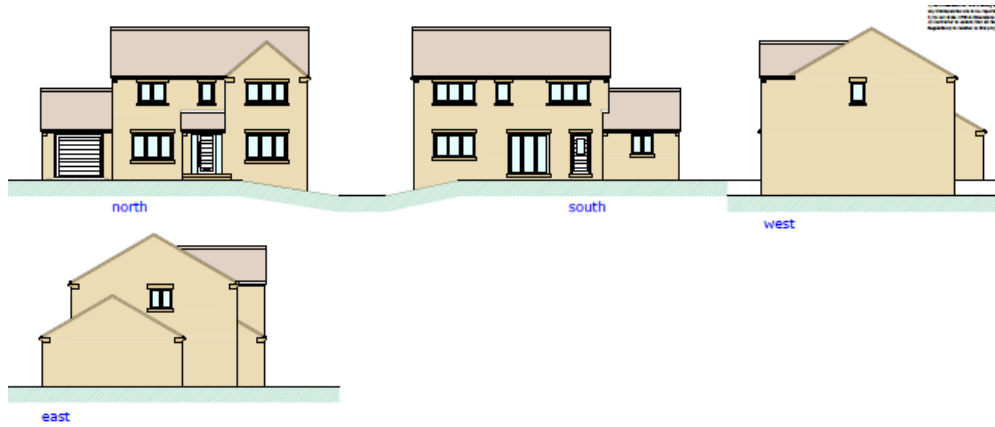
A split level property accommodating a lounge, garden room, utility room and WC on the Ground floor. An open plan kitchen/diner, en-suite bedroom, garage, hallway and WC on the ground floor and 3 bedrooms (2no. en-suite) and a bathroom in the roof space.

Plots 2, 3 & 4 (Type B) (Handed)



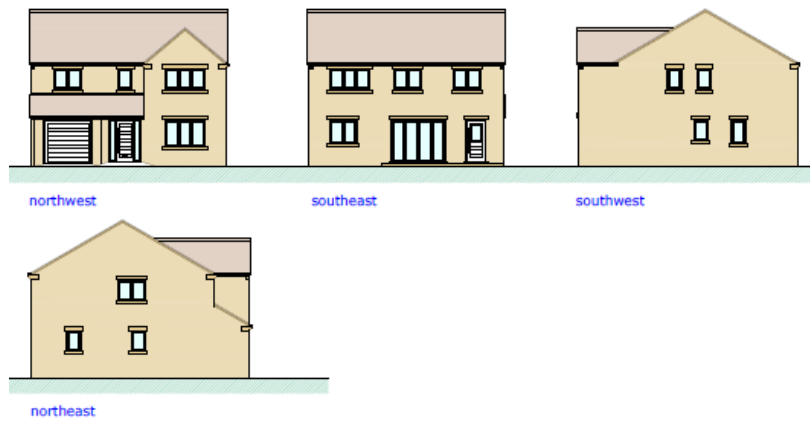
A split level property accommodating a garden room, lounge, utility room and WC on the lower ground floor. An open plan kitchen/diner, en-suite bedroom, garage and WC on the ground floor and 3 bedrooms (2no. En-suite) and a bathroom within the roof space.

Plots 5 & 6 (Type C) (handed)



2 storey properties with an attached single garage. The accommodation includes a lounge, dining kitchen, utility room and WC on the ground floor and 4 bedrooms (2no. en-suite) and a bathroom on the first floor.

Plot 7 (Type D)



A two storey property accommodating a lounge, dining kitchen, utility room, WC and garage on the ground floor and 5no bedrooms (2no. en-suite) and a bathroom on the first floor.

Policy Context

The site is allocated as Urban Fabric and Dearne Valley Green Heart in the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H5 Residential Development on Large Non-Allocated site

Policy H6 Housing Mix and Efficient Use of Land

Policy H7 Affordable Housing

Policy H9 Protection of Existing Larger Dwellings

Policy HE1 The Historic Environment

Policy HE3 Development affecting Historic Buildings

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC2 Sustainable Design and Construction

Policy CC4 Sustainable Drainage System (SuDS)

Policy RE1 Low Carbon and Renewable Energy

Policy I1 Infrastructure and Planning Obligations

SPD's

Those of relevance to this application are as follows:

- Designing New Residential Development
- Parking
- Sustainable Travel

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 109 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 124 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of

sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 189 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Para 194 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Consultations

Biodiversity – No objections subject to additional info.

Conservation – No objections

Drainage – no objections subject to conditions

Highways – No objections subject to turning areas shown on plans

Air Quality Officer – no objections subject to the inclusion of EVCP's

SYAS – Defer comments to the Conservation Officer

SYMAS – No objections subject to condition

Coal Authority – No objection subject to conditions

Yorkshire Water – No objections subject to conditions

Ward Councillors – Cllr objection received on highway safety grounds

Representations

Consultation letters were sent to neighbouring properties and a site notice was erected. 3 individual objections were received and an objection by a Planning Consultant on behalf of 5 residents was received. The main points of concern are;

- Harm to the setting of the Grade ii Listed building
- Contrary to Local Plan Policy H9
- Out of character with the area
- In an unsustainable location
- Reduced highway safety
- Loss of Biodiversity
- Increased surface water runoff
- Reduced residential amenity
- Lack of noise & Air quality information

Assessment

Principle of Development

The site is allocated as Urban Fabric, i.e. land within the settlement with no specific allocation, in the Local Plan. All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, infill development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

Local Plan policy H5 'Residential Development on Large Non-allocated Sites' states 'proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the policies map will be supported where;

- Are located on previously or part previously developed land;
- Are located within Urban Barnsley, Principle Towns and Villages
- Are accessible by public transport
- Have access to a range of shops and services

The site is within the boundary of Birdwell and adjoins the existing settlement. Given the site forms part of the garden of Stonewell House it is located on part previously developed land. The site is immediately adjacent to the A61 which is served by the 66 and X17 buses with a bus stop within 200m of the site. The 66 bus runs every 15minutes and links Barnsley town Centre with Elsecar. The X17 runs circa once an hour and links Barnsley town Centre with Meadowhall and Sheffield City Centre. There are also the number 2, 67, 67a, 67b, 67c and X2 buses which run along Worsbrough Road which is circa 200m from the site.

Furthermore, Birdwell offers a number of shops and services including a petrol filling station with associated shop, a garden centre, a convenience store, primary school, hairdressers, pubs, clubs and a health centre, all within 800m of the site. There is also good access to green space and open countryside. 'Good Access' to shops and services is defined in the Local Plan as having a primary school, doctors' practice, church, convenience store and public open space within 800m, as well as some other services/facilities such as petrol station, public house, place of worship etc.

There are also further facilities within Birdwell, outside of the 800m range, including a theatre, a supermarket and a newly developed range of facilities, just off junction 36 of the M1 including takeaways, restaurants, cafes, petrol station and shop.

It is noted that the development would be within the garden area of an existing detached property. Local Plan Policy H9 'Protection of Existing Larger Dwellings' states 'development within the curtilage of existing larger dwellings [a dwelling with 4 bedrooms or more, or capable of accommodating 4 bedrooms without significant adaption] will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.

The purpose of the policy is to retain the stock of existing larger houses in the borough and not compromising those with the addition of smaller units. However, in this case, although the existing garden of Stonewell House would be developed, Stonewell House itself would be retained, along with a remaining good-sized garden. Furthermore, 7 further larger homes would be created, adding to the stock of this type of property. As such, the harm caused to the existing larger dwelling, would be more than off set by the creation of the additional units.

Policy H6 of the Local Plan 'Housing Mix and Efficient use of land' states that a density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principle Towns. The scheme as proposed is circa 14 dwellings per hectare. However, the policy goes on to state that lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

As outlined above, the development is within the curtilage of an existing larger home, if the development was for a higher density of smaller dwellings then it would conflict with policy H9. Furthermore, as discussed later in the report, the lower density is also required for heritage reasons.

The site is adjacent to 2no. Grade II Listed Buildings, as such, the development will be expected to protect or improve the character and/or appearance of the Conservation Area and Listed Buildings. This will be explored in more detail under the headings below.

Residential Amenity

The proposed dwellings would meet or exceed the required separation distances from existing properties, as set out in SPD 'Design of Housing Development'. The separation distances between the proposed properties themselves also meet the requirements.

It is acknowledged that the additional properties would inevitably lead to additional noise through residential and vehicular activity, especially as the site is currently utilised as a garden area. However, the site adjoins the A61 to the West and is immediately adjacent to existing housing to the North, East and West, including 6 dwellings which are already served by Balk Farm Court. The site is also within the boundary of the settlement of Birdwell, as such, given the location, the modest increase in noise from 7 dwellings, especially given their separation distance from existing properties, would not increase noise and disturbance to an unreasonable degree, in accordance with Local Plan Policy GD1.

There would be additional vehicles using Balk Farm Court but the turning off into the site itself would be before the existing residential properties, as such, vehicles and pedestrians would not need to pass the existing properties or their private amenity spaces.

In terms of the amenity of the future residents, the internal spacing generally meets or exceeds the requirements of the South Yorkshire Residential Design Guide. The external amenity spaces are also in excess of the requirements of the SPD.

Design & Visual Amenity

It is noted the site is currently undeveloped, with the exception of Stonewell House, and forms a garden area mainly laid to grass. The objectors argue that this 'open' area adds to the setting of the grade II listed buildings adjacent. It should be noted, however, that views from the A61 into the site are very limited due to the mature planting along the boundary, which is to be retained, as such, it is not evident from public vantage points that the site is open and undeveloped.

There is an open area containing grass and plants on the corner of the A61 and Balk Farm Court, which is within the redline boundary, however, that area is to remain as is, the existing shrubs to the rear would also be retained to separate it from the development.

The layout of the scheme has evolved from initial pre-app discussions, through to application 2019/0170, to the current proposal. At each stage the Councils Conservation Officer has provided advice and critique to the architect.

The current scheme has been designed so that the side elevation of plot 1 is set away from the listed buildings in order to provide 'breathing' space. The side elevation of plot 1 is also smaller in terms of depth as the other 6 properties too. As outlined above, the area of landscaping adjacent to Balk Farm Court has been retained and the existing mature trees and shrubs along the A61 and Balk Farm Court have been retained to soften the development.

The objections have stated that the proposed dwellings would be 3 stories, however, they are in fact split level dwellings given that the land slopes down towards the A61. The front of the dwellings, when viewed from Balk Farm Court and the access into the development, would have the appearance of dormer bungalows, with the rear elevations having 2 stories and rooms within the roof space, served by rooflights. As stated above, the views of the rear elevations would be highly obscured from the A61 given the size of the trees/hedges on the boundary which are to be retained.

The scheme has undergone several design changes to reduce the scale of the properties. Originally the applicants proposed 3 storey dwellings with a pitched roof above. Then, when this application was submitted the applicant proposed split level dwelling on plots 1-4 with rooms in the roof served by dormers, however, through the course of this application, the elevations facing the A61 have been reduced further with the reduction in the eaves height and the replacement of the dormers with rooflights. It is now considered that the dwellings are of an acceptable height and scale.

As stated in the 'Principle of Development' section above, the development falls far short of the 40 dwellings per hectare required as part of Local Plan Policy H6. The reason for the far lower density is to allow for the separation to the adjacent listed buildings and reflect the density of the immediate area.

It should also be noted that Stonewell House does not form part of the farm courtyard setting where the 2nd listed buildings are located and Balk Farm Court itself is not free from more recent development. During the early 20th century a number of dwellings were constructed close to Balk

Farm Court. These include 3 ('The Cottage'), on the east side of the courtyard, 4 Balk Farm Court to the east (constructed in 2002) and 5 and 6 Balk Farm Court, to the immediate south (constructed in 2002) Stonewell House was built in 1983 when the Application Site was landscaped as garden. These buildings resulted in a fundamental change to the character of the landscape surrounding the listed buildings, from rural to urban in character.

The proposed dwellings are not stock houses and have been designed to sit comfortably within the setting. There is also a variation across the properties, they are not all of the same design, therefore, the development has visual interest, in accordance with Local Plan Policies H6 and D1.

The proposed dwellings do not take design cues from the listed buildings and arguably a 'pastiche' of those properties would not work within this setting as it would distract from the character of those buildings. Instead the proposed dwellings are more modern in design while still harmonising with their surrounds, much in the way that Stonewell House and numbers 4-6 Balk Farm Court do.

Given the comments above, the development would be acceptable in terms of visual amenity and would conserve the significance and setting of the listed buildings, in accordance with Local Plan Policies D1, HE1 and HE3.

The application was accompanied by a Heritage Statement which concluded '*The Application Site makes no contribution to the overall significance of the listed buildings. It is heavily domestic in character and has no resonance with the former agricultural function of the buildings. Whilst a historic association may have existed, any legibility of this has been eroded.*

The Proposed Development is set-back from the northern boundary of the Application Site and the proposed layout retains a buffer of open space and an existing belt of mature trees and hedgerows to the north side of the site; this will provide separation and assist in maintaining the green character of the site and provide a degree of screening of proposed new buildings.

The Proposed Development will not be visible from the frontage of Balk Farmhouse or the barn, or from the courtyard space to their frontage. The contribution this area makes to the listed buildings will be unchanged.

In summary, the Proposed Development will therefore introduce built form to part of the setting of the listed buildings, however as discussed above, the site already has a domestic character and makes no contribution to the significance of the buildings. The listed buildings are already experienced in a heavily urbanised context and this will be unchanged. There will be no change to the appreciation of their architectural and architectural interest which is legible in their architectural detailing, form and group connections. Overall it is considered that the application will preserve the significance of the grade II listed Balk Farmhouse and barn.

The Council's Conservation Officer has agreed with the findings of the Heritage Statement and raised no objections to the current proposal.

Highway Safety

There have been objections regarding Highway safety, however, the development would utilise the existing junction between Balk Farm Court and the A61. This junction is considered suitable to accommodate the modest increase in capacity and has acceptable site lines. Highways DM have raised no objections to the increased use of this junction.

The site itself would be accessed from Balk Farm Court via the existing access point serving Stonewell House. The first part of the access would be brought up to adoptable standards and also provide a turning area, as well as visitor parking spaces. Plots 1-3 as well as Stonewell House itself, would be served by this access. The remaining properties would be served by a private drive. Vehicles would be able to enter and exit the development in a forward gear. Visibility from the site onto Balk Farm Court is acceptable and Highways DM have raised no objections.

Each property would be served by 2 no. off road parking spaces, either on the driveway or a combination of driveway and garage, in accordance with SPD 'Parking'. As outlined above, 2 no visitor parking spaces are also provided.

Given the comments above, highway safety would be maintained, in accordance with Local Plan Policy T4.

Trees

The application has been accompanied by a Tree Report. The majority of the trees and hedges are located on the boundaries of the site, with the central area of the site mainly laid to grass and free from vegetation. It is proposed to maintain the majority of the trees and hedges on the boundary of the site with only some small-scale clearance to the South East and South West of the site.

A full landscaping plan has been provided with the application to show additional planting to compensate for the loss.

The tree Officer agrees with the findings of the Tree Report and has raised no objections subject to conditions.

Ecology

The application was submitted with a Preliminary Ecological Appraisal, then, following a request from the Councils Biodiversity Officer, this was followed up with an Ecological Impact Assessment. The report concludes that the scheme would be acceptable, subject to mitigation measures as set out in section 4 of the report. These measures will be conditioned. The report also demonstrates a Biodiversity Net Gain on the site which will have a moderate positive residual impact.

The Biodiversity Officer raised no objections following the submission of the additional information.

Mining

The Coal Authority records indicate that the northern half of the site (access road / plots 1 – 4: Drawing No. 2018/016/02) is within an area of probable shallow coal mining that could be attributed to the thick coal seam (SWALLOW WOOD) inferred to outcrop to the west of the site.

The planning application is accompanied by a Coal Mining Risk Assessment, March 2019 prepared for the proposed development by Design it Structural Solutions Ltd. This Assessment has been informed by an appropriate range of historical, geological and coal mining information.

Having carried out a review of the available evidence, the report author considers that currently, there is a moderate to high risk (instability / mine gas) to the redevelopment of the northern part of the site due to the potential of unrecorded mine workings within the Swallow Wood coal seam. If there is less than the standard 10 x seam thickness to rock cover ratio as per current guidance: CIRIA C758D – Abandoned mine workings manual this could result in surface instability for the redevelopment of this site).

Therefore, in order to mitigate the risk, appropriate recommendations have been made that a programme of investigative drilling / gas monitoring (boreholes drilled to 30m depth) should be carried out in order to reliably establish drift / bedrock depth and the presence, depth and nature of coal seams / workings beneath this site.

SYMAS and the Coal Authority have raised no objections to the proposal subject to a condition securing the addition investigative works.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve subject to conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the plans (Nos 2018/016/02, 2018/016/03, 2018/016/04, 2018/16/05, 2018/16/06, 2018/16/07, 2018/16/08 & R/2382/1A) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making

Upon commencement of development details of measures to facilitate the provision of high-speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure compliance with Local Plan Policy I1.

Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

All in curtilage planting, seeding or turfing comprised in the approved details of landscaping (plan refs R/2382/1A) shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

All out of curtilage planting, seeding or turfing comprised in the approved details of landscaping (plan refs R/2382/1A) shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the

Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.

Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.

Reason: To ensure proper drainage of the area in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety

The development shall be implemented in accordance with the approved mitigation measures set out in section 5 of the 'Ecological Impact Assessment' document dated 26th Oct 2020, by Whitcher Wildlife Ltd. The measures shall be retained as such thereafter.

Reason: To conserve and enhance biodiversity in accordance with Policy BIO1 Biodiversity and Geodiversity.

The site has been identified to be at risk from potential coal mining legacy. An intrusive site investigation must therefore be undertaken by a suitably qualified person to evaluate the ground conditions and determine any actual mining legacy risks. The site investigation and subsequent development must be undertaken in compliance with Construction Industry Research and Information association publication C758D "Abandoned mine workings manual" where applicable.

A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, then the condition will not be discharged until details of such works have also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

Reason – NPPF 178 a,b,c. 179 and 170 e & f, based around Land Stability.

No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details
Tree protection plan
Arboricultural method statement

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the significance and setting of the neighbouring listed buildings, in accordance with Local Plan Policies HE1 and HE3.

Prior to the construction of any of the dwellings approved by this permission above ground level, details for the provision of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. These EVCP's shall be installed in accordance with the approved details prior to first occupation of the development and retained thereafter available for that specific use in accordance with the approved details.

Reason: In interests of promoting sustainable travel opportunities in accordance with Policy T3 New Development and Sustainable Travel and Policy I1 Infrastructure and Planning Obligations of the Local Plan.