

STATEMENT RELATING TO PLANNING CONDITIONS

CONDITION 3 STATES:

Prior to the occupation of the development hereby approved, photographic evidence which shows that the height of the concrete posts have been reduced shall be submitted to and agreed in writing by the Local Planning Authority. The height of the concrete posts shall be reduced to a height which does not exceed the height of the external boundary treatment(s) and ensures that the posts are not visible from neighbouring properties or the Church Street.

DESPITE NUMEROUS REQUESTS THE PLANNING OFFICER HAS FAILED TO PROVIDE A CONCISE EXPLANATION OF WHAT IS REQUIRED INCLUDING DETAILS OF THE FOLLOWING

1. WHICH POSTS DOES THIS REFER TO?
2. HOW CAN THE POSTS BE ALTERED SO THAT THEY ARE NOT VISIBLE?
3. FENCE POSTS NORMALLY EXTEND BEYOND THE TOP OF FENCING PANELS. CLARIFICATION OF HEIGHT REDUCTION REQUIREMENTS NEEDED.

ALSO, THE OFFICER CONSULTED ON THIS MATTER HAS NOT ACKNOWLEDGED THAT FENCE POSTS WILL BE HIGHER THAN ADJACENT PANELS AT CHANGES IN HEIGHT OR GROUND LEVELS.

IN THE ABSENCE OF THIS INFORMATION REQUESTED, PHOTOGRAPHS OF THE SINGLE POST ASSUMED TO BE THE ONE IN QUESTION ARE INCLUDED BELOW. IT CAN BE SEEN THAT THE POST SITS AT AN INTERSECTION OF THREE FENCES AND ARE STEPPED TO SUIT GROUND LEVELS AS STATED ON THE APPROVED DRAWING. IT IS NOT POSSIBLE TO PROVIDE A PHOTO WITH THE POST REDUCED.



CONDITION 5 STATES:

Prior to the occupation of the development hereby approved, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the

methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

THE SITE INVESTIGATION AND ASSOCIATED REPORT (APPROVED ON APPLICATION 2025/0309) CONCLUDED THAT NO WORKS IN RESPECT OF PAST MINING ACTIVITIES WAS REQUIRED. NO RISKS WERE IDENTIFIED

THE INCLUSION OF CONDITION 5 IS UNNECESSARY AS NO MITIGATION OR ASSOCIATED WORKS WERE REQUIRED. THE SI DETAILS AND REPORT ARE ATTACHED TO THIS APPLICATION TO AMPLIFY THE POINT.

CONDITION 6 STATES:

Prior to the occupation of the development hereby approved, details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site shall be submitted to and approved in writing by the Local Planning Authority.

THE APPLICANT'S SOLICITOR HAS BEEN CONSULTED AND HAS PROVIDED THE FOLLOWING INFORMATION

"It is common practice for a formal management company to be created thereby allowing clear maintenance agreements to be established and each property owner would be equally bound by such agreements. Basically, the homeowners are the shareholders of the management company, and each homeowner would pay a regular service charge; the company would then instruct a third party to carry out repairs and maintenance works as and when required"

"Given the size of the development and extent of the common parts any works would be ad hoc and very much infrequent. There would be little point engaging a third party unless and until any works are required. To do so would incur administration costs which would far exceed the cost of any actual works/maintenance needed on an annual basis"

CONDITION 7 STATES

Prior to the occupation of the development hereby approved, details of the surface water drainage works, including how surface water from the development will be discharged, shall be submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;

b) evidence of existing positive drainage to public sewer and the current points of connection;

and

c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

IT IS UNCLEAR WHY THIS HAS BEEN INCLUDED AS FULL FOUL AND SURFACE WATER DETAILS WERE APPROVED ON APPLICATION 2025/0309.
THE APPROVED DETAILS ARE INCLUDED ON THE SUBMITTED DOCUMENTS

CONDITION 8 STATES

Prior to the occupation of the development hereby approved, a Bat and Bird Box Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of bird and bat nesting boxes / bricks such as the location, specification and design of the habitats. The boxes / bricks shall be installed prior to the occupation of any dwelling strictly in accordance with the details approved and maintained as agreed for the lifetime of the development.

THIS CONDITION SHOULD NOT HAVE BEEN INCLUDED AS THESE DETAILS WERE APPROVED ON APPLICATION 2025/0309.