

COMMENTARY TEXT

TO PROPOSED CONDITIONS AND REASONS RELATIVE TO LOCAL REVIEW BOARD REF. NO. 10/0009/LRB

1. Standard Planning Permission in Principle condition – sets time limit of permission and period for submission of further details by submission of formal 'Approval of Matters Specified in Conditions' (AMSC) application(s). *Note that an AMSC application may be submitted in respect of approval of the details 'reserved' by either a single or multiple conditions.*
2. Standard condition identifying approved drawings that relate to the permission.
3. Suspensive condition requiring the upgrade of the junction of the A83 and private road serving the development – required by the Area Roads Managers comments dated March 2010 which identifies that the existing junction is substandard in respect of both layout and visibility and as such is unsuited to accommodate any intensification in use without commensurate improvement. In this instance the identified commensurate improvements involve localised widening of the access to permit two vehicles to pass in the throat of the junction, provision of improved visibility splays to meet the Council's current minimum standards and, provision of a lay-by arrangement to allow the refuse collection vehicle to pull off of the main carriageway. The appellant was made aware of these requirements prior to submission of the current application and has accordingly included the necessary land for such works within the application site boundary and notified third party owners accordingly – whilst the applicant does not have control over the land required for these road improvements there is no procedural barrier to imposing a negative suspensive condition preventing the development commencing in the absence of such necessary works.
4. Suspensive condition requiring details of an extensive planting scheme to be submitted as an AMSC application for approval – requirements specified are in line with the recommendations of the 'Landscape and Visual Impact Report' dated July 2010 and submitted by the appellant in support of his application for a local review.
5. Suspensive condition requiring the adequacy of the proposed private water supply to be demonstrated – required by Area Environmental Health Manager comments dated Feb 2008.
6. Suspensive condition requiring the details of the siting, design and finishes of the proposed dwellinghouse within each plot to be submitted as an AMSC application(s) for approval. Proposed restrictions on height and use of recessive colour are in line with the recommendations of the 'Landscape and Visual Impact Report' dated July 2010 and submitted by the appellant in support of his application for a local review.
7. Suspensive condition requiring details of hard surface and boundary treatment for each plot to be submitted as an AMSC application(s) for approval.
8. Suspensive condition requiring details of access and parking/turning details for each plot to be submitted as an AMSC application(s) for approval – required by Area Roads Manager – comments dated March 2010
9. Suspensive condition requiring details of foul drainage details for each plot to be submitted as an AMSC application(s) for approval.