

COMMITTEE REPORT

Committee: East Area **Ward:** Clifton
Date: 11 December 2008 **Parish:** Clifton Planning Panel

Reference: 08/00311/FUL
Application at: 25 Shipton Road Clifton York YO30 5RE
For: Erection of single storey detached dwelling
By: Darren Broadbent
Application Type: Full Application
Target Date: 7 July 2008

1.0 PROPOSAL

1.1 Proposed Development

The application seeks full planning permission for the erection of a single storey detached dwelling to the rear of 25 Shipton Road. Access to the site would be via an existing access track, which runs east to west from Shipton Road between 23 and 25 Shipton Road. The dwelling itself would be positioned in part of the rear garden area of 25 Shipton Road, which extends beyond the rear garden areas of 21 and 23 Shipton Road. The proposed dwelling comprises of a square "U" shaped building, with 4 bedrooms and 2 bathrooms along the east wing, a living room in the centre of the property, and a utility, w.c. and kitchen along the west wing leading onto a covered loggia. A covered carport with bicycle and bin store adjoins the western elevation. The site levels will be altered to create a flat platform upon which to construct the dwelling, parts of the site will be raised by a maximum of 750mm and others reduced by a maximum of 400mm, however it should be noted that the altered ground levels will remain lower than the highest part of the site which is the orchard area to the north east. The dwelling is to be constructed in handmade brick, lime mortar, slate and reclaimed stone ridge tiles, cast iron rain water goods and timber window frames.

1.2 Application Site

The application site forms part of the side and rear garden area 25 Shipton Road, which is a Grade II Listed Building. The existing access is grassed and is bounded to the south by a 3 metre high brick wall and lined with trees to the north. The site itself is 'L' shaped and is lawned. The boundaries consist of mature trees and hedgerows. The site currently houses a timber greenhouse and brick outbuilding, which are in a poor state of repair and are to be demolished. A separate application for the removal of these structures will be required before demolition can take place. Land levels slope gently downwards in a south westerly direction. The application site is located to the rear of properties along Shipton Road, which comprise of large detached and semi detached properties in spacious plots with mature gardens. To the south west of the site is Clifton Ings, leading down to the River Ouse To the north west of the site is York Cricket and Rugby Union Football Club.

1.3 Planning History

A planning application for a two storey detached dwelling to the rear of 25 Shipton Road (03/02505/FUL) was refused at Planning Committee on 14.11.03 on the grounds that the proposal would be detrimental to the character and appearance of the Conservation Area and the Listed Building.

1.4 Land Use Allocations

Part of the application site, which comprises the access road and part of the proposed garden area, is located within the Clifton Conservation Area. The remainder of the site, which will house the proposed dwelling and the remainder of the garden area, is unallocated on the Local Plan. The land to the immediate south west of the application site is within the Green Belt. The application site lies partly in Flood Zone 2 and partly in Flood Zone 3 on the Environment Agency's Flood Zone Map. The proposed dwelling would be located within Flood Zone 2, except for the external loggia.

1.5 Amendments

Following objections from the Council's Drainage Department and the Environment Agency, the agents have submitted revised plans showing the proposed dwelling relocated to the eastern corner of the site (to be within Flood Zone 2), removing the basement level from the dwelling and substituting some of the indoor living area with an external loggia. In addition to these amendments, a revised Flood Risk Assessment Report and a Drainage Report were submitted.

1.6 Planning Committee

The application has been brought to Planning Committee following requests from Cllrs Moore, Douglas and King for the following reasons; previous application for a dwelling on this site was refused at planning committee; flooding issues; and impact on the Conservation Area.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Clifton 0013

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

Listed Buildings Grade 2; 25 Shipton Road York YO3 6RE 0261

Listed Buildings Grade 2; Former Coach House To No 25 Shipton Road 0262

2.2 Policies:

CYGP1
Design

CYGP4
Environmental sustainability

CYGP10
Subdivision of gardens and infill devt

CYGP15
Protection from flooding

CYHE2
Development in historic locations

CYHE3
Conservation Areas

CYHE4
Listed Buildings

CYH4
Housing devp in existing settlements

CYL1
Open spaces in new residential devts

3.0 CONSULTATIONS

3.1 Internal

Urban Design and Conservation

Proposed dwelling acceptable in principle subject to conditions relating to materials and surface treatment of the proposed access.

Highways

No objections in principle. Additional information has been submitted to demonstrate that the site access is suitable for emergency vehicles. Suggest conditions relation to surfacing of access road, laying out of car parking area and provision of turning area.

Lifelong Learning & Leisure

As there is no on-site public open space, a commuted sum should be made towards amenity space, play space and sports pitches.

Environmental Protection

No objections subject to conditioning hours of construction and an informative relating to the control of pollution.

Drainage

Originally objected to the application due to insufficient information being provided on; flooding, surface water drainage; levels and surface treatments. Following the submission of amended plans, a revised Flood Risk Assessment Report and Drainage Report, the Drainage section withdrew their objection, subject to conditions relating to the size of the soakaway storage capacity and the submission for final surface water drainage details.

3.2 External

Yorkshire Water

No comments required.

Environment Agency

Originally objected to the application on the following grounds; flood risk, development (including sleeping accommodation) would be located within Flood Zone 3 which does not follow the sequential approach, basement level would be below flood level. Following the submission of amended plans, a revised Flood Risk Assessment Report and Drainage Report, the Environment Agency withdrew their objection, subject to conditions relating to on site compensatory flood storage, provision of safe routes into and out of the site, use of flood proof construction, minimum floor levels, and use of SuDs to attenuate surface water run-off.

Clifton Parish Council

No objections.

Conservation Area Advisory Panel

Originally raised no objections to the application in principle, but felt the design was uninspired and were disappointed that the site's potential had not been maximised. However, following the submission of revised plans they consider, due to the re-siting of the building and the changes in levels, that the revised proposal would be more visible and would affect views of the Conservation Area from the Ings.

Neighbour Representations

8 letters of representation were received from 3 addresses objecting to the original application on the following grounds:

Impact on the Conservation Area, listed building and the Green Belt;

Flooding;

Drainage issues;

Design;

Visual amenity and impact on character of the area;

Restrictive covenants / third part rights of way.

Two further letters of have been received from 21 Shipton Road objecting to the revised scheme on the following grounds:

The proposed dwelling would be in a high risk flood area;

Can the site be drained at the same run-off rates or lower than existing?;

Maintenance of any flood mitigation and drainage proposals;
What are the emergency evacuation procedures?;
If the proposed development passes the sequential test, it must also pass the exception test;
The design of the building is contemporary, it neither respects or enhances the local environment, the loss of open space and important gaps would be detrimental to the location;
The proposed dwelling would dominate views from the Conservation Area and affect its setting;
The position and design of the new building when viewed from the Ings would compromise the existing views into the Conservation Area;
The position, scale and design of the dwelling built on top of a mound would not respect the Conservation Area;
The proposed dwelling would impact on the setting of the nearby Listed Buildings 21, 23 and 25 Shipton Road;
Loss of green house within grounds of Listed Building.

4.0 APPRAISAL

4.1 Key Issues

- Policy Context
- Principle of Residential Development
- Impact on Conservation Area / Listed Building
- Character & Amenity of Local Environment
- Impact on Green Belt
- Impact on Residential Amenity
- Impact on Highway Safety
- Drainage and Flood Risk
- Sustainability
- Impact on Services

4.2 Policy Context

National Planning Policies

Planning Policy Statement 1 - Delivering Sustainable Development, sets out the Government's planning policies on the delivery of sustainable development through the planning process.

Planning Policy Guidance 2 - Green Belts, sets out how green belts are designated and outlines green belt land use objectives and the presumption against inappropriate development.

Planning Policy Statement 3 - Housing, provides guidance on the location of new housing.

Planning Policy Guidance 15 - Planning and the Historic Environment, relates to the identification and protection of historic buildings, Conservation Areas and other elements of the historic environment.

Planning Policy Guidance 25 - Development and Flood Risk, sets out the Government's 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.

Local Planning Policies

GP1 - Design

GP10 - Sub-division of Gardens and Infill Development

GP4a - Sustainability

GP15a - Development and Flood Risk

HE2 - Development in Historic Locations

HE3 - Conservation Areas

HE4 - Listed Buildings

H4a - Housing Windfalls

L1c - Provision of New Open Space in Development

4.3 Principle of Residential Development

The application site is unallocated on the Local Plan and the future use of the site has not therefore been prescribed. The site is classed as previously developed land as defined in PPS3 as it is land within the curtilage of a site occupied by a permanent structure. The site is located within the village of Clifton close to local amenities and public transport links. The surrounding area is predominantly residential in character and it is considered that a dwelling on this site would be appropriate in principle.

4.4 Impact on Conservation Area / Listed Building

Part of the site, which would form the access and part of the garden area of the proposed dwelling, is located within the Clifton Conservation Area. The access track is currently grassed and bounded by a 3 metre high wall along the southern boundary with trees along the northern side. The applicant has demonstrated that the access track is wide enough to accommodate an emergency vehicle without any alterations. Whilst Highways officers require the first 10 metres of the track to be surfaced, this could be done using a permeable membrane, which would allow the existing grass surface to remain. The existing garden area, which is located within the Conservation Area, is an orchard and would remain as existing. A condition will be attached to any approval requiring the protection of trees throughout the construction period.

In terms of views into and from the Conservation Area the dwelling would be single storey in nature with a maximum ridge height of 5.7 metres and ground levels are proposed to be raised by a maximum of 750mm to create a flat surface. The dwelling would be located over 110 metres from Shipon Road and would be positioned behind the two storey properties facing onto Shipton Road. There are also a number of mature trees between the application site and Shipton Road. As a result of the single storey nature of the dwelling, the limited changes in land levels and the level of tree coverage in the area, it is not considered that the proposed dwelling would be visible from the nearest public viewpoint within the Conservation Area. With regards to views from the Ings towards the Conservation Area, the single storey dwelling would be visible and would be viewed against the backdrop of

buildings along Shipton Road. Due to the single storey nature of the dwelling it would not obscure views beyond into the Conservation Area. The dwelling is to be constructed of hand made bricks, slate, reclaimed stone ridge tiles, cast iron rainwater goods and wood framed windows. As a result it is not considered that the dwelling would be detrimental to the character or appearance of the Conservation Area.

So far as the impact on the setting on the nearby Listed Buildings, the proposed dwelling would be positioned partly on the footprint of an existing greenhouse and brick outbuildings, although these are smaller in scale and footprint than the proposed dwelling. The proposed dwelling would be located approximately 75 metres from 25 Shipton Road, and would be positioned to the rear of an orchard to the southern leg of the rear garden area, rather than in the formal garden area directly to the rear of 25 Shipton Road, creating a degree of separation between the host Listed Building and the proposed dwelling. Furthermore the proposed dwelling would be single storey in nature and would appear as a subordinate building in relation to the main house. The proposed dwelling would be located over 75 metres from 21 and 23 Shipton Road and separated from these listed buildings by mature trees and hedge rows. The use of traditional materials will be conditioned. Given the distance and separation with the proposed dwelling, it is not considered that the proposed development would be detrimental to the setting of these Listed Buildings.

4.5 Character and Amenity of Local Environment

In addition to the general advice contained within PPS1 and Policy GP1, Policy H4a specifically relates to proposals for residential development on land not already allocated on the proposals map. It supports such development where; a) the site is within the urban area and is vacant, derelict or underused or it involves infilling, redevelopment or conversion of existing buildings; b) the site has good accessibility to jobs, shops and services by non car modes AND c) it is of an appropriate scale and density to surrounding development, and it would not have a detrimental impact on existing landscaping features.

The application site is within the urban area and the existing buildings on the site are in poor condition, the site has good accessibility to village facilities and public transport links. In terms of the size of the building, whilst the footprint and scale of the building is larger than the existing outbuildings on the site, it is considered that the building is appropriate in terms of scale and density in relation to surrounding buildings. The proposal will not involve the loss of any trees or hedges and the existing orchard and garden area will remain.

The building, although of a contemporary design, would be constructed of traditional materials and it is considered that its design and appearance would not be detrimental to the character or visual amenities of the surrounding area.

4.6 Impact on Green Belt

The application site is located outside the Green Belt as depicted in the Draft Local Plan, however the green belt boundary runs along the south western boundary of the site. Guidance contained within PPG2 states that "the visual amenities of the green belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including

land in it, might be visually detrimental by reason of their siting, materials or design." The proposed dwelling would be visible from the Green Belt and would be viewed against the backdrop of the two storey dwellings along Shipton Road and in relation to more recent developments to the rear of these properties. Given the single storey nature of the building and the lower land levels in relation to Shipton Road, it is not considered that a single storey dwelling in the proposed location would detract from the open character or visual amenities of the Green Belt.

4.7 Impact on Residential Amenity

Access to the development will be along an existing access track between 23 and 25 Shipton Road, which is approximately 9 metres from the side elevations of both properties. Whilst the use of this existing access will increase as a result of the proposed development, given the level of traffic associated with one dwelling and the distance of the access road from these properties, it is not considered that the proposal would result in unacceptable levels of noise and disturbance.

The proposed dwelling would be located over 30 metres from the nearest dwelling house and given that it would be single storey in nature it would not result in any overlooking or overshadowing to neighbouring dwellings.

Issues relating to covenants and third party rights of access are matters to be resolved between individual landowners and carry little weight in the determination of this application.

4.8 Impact on Highway Safety

The site will be accessed off Shipton Road along an existing single access track, which has good visibility in both directions along Shipton Road. The applicant has demonstrated that the site is wide enough to accommodate emergency vehicles and subject to the provision of internal parking and turning areas and the surfacing to the first 10 metres of the access track, no objections are raised to the proposal from a highways safety point of view.

The proposed carport will provide adequate off street car parking, cycle and bin storage for the proposed dwelling.

4.9 Drainage and Flood Risk

The application site is partly located within Flood Zone 2 and partly within Flood Zone 3. The siting of the proposed dwelling has been revised so that the whole of the dwelling (except for external areas) is located within Flood Zone 2 only (low to medium risk). As a result the dwelling is located within the least vulnerable location within the application site, which is in line with the sequential approach as recommended in PPG25. In addition to the re-positioning of the dwelling, the basement level has been removed from the application. With regards to the exceptions test, new dwellings are classed as 'more vulnerable' in table D.2 of PPG25 and are therefore considered to be appropriate development within Flood Zone 2 in table D.3 of PPG25.

The revised plans were accompanied by a revised Flood Risk Assessment Report and following consultation with the Environment Agency they raise no objections to

the proposed dwelling subject to conditions relating to minimum floor levels, on site flood storage, emergency access and exit routes and flood proof construction.

The Council's Emergency Planning Officer has confirmed that they raise no objections to the proposed development.

In terms of drainage, a revised surface water drainage report has been submitted which demonstrates that the site is suitable for the use of a soakaway system for the disposal of surface water drainage. The Council's Drainage section have raised no objections to the revised scheme subject to conditions requiring on site surface water storage and final drainage details to be approved by the Local Planning Authority.

4.10 Sustainable Development

The application was not accompanied by a sustainability statement. The site is located within the existing urban area, close to local amenities and public transport links. Officers are seeking a commitment from the applicant that the principles of sustainable design and construction will be observed, together with an indication of the measures that might be incorporated. A condition can be attached to any approval to require the development to achieve a level 3*** rating under the Code for Sustainable Homes.

4.11 Impact on Services

Local Plan Policy L1c requires the payment of a commuted sum towards public open space for all residential developments of less than 10 units where there is no on-site provision. This four bedroom unit would generate a sum of £3006.

5.0 CONCLUSION

5.1 It is considered that the applicants agent, through the submission of amended plans and revised reports, have overcome the original objections raised by the Environment Agency and the Council's drainage engineers and the proposed development is acceptable in terms of flood risk. Whilst the site is partly located within the Conservation Area and within the grounds of a listed building, it is not considered that the proposed dwelling would be unduly detrimental to the character or appearance of the Conservation Area or the setting of the Listed Building. The proposed development would not compromise visual amenity, residential amenity or highway safety. The application is considered acceptable in terms of local and national planning policy and all material planning considerations.

For the reasons outlined above the application is recommended for approval, subject to conditions.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans:-

Location Plan scale 1:1250 received on 18.07.08
Topographical Survey 08-D40-01 Rev B received on 6.08.08
Flood Zone Boundary 08-D40-02 Rev B received on 6.08.08
Impermeable Areas 08-D40-03 Rev A received on 6.8.08
Site Layout 08-D40-04 Rev A received on 6.8.08
Site Sections 08-D40-05 received on 6.8.08
Proposed Impermeable Areas 08-D40-06 received on 6.8.08
Elevations AA and BB GH-DB1 received on 18.07.08
Elevations CC and EE GH-DB2 received on 18.07.08
Elevations DD and FF GH-DB3 received on 18.07.08
Ground Floor Layout GH-DB4 received on 15.09.08
Section GH-DB-SINGLE STOREY received on 15.09.08

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Prior to the development coming into use, the initial 10m of the vehicular access, measured from the back of the public highway, shall be surfaced with a permeable material, details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the egress of water and loose material onto the public highway.

4 The building shall not be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

5 HWAY21 Internal turning areas to be provided

6 ARCH2 Watching brief required

7 Development shall not commence until a scheme detailing the final surface water disposal from the site has been submitted to and approved in writing by the Local Planning Authority. The site shall be drained in accordance with the approved scheme.

Reason; So that the Local Planning Authority may be satisfied with these details to ensure the proper drainage of the site.

8 The development shall not be brought into use until soakaway storage with a

minimum capacity of 25m³ has been provided in the form of 2 no. trenches of 15 metres by 2 metres using a manufactured void forming system as shown on drawings Y198/S/1A and Y198/S/2A. This soakaway storage shall be retained and maintained thereafter.

Reason; So that the Local Planning Authority may be satisfied with these details to ensure the proper drainage of the site.

9 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The Open space shall thereafter be provided in accordance with the approved scheme or the alternatives arrangements agreed in writing by the Local Planning Authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1c of the Development Control Local Plan which requires that all new housing sites make provision for the open space needs of future occupiers.

INFORMATIVE:

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £3006.

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the local planning authority's enforcement powers in this regard.

10 Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 5.7 metres, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: To establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

11 The finished floor levels within the dwelling shall be set no lower than 11.75 metres above Ordnance Datum (AOD).

Reason; To reduce the impact of flooding on the proposed development and future occupants.

12 Development shall not commence until a scheme detailing the following has been submitted to and approved in writing by the Local planning Authority; on site compensatory flood storage through a cut and fill method; identification and provision of safe routes into and out of the site to an appropriate safe haven; and use of flood proof construction methods. The development shall be carried out in accordance with the approved scheme.

Reason; To prevent flooding elsewhere by ensuring that compensatory storage for flood water is provided; to ensure safe access and egress to and from the site; and to reduce the impact of flooding on the proposed development and future occupants.

13 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting that Order), development of the type described in Classes A, B, C, D, E, F, G of Schedule 2 Part 1 of that Order shall not be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of flood risk; residential amenity; and visual amenity, the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

14 VISQ8 Samples of exterior materials to be app

15 VISQ7 Sample panel ext materials to be approv

16 VISQ4 Boundary details to be supplied

17 Before the commencement of development including building operations, installation of utilities, the importing of materials, any excavations, and any development-related tree works, a method statement regarding protection measures for the existing trees shown to be retained shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing to be shown on a plan; phasing of works; site access during construction; parking arrangements for site vehicles; arrangements for loading/off-loading; locations for storage of materials; location of site cabin. The protective fencing line shall be adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zones: excavation, raising of levels, storage of any materials or top soil, lighting of fires, parking or manoeuvring of vehicles. Within the exclusion zones there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new service runs et al.

Reason: To ensure protection of existing trees before, during and after development which make a significant contribution to the amenity of the area and/or development.

18 Prior to the commencement of the development, the developer shall submit for the written approval of the Local Planning Authority an initial Code for Sustainable Homes (CSH) Design Stage assessment for the development. Unless otherwise

agreed in writing with the Local Planning Authority, this shall indicate that at least the minimum code level 3.*.* rating will be achieved. This shall be followed by the submission of a CSH Post Construction Stage assessment, and a CSH Final Certificate (issued at post construction stage). These documents shall be submitted to the Local Planning Authority after completion and before first occupation of the building. Both documents submitted shall confirm that the code rating agreed in the initial CSH Design Stage assessment has been achieved.

Reason: In the interests of sustainable development.

19 All demolition, construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours; Monday to Friday 08.00 to 18.00, Saturday 09.00 to 13.00 and not at all on Sundays and Bank Holidays.

Reason; In the interests of residential amenity.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the Conservation Area, Green Belt, residential amenity, highway safety, flooding and drainage. As such the proposal complies with Policies GP1, GP10, GP4a, GP15a, HE2, HE3, HE4, H4a and L1c of the City of York Draft Local Plan.

2. If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a remediation scheme to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

The developer's attention should also be drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

a. The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

b. All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

c. The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

d. All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

e. There shall be no bonfires on the site.

3. No demolition shall take place until Listed Building consent has been obtained for the demolition of the existing greenhouse and out house on the site.

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