

ABERDEENSHIRE COUNCIL**GARIOCH AREA COMMITTEE****GORDON HOUSE, INVERURIE ON 8 NOVEMBER 2016**

Present: Councillors F Hood (Chair), D Aitchison, A Allan, C Clark, R Cowling, N Cullinane, M Ford, A Grant, S Lonchay, R McKail, P Oddie, B Stuart (left after item 8) and I Walker.

Apology: Councillor H Vernal.

Officers: D Milne (Garioch Area Manager), P Robertson (Senior Solicitor), B Strachan (Senior Planner), F Oldroyd (Planner), G Steele (Principal Engineer) and A Cumming (Garioch Area Committee Officer).

The Chair extended a warm welcome to Councillor Colin Clark who had been elected following the by-election the previous week.

1. DECLARATIONS OF MEMBERS' INTERESTS

In accordance with the Councillors' Code of Conduct the following interests were declared:-

- Item 6 Councillors Cullinane, Ford, Hood, Lonchay and Walker as they know an objector to the application.
- Item 7B Councillor Allan as she knows one of the objectors to the previous application on this site.
- Item 8 Councillor Ford as he is involved with the Housing Association referred to in the report; and
Councillor Walker as she is a member of the Housing Association concerned.

Councillors Allan (item 7B), Cullinane (item 6), Ford (items 6 and 8) and Hood (item 6) left the Council Chamber whilst the items were considered. The other Councillors continued to take a full part in determining the relevant items.

2. RESOLUTION**A. EQUALITIES**

In making decisions on the following items of business, the Committee **agreed**, in terms of Section 149 of the Equality Act, 2010:-

1. to have due regard to the need to:-
 - (a) eliminate discrimination, harassment and victimisation;
 - (b) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
 - (c) foster good relations between those who share a protected characteristic and persons who do not share it.

3. MINUTE OF MEETING OF 4 OCTOBER 2016

The Committee **agreed** to approve the minute as a correct record of proceedings.

4. INTIMATION OF PUBLIC QUESTION TIME

There were no public questions intimated.

5A. ABERDEENSHIRE PERFORMS – EDUCATION AND CHILDREN'S SERVICES

A report by the Director of Education and Children's Services was circulated presenting the exceptional performance information for Education and Children's Services for the period April-June 2016.

The Committee **agreed** to:

1. acknowledge the performance achieved April-June 2016 referred to in sections 2.4, 2.5, 2.6, 2.7 and 2.8 of the report;
2. consider those measures where performance is below expectations April-June 2016; referred to in 2.6, 2.7 and 2.8 of the report;
3. note the publication of the full April-June 2016 Performance Report on Ward Pages;
4. instruct the Director of Education & Children's Services to continue to report, by exception, to committee quarterly performance measures against Service objectives, and on a six monthly basis the progress in delivering all aspects of the Service Plan; and
5. request that:-
 - a) Officers provide information about how they record the absences and whether if they later can be changed from "unexplained" to "explained";
 - b) Officers explain why the trend is going up, the targets vary from quarter to quarter and are different between Garioch and Aberdeenshire (ref 2.5a); and
 - c) Officers provide further clarification as to the significant decrease in customer satisfaction with leisure facilities (can it all be attributed to the issue with the flumes in Fraserburgh or were there other identified issues?) (ref 4.4d)

5B. ABERDEENSHIRE PERFORMS - HOUSING

A report by the Director of Infrastructure was circulated presenting the exception performance information for Housing for the period April-June 2016.

The Committee **agreed** to:

1. acknowledge the positive performance achieved April to June 2016, identified in Section 2.3 of the report;
2. consider those measures where performance is below expectations April to June 2016 (Quarter 1) identified in Appendix 1 to the report;
3. note the publication of the complete April to June 2016 Performance Report on Ward Pages along with a reporting rationale document for all indicators; and

4. request that officers provide details of the number on the waiting list along with information of the number of applicants accessing affordable housing. (ref KSO1).

5C. ABERDEENSHIRE PERFORMS - INFRASTRUCTURE SERVICES

A report by the Director of Infrastructure was circulated presenting the exception performance information for Infrastructure Services for the period April-June 2016.

The Committee **agreed** to:

1. acknowledge the good performance achieved April to June 2016 (Quarter 1) identified in Appendix 1 to the report;
2. consider those measures where performance is below expectations April to June 2016 as identified in Appendix 2 to the report;
3. note the publication of the complete April to June 2016 Performance Report on Ward Pages and on the Council's website;
4. advise the Director to continue to report, by exception, to Committee quarterly on performance measures against service objectives and six monthly on progress in delivering all aspects of the Service Plan;
5. commend Development Management on its continuing good performance;
6. request that
 - a) Environmental Health officers provide numbers of establishments that are not broadly compliant and give information about whether any remedial action notices have been issued in the last 12 months (ref 6.5G); and
 - b) officers confirm the number of Planning legacy cases remaining.

6. PLANNING APPLICATION FOR DETERMINATION THAT WAS THE SUBJECT OF A SITE VISIT

With reference to the Minute of Meeting of the Committee of 4 October 2016 (Item 6D) and following the site visit which took place on the 8 November 2016, the Committee considered the report by the Director of Infrastructure Services on the following application and **agreed** to dispose of it as detailed in **Appendix A** to this Minute.

Item	Reference	Application	Decision
6.	APP/2016/1274	Residential Development Comprising 6 no. flats (including 1 no. affordable unit) and associated car parking at site at Mortimer's Lane, Inverurie	Delegated Grant

7. PLANNING APPLICATIONS FOR DETERMINATION

The following planning applications were considered along with any valid representations received and were dealt with as recorded in **Appendix B** to this Minute.

Item	Reference	Application	Decision
A.	APP/2016/1586	Erection of Nereda plant with pumping station, inlet works, control building and blowers and associated works at Scottish Water, Waste Water Treatment Works, Keithhall Road, Inverurie	Delegated Grant
B.	APP/2016/2468	Erection of dwellinghouse and double garage (amended design) at land at rear of 5 Cairnie View, Westhill	Grant

8. PROPOSED TRAFFIC MANAGEMENT MEASURES ON MARTIN ROAD AND GEORGE STREET, INSCH – RESULTS OF CONSULTATIONS

As previously indicated, Councillors Ford and Walker declared interests in the item. Councillor Ford left the Council Chamber whilst the item was considered, Councillor Walker continue to take a full part in determining the item.

A report by the Director of Business Services was circulated to Members detailing the results of a consultation undertaken regarding the proposed traffic management measures on Martin Road and George Street, Insch.

Members sought clarification as to the risks involved with reversing of refuse lorries and the British Standard of 12 metres. The Principal Engineer explained that discussion had taken place with the Waste Section regarding this issue and it had pointed out that most hammerheads would require reversing of more than 12 metres, but that safety measures were in place to adequately deal with this. However, he pointed out that the proposed retractable bollards would remove any need for the refuse lorries to reverse.

Local Members highlighted the local concerns that had been raised regarding the proposals and highlighted the detailed work carried out by the Community Council in this regard. They highlighted the significant congestion that occurred in this location at school opening and closing times and expressed the view that the proposals would be more dangerous than the current situation.

The Principal Engineer explained the work done to assess and develop the proposals, which were considered by Officers to be safer for pedestrians due to the removal of vehicular traffic from Martin Road. He accepted that the historic development of Insch had resulted in a situation where many junctions had restricted visibility, but pointed out that the accident statistics did not give any indication that the junctions were unsafe.

The Committee **agreed** to refuse “The Aberdeenshire Council (Martin Road and George Street) (Insch Traffic Management) Order, 2016 as detailed in the report on the grounds that roads safety issues have been identified by the local community even though these are not contained within Council statistics.

9. OPTION AGREEMENT OVER LAND AT MIDMILL, KINTORE

A report by the Director of Business Services was circulated asking the committee to consider whether negotiations in respect of an option agreement for the acquisition of a site for the possible development of an academy at Kintore should continue to take place.

Local Members were concerned by the potential loss of this site and the implications for the Council if the need for a further Academy became clear in the forthcoming years. Members highlighted the planning designation currently attached to the site and accepted that this would offer a degree of protection, but were concerned about whether this would provide enough protection particularly over a longer period.

The Senior Planner explained that whilst this designation remained within the Local Development Plan that all other uses would be strongly resisted and the designation would provide a strong basis for this.

Members also questioned whether a decision could effectively be made at this point on future need given the difficult economic climate and asked whether alternative provision options had been considered, should the site be released and the need for further academy provision in realised. Members were reluctant to agree the cessation of negotiations and sought further clarifications to be brought to the Committee before a final decision was made.

The Committee **agreed** to defer consideration of the report in order that further information can be provided regarding:-

1. the alternatives that there would be for the provision of secondary education if this site was not available: and
2. the degree of protection that is provided by the designation in the Local Development Plan.

10. EDUCATION SCOTLAND INSPECTION OF SKENE SCHOOL

The Committee noted that this item had been withdrawn by officers prior to the start of the meeting.

11. AREA COMMITTEE BUDGET

A report by the Director of Education and Children's Services was circulated presenting proposals for the strategic use of the remaining funds available in the Area Committee Budget.

The Committee **agreed** that authority to make the following grants be delegated to the Garioch Area Manager subject to the organisations concerned providing the necessary documentation:-

Project / development	Ward	Amount	Criteria
Insch - play equipment, car parking – relating to playpark.	10	£5,000	Match funding in place. Improves facilities esp. for disabled.
Kintore Town House	12	£10,000	Improving appearance.
Westhill Public Art – towards 50 th anniversary project	13	£10,000	Improving appearance, match funding.
Inverurie Aquhorthies Rd - to bring road up to adoptable standard	11	£10,000	Promotes heritage, active lifestyles. Dev Obl funds.
Community resilience for Kintore/Kemnay and Inverurie	All	£6,000	Resilience planning led by CCs.

Equipment and laying out of practice area near Eastpark.	12	£4,000	Promotes active and inclusive lifestyles.
Fetternear Hall - Extension to hall	10	£5,000	Active lifestyle, community wellbeing. Match funding.
Garioch Community Kitchen – to assist with growing demand	All	£2,000	Equality, inclusion, health and Wellbeing. Sustainability.
Inverurie heritage – protection of historic stones/graves	11	£1,000	Heritage, tourism. Match funding.
Echt / Kemnay village improvements	13/10	£2,737	Improving towns and villages, resilience.

GARIOCH AREA COMMITTEE**8 NOVEMBER 2016****APPENDIX A****PLANNING APPLICATION FOR DETERMINATION THAT WAS THE SUBJECT OF A SITE VISIT****Reference No: APP/2016/1274****Full Planning Permission for residential development comprising 6 no. flats (including 1 no. affordable unit) and associated car parking at site at Mortimer's Lane, Inverurie****Applicant: William Lippe Architects**

As previously indicated Councillors Cullinane, Ford, Hood, Lonchay and Walker declared interests in this item. Councillors Cullinane, Ford and Hood left the Council Chamber whilst the application was determined. Councillors Lonchay and Walker continued to take a full part in determining the application.

As the Chair had declared an interest and left the Council Chamber, Councillor Lonchay took the Chair.

The Senior Planner explained that the application comprised of six flats including one affordable unit on a brownfield site just outside the town centre which was previously occupied by a single storey dwellinghouse and garage. He confirmed that the building would run parallel to the Hopeville Club wall, that the development would be two and a half storey in height and was of a contemporary design. He explained that the Planning Service considered the development as an appropriate addition given the range of styles and types of properties in the area. He explained that a new gable end would be constructed to the rear of 1 King Street, but that it would not contain any windows. He confirmed that a shadow analysis had indicated that the main impact would occur in the mornings in spring and autumn, but that it was mainly the Hopeville car park would be impacted at other times and indicated that the Planning Service considered the impact to be acceptable. He confirmed that subject to a delegated matter to complete the legal agreement, the Planning Service was recommending approval of the application.

Members sought clarification regarding a number of issues including privacy, height of development, access for maintenance, visibility at the access and potential flooding in gardens of neighbouring properties.

Some Members had concerns relating to the height of the building and the potential for the development to increase the flooding of the neighbouring properties, however they accepted reassurances that the condition relating to flooding mitigation could be strengthened and that flatted developments of similar heights were also in the vicinity.

The Committee **agreed** that authority to grant Full Planning Permission be delegated to the Head of Planning and Building Standards subject to:-

- a) satisfactory conclusion of a legal agreement to secure the affordable housing and developer obligations;
- b) officers investigating whether the agreement with Scottish Water can be reached before any grant of planning permission; and

c) the following conditions:

1. The development shall be served in accordance with the approved drawings and the following details:
 - a) The maximum gradient of the first 5m of the access must not exceed 1 in 20.
 - b) Prior to occupancy of development, first 10m of access (measured from edge of road or back of footway) to be fully paved.
 - c) Prior to occupancy of development, Off-Street parking for 9 cars surfaced in hard standing materials must be provided within the site.
 - d) Prior to commencement of development, visibility splays measuring 2.4m x 25m to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.

Reason: In order to ensure that the development is served by an appropriate standard of access and associated servicing in the interests of road safety.

2. Prior to the commencement of development, a sample and colour of the following elements of the proposed external finish of the development shall be submitted to and approved in writing by the Planning Authority:
 - o Wall finish
 - o Roof finish
 - o Design and finish of the windows/doors/garage doors/rooflights.
 - o Colour of the cladding

The development shall be carried out in complete accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area, to ensure that the external finishing materials are appropriate to the character of the area.

3. That the proposed surface water drainage system shall be carried out in accordance with the approved plans (115155/2001 B) and the development shall not be occupied unless the approved drainage system has been implemented in this form, unless otherwise agreed in writing with the Planning Authority. Following provision of the drainage system it shall thereafter be maintained by the developers or their successors in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and maintained, and to ensure that no surface water from the development will enter the properties at No. 1 and No. 3 King Street, Inverurie.

4. That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - i. The location of new trees/shrubs/hedges/grassed areas/water features.
 - ii. A schedule of planting to comprise species, plant sizes and proposed numbers and density.

- iii. The location, design and materials of all hard landscaping works including walls, fences and gates.
- iv. A programme for the completion and subsequent maintenance of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

- 5. Prior to the construction of any building an Energy Statement applicable to that dwellinghouse(s)/building(s) must be submitted to and approved in writing by the Planning Authority, including the following items:
 - (i) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.
 - (ii) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments. (In this case the development will achieve at least a Bronze Active rating under Section 7 of the Building Standards Technical Handbook).

The development shall not be occupied unless it has been carried out in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance - Carbon Neutrality in New Developments.

- 6. That within 6 months of the occupation of the penultimate residential unit in this development, all roads, footpaths and parking spaces within and serving the development shall be completed to their final specification to the adoptable standards of Aberdeenshire Council. Once provided, all parking spaces shall thereafter be permanently retained as such.

Reason: To ensure the provision of a means of access and parking spaces to an adequate standard in the interests of road safety.

GARIOCH AREA COMMITTEE**8 NOVEMBER 2016****APPENDIX B****PLANNING APPLICATIONS FOR DETERMINATION****A. Reference No: APP/2016/1586**

Full Planning Permission for erection of Nereda plant with pumping station, inlet works, control building and blowers and associated works at Scottish Water, Waste Water Treatment Works, Keithhall Road, Inverurie, Aberdeenshire, AB51 3UA

Applicant: Scottish Water

Councillor Hood returned to the Chair and thanked Councillor Lonchay for chairing the previous item.

The Senior Planner explained that an updated report had been circulated following the previous deferral by the Committee to seek assurances as to whether the compensatory storage on one side of the railway would address potential flooding at the other side. He explained that further information had been provided by the applicants and that this information had been assessed by both SEPA and the Council's Flood Prevention Unit. He confirmed that the response from SEPA had indicated that there was connectivity between the two sites on the basis that the bridge and viaduct further downstream meant that there was no significant variation in the flooding levels on either side of the railway line. He indicated that taking into account the views of the statutory consultees the Planning Service was content that the applicant had adequately demonstrated that the development would not increase the flood risk for the neighbouring properties. He highlighted the planning application could not be used as a means to address existing issues in this regard. He pointed out the omission of a condition relating to provision of compensatory storage and requested that the Committee include this in any grant of permission.

Some Members expressed continuing concerns about the potential for the flood waters backing up from the site. They highlighted the dynamic nature of flooding and said they remained unconvinced that the assessments undertaken fully explained the situation.

However, other Members were reassured by the extra information provided and the confirmations from the statutory consultees that the proposals would not have a negative impact on flooding in the area.

The Committee **agreed** that authority to grant Full Planning Permission be delegated to the Head of Planning and Building Standards subject to:-

- a) the inclusion of a condition to secure provision of the compensatory storage:
- b) and the following conditions:-
 1. That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - i. Existing landscape features and vegetation to be retained.
 - ii. The location of new trees/shrubs/hedges/grassed areas/water features.

- iii. A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- iv. The location, design and materials of all hard landscaping works including walls, fences, gates etc
- v. An indication of existing trees, shrubs and hedges to be removed.
- vi. A programme for the completion and subsequent maintenance of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

- 2. That no works in connection with this permission hereby approved shall take place unless a tree management scheme has been submitted to and approved in writing by the Planning Authority. The scheme shall provide details of appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting. The tree management proposals shall conform to BS5837:2012 Trees in Relation to Design, Demolition and Construction, and shall be carried out in complete accordance with the approved scheme.

Reason: In order to preserve the character and visual amenity of the area.

- 3. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Aberdeenshire Council Archaeology Service on behalf of the planning authority, during any groundbreaking and development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the Aberdeenshire Council Archaeology Service.

The name of the archaeological organisation retained by the developer shall be given to the planning authority and to the Aberdeenshire Council Archaeology Service in writing not less than 14 days before development commences.

Reason: To record any items of archaeological interest.

Reason for Decision

The proposed development accords with the development plan and there are no material considerations which indicate that permission should be refused.

B. Reference No: APP/2016/2468

Full Planning Permission for erection of dwellinghouse and double garage (amended design) at land rear of, 5 Cairnie View, Westhill, Aberdeenshire

Applicant: Mr Jason Begg

Agent: Andrew Keir Chartered Architect

As previously indicated, Councillor Allan declared an interest and left the Council Chamber whilst the application was determined.

The Planning Officer explained that the application was for the erection of a dwellinghouse and garage on a site that has a live planning permission, but that the applicant was seeking a change of house type. She confirmed that the revised plans showed a ridge height increased by 0.4 metres, but with a smaller footprint. She confirmed that the Community Council had an unresolved objection relating to the development breaching the skyline and the potential for a precedent to be set, however, she pointed out that the principle was already established on the site and the Planning Service was proposing to depart from policy and recommend a grant of planning permission.

Members sought clarification regarding the difference in terms of impact between what already has approval and the proposals.

The Committee **agreed**:-

- a) that the reason for departing from the Local Development Plan is that the proposed erection of a dwellinghouse and double garage is a change of house type from a previous approval on the site (APP/2015/0759) and the principle of erecting a dwellinghouse is already established on the site through a decision made by Scottish Ministers and is still extant. In addition, the proposal is acceptable in terms of impact on the surrounding area, layout, siting and design and can be adequately serviced; and
- b) grant Full Planning Permission subject to the following conditions:-
 - 1) Prior to the commencement of development, a sample and/or details/specification and colour of the proposed external finish of the walls, roof, design and finish of the windows / doors / garage doors and rooflights, as well as the stain or colour of the timber cladding shall be submitted to and approved in writing by the planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development and to protect the visual amenity of the area.

- 2) Prior to commencement of development details of the construction and development of the footpath to be formed along the frontage of the site shall be submitted to and approved in writing by the planning authority. The dwellinghouse hereby approved shall not be occupied unless the agreed footpath has been completed unless otherwise agreed in writing by the planning authority. Once completed the footpath shall be retained thereafter.

Reason: In the interests of road safety.

- 3) No other development in connection with the development hereby approved shall take place and the access hereby approved shall not be brought into use until visibility splays measuring 2.4 metres by 45 metres in both directions have been formed at the new junction for vehicle access with the public road. Once formed the visibility splays shall be permanently retained and kept free of all permanent obstructions above the adjacent carriageway level.

Reason: In the interests of road safety.

- 4) Prior to the construction of the dwellinghouse an applicable energy statement must be submitted to and approved in writing by the planning authority. This shall include full details of the energy efficiency measures and/or renewable technologies to be incorporated into the development. It shall also include calculations using SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emission rates for the development, arising from the measures proposed, will enable the development to comply with the Council's supplementary planning guidance on carbon neutrality in new developments. The development will achieve at least a bronze active rating under section 7 of the building standards technical handbook.

The development shall not be occupied until the measures contained in the energy statement have been implemented in full. These measures shall be retained in place and fully operational thereafter.

Reason: To ensure the development complies with on-site carbon reductions required in Scottish Planning Policy and the Council's SPG Carbon Neutrality in New Developments.

- 5) The dwellinghouse hereby approved shall not be occupied until the access, driveway, parking and turning area has been provided and surfaced in accordance with the submitted drawings. This shall include a drop kerb footway crossing at the new driveway where it meets the public road, with the first 5 metres of driveway measured from the edge of the road or the back of the footway to be fully paved, and the maximum gradient of the first 5 metres of the new access must not exceed 1 in 20. Off street parking for three cars shall also be provided within the site. Once provided the access, driveway, parking and turning area shall thereafter be retained.

Reason: In the interests of road safety

- 6) The dwellinghouse hereby approved shall not be occupied until the foul and surface water drainage system, in accordance with the approved plans, has been implemented unless otherwise agreed in writing by the planning authority. The approved system shall be maintained thereafter.

Reason: To ensure adequate drainage of the site.

- 7) The dwellinghouse hereby approved shall not be occupied until it has been connected to the public water supply network. This connection shall be maintained thereafter.

Reason: To ensure a safe and adequate water supply.

- 8) The dwellinghouse hereby approved shall not be occupied unless the means of enclosure has been provided in accordance with the approved drawings. The approved means of enclosure shall be maintained thereafter.

Reason: In the interests of local amenity.