

## City of Durham

At a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held in the Town Hall, Durham, on Wednesday, 14<sup>th</sup> May, 2008, at 5.30 p.m.

**Present:** Councillor Simmons (in the Chair)  
and Councillors Bell, Dickie, Freeman, Guy, Holland, Howarth, Kinghorn, Marsden, Pitts, Plews, Rae, D Smith, Southwell, Taylor, Walker and Young.

**Also Present:** Councillors Kellett, Kelly, Lightley, Robinson, Turnbull, Wilkes and Wolstenholme.

### 19. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Carr, Laverick, Norman, Simpson and Stoddart.

### 20. MINUTES

The Minutes of the Meeting held on 10<sup>th</sup> April, 2008, were confirmed as a correct record and signed by the Chair.

#### Report of Head of Planning Services

### 21. REPORTS FOR INFORMATION

Reports in relation to the following items had been circulated:-

**Note:** Councillor Southwell declared a personal interest in item (b) referred to in the undermentioned item and remained in the Meeting during the consideration thereof.

- (a) Notice of the Outcome of Planning/Enforcement Appeals which had been lodged with the City Council:
  - (i) Appeal by O2 (UK) Ltd – Site at Highway Verge A690, land to north of West View, Meadowfield, Durham
  - (ii) Appeal by Mr & Mrs Curry – Site at 5 Dryburn Park, Framwellgate Moor, Durham, DH1 5AD
- (b) Applications – Determined under Plenary Powers
- (c) Building Control Applications

**Resolved:** That the reports be noted.

### 22. DECISION MADE BY THE COUNTY COUNCIL

**Note:** Councillors Plews, Simmons, Southwell and Taylor declared a personal interest in the undermentioned item and remained in the Meeting during the consideration thereof.

**CM4/08/213**  
**Belmont Cheveley Park**  
**Primary School**

**Belmont Cheveley Park Primary School, Scardale**  
**Way, Belmont, Durham, DH1 2TZ**  
**Erection of parent waiting shelter**

The above application was considered by the City Council under delegated powers on 4<sup>th</sup> April, 2008, when it was resolved to raise no objection.

Durham County Planning Committee had now considered the proposal and resolved to approve the application subject to conditions.

**Resolved:** That the report be noted.

### 23. RECOMMENDATIONS ON OTHER APPLICATIONS

The Head of Planning Services presented reports on the following applications and the following decisions were made:-

- (a) **07/00999/FPA**                      **Land off Wylam Terrace, Coxhoe, Durham**  
**Moordale (North East)**           **Erection of 12 no. dwellinghouses with associated**  
**Ltd**     **access and landscaping**

**Resolved:** That the application be **APPROVED** subject to the following conditions:-

- (1) - The development to which this permission relates shall be begun not later than three years from the date of this permission.
- (2) - Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
- (3) - Details of any fences, walls or other means of enclosure to be erected on any of the site boundaries or within the site shall be submitted to and approved by the Local Planning Authority in writing before development commences. Development shall thereafter be completed in accordance with the approved details.
- (4) - Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicle hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority before work commences, and thereafter implemented in accordance with the approved scheme.
- (5) - No development shall take place until a scheme showing the means by which foul sewage and surface water generated as a result of the development are to be catered for has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out in accordance with the approved details before any part of the development is occupied.
- (6) - The first four dwellings completed on site may be occupied in completion, and the formal discharge of all other conditions. The fifth to eleventh dwellings may only be occupied when

the scheme is connected to the main drainage system, following the upgrade of the Sewage Treatment Works which relates to this part of Coxhoe (scheduled for 2010).

- (7) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no windows, rooflights, dormers or additional means of fenestration (other than those expressly authorised by this permission) shall be erected at any time without the grant of further specific permission from the Local Planning Authority.
- (8) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no extensions shall be constructed at any time to the dwelling house(s) without the grant of further specific permission from the Local Planning Authority.
- (9) - The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until a planning obligation pursuant to section 106 of the said act relating to the land has been made and lodged with the Local Planning Authority and is to that Authority's approval. The said obligation will make provision (in accordance with the requirements of the Supplementary Planning Document 'Provision of Public Art as Part of Major New Development Schemes' (2006)) for the format, detail and implementation of an installation of public art on a site to be identified and agreed in writing with the Local Planning Authority.
- (10) - Notwithstanding the information shown on the submitted plans, no development shall be commenced until details of the means of access, including the layout, construction, and sight lines to be provided have been submitted to and approved in writing by the Local Planning Authority, and the building(s) hereby permitted shall be occupied only provided the approved access has been constructed, in accordance with the approved plans and specifications.
- (11) - No development shall take place until a scheme for the parking of vehicles visiting the site has been submitted to and approved in writing by the Local Planning Authority.
- (12) - No dwelling on site shall be occupied until the section of road between the current boundary of adoption at Holmfield Villas, and the junction

- leading into the proposed development has been improved to adoption standards.
- (13) - Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
- (14) - No development shall take place until the applicant has secured the implementation of an agreed programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Said scheme must include evaluation and mitigation (as appropriate), and the publication of results.
- (15) - The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until a planning obligation pursuant to section 106 of the said act relating to the land has been made and lodged with the Local Planning Authority and is to that Authority's approval. The said obligation will provide a financial sum, calculated in accordance with the requirements of Appendix 3 of the City of Durham Local Plan, towards local facilities in lieu of the provision of open and play space within the application site, this sum taking into account the area of open space included within the layout of the proposed scheme.

(b) 08/00099/FPA  
Mr & Mrs I Johnson

**High Meadows, Hillcrest, High Shincliffe, Durham,  
DH1 2PQ  
Demolition of existing dwelling, garage and  
outbuildings and erection of 4no. two storey  
detached dwellings with detached garages**

**Resolved:** That the application be **APPROVED** subject to the following conditions:-

- (1) - The development to which this permission relates shall be begun not later than three years from the date of this permission.
- (2) - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications and the details agreed through the conditions of this planning permission.
- (3) - Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
- (4) - Details of any fences, walls or other means of enclosure to be erected on any of the site boundaries or within the site shall be submitted to and approved by the Local Planning Authority in writing before development commences. Development shall thereafter be completed in accordance with the approved details.
- (5) - Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicular access and hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority before work commences, and thereafter implemented in accordance with the approved scheme.
- (6) - Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
- (7) - The existing hedges on the site shall be

retained as shown on drawing no. 155:07/01 rev D and shall not be removed without the written consent of the Local Planning Authority. Any hedging removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced in the same position with the same species and, as nearly as possible, of the same maturity as those removed having regard for current arboricultural practice.

- (8) - Before any development is commenced full details of the bin store, which must only be used on collection days, shall be submitted to and approved in writing by Local Planning Authority, and thereafter implemented and retained in accordance with the approved scheme.
- (9) - The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until detailed drawings including cross sections showing the existing and proposed site levels, including means of ground retention structures and walls and the finished floor levels of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Before development is commenced the developer must meet on site with the Local Planning Authority to establish the site levels to be used in the development. The development shall be thereafter completed in accordance with the agreed details.
- (10) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no additional windows or rooflights (other than those expressly authorised by this permission) shall be inserted at any time without the grant of further specific permission from the Local Planning Authority.
- (11) - Notwithstanding the provisions of Article 3 and Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that order, no provision for a hard surface, other than those expressly authorised by this permission, shall be permitted at any point beyond the forwardmost part of the dwellinghouse facing a highway without the grant of further specific permission from the Local Planning Authority.

(c) 08/00193/FPA  
G Wren

**Land adjacent to the west border of Kelloe Law Plantation, Durham  
Change of use of land to form touring caravan park, including siting of 2no. mobile homes, facilities block, site building, sewage treatment plants, circulation roads and new vehicular access (revised and resubmitted)**

**Resolved:** That the application be **APPROVED** subject to the following conditions:-

- (1) - The development to which this permission relates shall be begun not later than three years from the date of this permission.
- (2) - The proposed mobile homes hereby approved shall, individually, not exceed a length of 12m, width of 6m and a height of 4m unless otherwise agreed in writing by the Local Planning Authority.
- (3) - Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
- (4) - Details of any fences, walls or other means of enclosure to be erected on any of the site boundaries or within the site shall be submitted to and approved by the Local Planning Authority in writing before development commences. Development shall thereafter be completed in accordance with the approved details.
- (5) - The internal road on approach to the access highway shall not have a gradient in excess of 1 in 25 over a distance of 12m measured from the edge of the carriageway of the adopted highway.
- (6) - The occupation of the two mobile homes shall be limited to person (s) solely employed on the caravan park hereby approved and only during the periods when the caravan park is open for

business.

- (7) - The caravan park hereby approved shall be open for business between 1<sup>st</sup> March in any one year and 7<sup>th</sup> January in the succeeding year.
- (8) - No touring caravans shall remain on site between 1<sup>st</sup> March in any one year and 7<sup>th</sup> January in the succeeding year.

(d) **08/00249/FPA**  
**08/00250/LB**  
**08/00251/CAC**  
**Durham Modern Homes Ltd**

**103-105 Gilesgate, Durham, DH1 1JA**  
**Internal and external alterations in association with change of use and conversion of existing buildings to form 6no. one bedroom apartments including demolition of outbuilding to rear, erection of two storey pitched roof extension to rear of existing building and retention of existing retail unit with reduced floorspace (resubmission)**

**Resolved:** (i) That application no. 4/08/00249/FPA be **APPROVED** subject to the following conditions:-

- (1) - The development to which this permission relates shall be begun not later than three years from the date of this permission.
- (2) - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.
- (3) - Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
- (4) - That notwithstanding the information shown on the submitted plans precise details of all new fenestration, glazing and head and cill details shall be submitted to and agreed in writing with the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.
- (5) - Notwithstanding the information shown on the submitted plans the proposed windows shall be set at least 100mm in reveal in accordance with details which shall be submitted at 1:20 scale, and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.
- (6) - Notwithstanding the information shown on the submitted plans details of the design of the sash windows shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with



- the approved scheme.
- (7) - Notwithstanding the information shown on the submitted plan, full joinery details, to include details of proposed doors, staircases etc, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.
  - (8) - Notwithstanding the information shown on the submitted plans the external access staircase and lifting joist shall be finished with a black painted coating in accordance with the approved scheme.
  - (9) - No development shall take place until a scheme showing the means by which foul sewage and surface water generated as a result of the development are to be catered for has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out in accordance with the approved details before any part of the development is occupied.
  - (10) - Before development is commenced details of all flues, vents, and extracts shall be submitted to, and approved in writing by the Local Planning Authority, being thereafter implemented to the satisfaction of the said Authority.
  - (11) - Notwithstanding the information shown on the submitted plans, a detailed joinery section of the proposed windows, drawn to a scale of 1:5 shall be submitted to, and approved in writing by the Local Planning Authority, before development commences, being thereafter implemented to the satisfaction of the said Authority.
  - (12) - Notwithstanding the information shown on the submitted plans, full details of the proposed rainwater goods, to include a section, details of materials, hoppers and junctions, and existing sections to be retained, shall be submitted to, and approved in writing by the Local Planning Authority before development commences, being thereafter implemented to the satisfaction of the said Authority.
  - (13) - Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicle hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority before work commences, and thereafter implemented in accordance with the approved scheme.
  - (14) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no satellite

- antenna shall be installed, altered or replaced on the dwellinghouse(s) or within its/their curtilage(s) without the grant of further specific permission from the Local Planning Authority.
- (15) - Notwithstanding the information shown on the submitted plans no development shall be commenced until a plan showing the provision for loading, unloading and parking of vehicles within the site has been submitted to and approved in writing by the Local Planning Authority. Subject to such approval the building(s)/ change of use hereby permitted shall only be occupied/ brought into effect providing that such provision has been made and thereafter implemented in accordance with the approved scheme.
- (16) - Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
- (17) - The existing trees and hedges on the site shall be retained and shall not be felled, lopped or topped without the written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced in the same position with trees of the same species and, as nearly as possible, of the same maturity as those removed having regard for current arboricultural practice.
- (18) - That before development commences, agreement shall be reached with the Local Planning Authority regarding those trees, shrubs and hedges which shall be retained. These shall be properly fenced off from those parts of the land to be developed and shall remain so protected, to the satisfaction of the said Authority, until the cessation of building works. Details of this fencing shall be submitted to and approved in writing by the

- Local Planning Authority.
- (19) - No machinery or power tools shall be operated on the premises on any Sunday or Bank Holiday or between the hours of 5.00 p.m. and 8.00 a.m. on any other day.
  - (20) - Before the advertisement(s) hereby approved is/are displayed, the existing advertisement(s) on the principal frontage of the building shall be removed, and shall not thereafter be displayed without the grant of further specific consent from the Local Planning Authority.
  - (21) - Notwithstanding the information shown on the submitted plans precise details of the proposed pipe work runs, method of attachment of pipe work, associated materials and equipment proposed shall be submitted at scale 1:100 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.
  - (22) - Notwithstanding the information shown on the submitted plans the building hereby approved shall be constructed with flush pointed verges to the main walls and shall avoid the use of barge boards.
  - (23) - Notwithstanding the information shown on the submitted plans precise details of a section through the proposed blind windows drawn to a scale of 1:20, to include details of the proposed reveal, shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.
  - (24) - Notwithstanding the information shown on the submitted plans precise details of the proposed design and position of the bin store shall be submitted at scale of 1:20, and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.
  - (25) - The Conclusions and recommendations of the 'Bathroom Shop, 103-105 Gilesgate, Durham, Bat Survey, October 2007', of Barry Anderson Environmental Biologists paras. E1.1 – E5 must be carried out in full before development work commences. If the development works do not take place within a period of 12 months of this consent, a further, up to date investigation must be carried out and submitted to the Council, and approved in writing by them before works commence.
  - (26) - Demolition/alterations shall be carried out in a manner to be agreed in writing with the Local Planning Authority and the said Authority shall be informed immediately of any concealed

feature which is revealed by such works. Such features shall be retained if the said Authority so requires.

- (27) - No development shall take place until the applicant has secured the implementation of an agreed programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- (27) - Before occupation of any of the residential units hereby approved the applicant shall provide written details of a scheme and method to provide future occupants of the building with access to membership of a car sharing club. The scheme shall thereafter be implemented in accordance with the agreed details.

(ii) That application no. 4/08/00250/LB be **APPROVED** subject to the following conditions:-

- (1) - The development to which this permission relates shall be begun not later than three years from the date of this permission.
- (2) - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.
- (3) - Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
- (4) - That notwithstanding the information shown on the submitted plans precise details of all new fenestration, glazing and head and cill details shall be submitted to and agreed in writing with the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.
- (5) - Notwithstanding the information shown on the submitted plans the proposed windows shall be set at least 100mm in reveal in accordance with details which shall be submitted at 1:20 scale, and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.
- (6) - Notwithstanding the information shown on the submitted plans details of the design of the sash windows shall be submitted at scale 1:20 and approved in writing by the Local Planning

- Authority before the development commences and thereafter implemented in accordance with the approved scheme.
- (7) - Notwithstanding the information shown on the submitted plan, full joinery details, to include details of proposed doors, staircases etc, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.
  - (8) - Notwithstanding the information shown on the submitted plans the external access staircase and lifting joist shall be finished with a black painted coating in accordance with the approved scheme.
  - (9) - Before development is commenced details of all flues, vents, and extracts shall be submitted to, and approved in writing by the Local Planning Authority, being thereafter implemented to the satisfaction of the said Authority.
  - (10) - Notwithstanding the information shown on the submitted plans, a detailed joinery section of the proposed windows, drawn to a scale of 1:5 shall be submitted to, and approved in writing by the Local Planning Authority, before development commences, being thereafter implemented to the satisfaction of the said Authority.
  - (11) - Notwithstanding the information shown on the submitted plans, full details of the proposed rainwater goods, to include a section, details of materials, hoppers and junctions, and existing sections to be retained, shall be submitted to, and approved in writing by the Local Planning Authority before development commences, being thereafter implemented to the satisfaction of the said Authority.
  - (12) - Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicle hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority before work commences, and thereafter implemented in accordance with the approved scheme.
  - (13) - Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or

within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

- (14) - The existing trees and hedges on the site shall be retained and shall not be felled, lopped or topped without the written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced in the same position with trees of the same species and, as nearly as possible, of the same maturity as those removed having regard for current arboricultural practice.
- (15) - That before development commences, agreement shall be reached with the Local Planning Authority regarding those trees, shrubs and hedges which shall be retained. These shall be properly fenced off from those parts of the land to be developed and shall remain so protected, to the satisfaction of the said Authority, until the cessation of building works. Details of this fencing shall be submitted to and approved in writing by the Local Planning Authority.
- (16) - Notwithstanding the information shown on the submitted plans precise details of the proposed pipe work runs, method of attachment of pipe work, associated materials and equipment proposed shall be submitted at scale 1:100 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.
- (17) - Notwithstanding the information shown on the submitted plans the building hereby approved shall be constructed with flush pointed verges to the main walls and shall avoid the use of barge boards.
- (18) - Notwithstanding the information shown on the submitted plans precise details of a section through the proposed blind windows drawn to a scale of 1:20, to include details of the proposed reveal, shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.
- (19) - Notwithstanding the information shown on the submitted plans, the windows within the existing Listed Buildings shall not be removed

- without agreement in writing by the Local Planning Authority prior to development commencing.
- (20) - Notwithstanding the information shown on the submitted plans precise details of the proposed design and position of the bin store shall be submitted at scale of 1:20, and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.
  - (21) - Demolition/alterations shall be carried out in a manner to be agreed in writing with the Local Planning Authority and the said Authority shall be informed immediately of any concealed feature which is revealed by such works. Such features shall be retained if the said Authority so requires.
  - (22) - No development shall take place until the applicant has secured the implementation of an agreed programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

(iii) That application no. 4/08/00/251CAC be **APPROVED** subject to the following condition:-

- Development of the site with an approved development scheme shall be undertaken within 12 months of the clearance of the site, or a scheme to tidy and secure the land must be submitted to and approved by the Local Planning Authority, said scheme being implemented within 12 months of the clearance of the site.

The Meeting terminated at 7.05 p.m.

Chair