

ISLE OF WIGHT COUNCIL PLANNING COMMITTEE - TUESDAY, 16 APRIL 2019

REPORT OF THE DIRECTOR OF REGENERATION

WARNING

1. THE RECOMMENDATIONS CONTAINED IN THIS REPORT OTHER THAN PART 1 SCHEDULE AND DECISIONS ARE DISCLOSED FOR INFORMATION PURPOSES ONLY.
2. THE RECOMMENDATIONS WILL BE CONSIDERED ON THE DATE INDICATED ABOVE IN THE FIRST INSTANCE. (In some circumstances, consideration of an item may be deferred to a later meeting).
3. THE RECOMMENDATIONS MAY OR MAY NOT BE ACCEPTED BY THE PLANNING COMMITTEE AND MAY BE SUBJECT TO ALTERATION IN THE LIGHT OF FURTHER INFORMATION RECEIVED BY THE OFFICERS AND PRESENTED TO MEMBERS AT MEETINGS.
4. YOU ARE ADVISED TO CHECK WITH THE PLANNING DEPARTMENT (TEL: 821000) AS TO WHETHER OR NOT A DECISION HAS BEEN TAKEN ON ANY ITEM BEFORE YOU TAKE ANY ACTION ON ANY OF THE RECOMMENDATIONS CONTAINED IN THIS REPORT.
5. THE COUNCIL CANNOT ACCEPT ANY RESPONSIBILITY FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PERSON ON ANY OF THE RECOMMENDATIONS.

Background Papers

The various documents, letters and other correspondence referred to in the Report in respect of each planning application or other item of business.

Members are advised that every application on this report has been considered against a background of the implications of the Crime and Disorder Act 1998 and, where necessary, consultations have taken place with the Crime and Disorder Facilitator and Architectural Liaison Officer. Any responses received prior to publication are featured in the report under the heading Representations.

Members are advised that every application on this report has been considered against a background of the implications of the Human Rights Act 1998 and, following advice from the Head of Legal Services and Monitoring Officer, in recognition of a duty to give reasons for a decision, each report will include a section explaining and giving a justification for the recommendation.

**LIST OF PLANNING APPLICATIONS
REPORT TO COMMITTEE - 16/04/2019**

1	P/00909/18 TCP/33324/A	Newport and Carisbrooke	Conditional Permission
	The Firs, Postern Road, Camp Hill, Newport, Isle of Wight, PO305PH		
	Demolition of dwelling; Outline for proposed construction of 6 dwellings including new access road (revised scheme)		

Reference Number: P/00909/18 – TCP/33324/A

Description of application: Demolition of dwelling; Outline for 6 dwellings, including new access road (revised scheme) (revised plans)

Site Address: The Firs, Postern Road, Newport, PO30 5PH

Applicant: Lushington Garden Buildings Ltd

This application is recommended for Conditional Permission

REASON FOR COMMITTEE CONSIDERATION

The Local Ward Member has requested that the application be brought to committee for the following reasons:

- Site outside settlement boundary
- Sustainability/accessibility of location
- Unduly cramped development, taking account of general character of area
- Area suffers poor drainage

MAIN CONSIDERATIONS

- Principle of development
- Impact on the character of the area
- Impact on neighbouring properties
- Impact on trees and ecology
- Highways considerations
- Other matters

1. Location and Site Characteristics

- 1.1. The application site comprises the curtilage of an existing dwellinghouse located at the western end of Postern Road to the south of Camp Hill Prison. The site is within the Medina Valley Key Regeneration Area, but just outside of (not immediately adjacent) its defined settlement boundary.
- 1.2 The area is characterised by the prisons to the north (former Camp Hill and Parkhurst) and east (Albany), Parkhurst Forest to the west and south and existing residential development, mostly dating from the interwar period or the 1960s. Housing locally tends to be of two storeys, either detached or

semi-detached, with dwellings fronting estate roads set back behind small landscaped frontages. The area has a spacious, verdant and somewhat secluded feel, afforded in part due to the wider forest setting and Prison walls.

- 1.3 The estate roads are private and not adopted by the Local Highway Authority. Part of the site includes the pavement immediately outside the curtilage of the existing dwelling and this is understood to be in the ownership of the Ministry of Justice, with the applicant having served notice of the application on this landowner.
- 1.4 The application site itself includes an existing detached dwelling, with the surrounding land mainly laid to lawn with a slight fall north to south. The west, south and east boundaries of the site are defined by off-site mature trees/scrub. The north and east boundaries include some low fencing, with the road and the adjacent residential property (Oakwood Manor). There is an existing high amenity (B grade) Monterey Pine tree within the site close to the north boundary with the road. Several trees within the grounds of Oakwood Manor to the east are protected by tree preservation order, including two oak trees near the eastern site boundary.
- 1.5 The existing dwelling on the site dates from the interwar period, is one of 3 detached properties in the immediate vicinity, forming a pair in the street scene with the neighbouring property to the east (Oakwood Manor), being of the same age, size and architectural style. The other domestic property Holly Grange to the west is in a derelict state, its grounds overgrown, currently providing a wooded buffer to the west site boundary. Like many of the dwellings in this area, the existing property is believed to have originally provided accommodation for Prison staff.
- 1.6 The site benefits from an existing vehicular access at its north eastern (NE) end.

2. Details of Application

- 2.1 The application seeks outline planning permission to demolish the existing dwellinghouse and develop the site to provide 6 dwellings with a new vehicular access and two nose-in parking spaces being formed off Postern Road.
- 2.2 Access is the only matter to be considered for approval at this time. Matters relating to appearance, scale, layout and landscaping of the development have been reserved for later approval. Submitted plans are therefore illustrative only where they relate to these reserved matters.

2.3 The illustrative plans indicate that the development would comprise of two pairs of semi-detached two-storey (3-bed) houses fronting Postern Road with a pair of detached (3/4-bed) chalet-style bungalows to the rear of these. A new access road internal to the site would be provided to service these dwellings and to provide access to a parking and turning area to the rear of the frontage dwellings. The existing vehicular access within the NE corner of the site would be closed.

2.4 The layout envisaged indicates that each dwelling would have parking of two cars (12 on-site spaces total), either on plot or within a parking area.

3. Relevant History

3.1. P/01503/17: Demolition of dwelling; Outline for proposed construction of 11 dwellings including new access road: refused 09/03/18.

4. Development Plan Policy

National Planning Policy

4.1. The NPPF explains that sustainable development has 3 objectives, economic, social and environmental, and that these overarching objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). It adds at paragraph 9 that these objectives should be delivered through the implementation of plans and the application of policies in the NPPF, but they are not criteria against which every decision can or should be judged.

4.2 At the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. The application of policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF taken as a whole.

Local Planning Policy

4.3 The Island Plan Core Strategy defines the application site as being within

The Medina Valley Key Regeneration Area, outside of its defined settlement boundary. The following policies are relevant to this application:

- SP1 Spatial Strategy
- SP2 Housing
- SP5 Environment
- SP7 Travel
- DM2 Design Quality for New Development
- DM3 Balanced Mix of Housing
- DM12 Landscape, Seascape, Biodiversity and Geodiversity
- DM17 Sustainable Travel
- DM21 Utility Infrastructure Requirements

Supplementary Planning Documents

- 4.4 Guidelines for Parking Provision as Part of New Developments (SPD) (2017)
- 4.5 Guidelines for Recycling and Refuse Storage in New Developments (SPD) (2017)

Other relevant strategies

- 4.6 Bird Aware Solent Recreation Mitigation Strategy (2018)

5. Consultee and Third-Party Comments

Internal Consultees

- 5.1 The council's tree officer has raised no objections subject to conditions being imposed to ensure adequate tree protection during development and that a soft landscaping scheme is agreed for the site.
- 5.2 The council's ecology officer has no objections provided measures to mitigate for any impacts to bat species are secured by planning conditions.
- 5.3 The council's engineer commenting on drainage, has raised doubt whether soakaways would be suitable for this site given underlying geology, but he has raised no objections provided a pre-commencement planning condition is used to ensure development would not proceed until a drainage solution can be found to service the development. He has advised that flows may need to be attenuated on site to ensure that post-development they would not exceed pre-development rates and that this approach may assist in providing capacity in the existing system to accommodate any increased foul flows from the development.
- 5.4 Island Roads, commenting on behalf of the Highway Authority, has raised no

objections. The suitability of permeable road construction has been questioned given underlying geology and it has been advised that the full extent of the footway outside the site should be remodelled as part of the development to accommodate the proposed accesses and to ensure safe pedestrian access would be maintained. Conditions have been recommended to ensure this, as well as the provision and maintenance of sight lines, on-site parking and drainage details for the road/parking areas.

Parish Council Comments

- 5.5 Newport Parish Council objects as the site is outside of, and not immediately adjacent to, the settlement boundary of the Medina Valley Key Regeneration Area and it considers the location is not sustainable. It also considers the application to be premature in the absence of an up-to-date local planning strategy.

Third Party Representations

- 5.6 2 comments have been received from local residents who object. Concerns raised can be summarised as follows:

- outside settlement boundary and would not meet a specific local need;
- site not entirely previously developed land;
- overdevelopment of the site and cramped and contrived form of development in relation to existing development in the area;
- out of character with the area and applicant has not demonstrated how the proposed development would enhance the character and context of the local area;
- impact on wildlife (including red squirrels, badgers, hedgehogs and birds);
- tree loss;
- loss of privacy, outlook and light to neighbouring property (Oakwood Manor);
- noise impact and disturbance to neighbouring amenity during construction;
- ground stability and potential damage to neighbouring property from construction;
- local drainage issues;
- consent required from third parties to connect to existing sewer system;
- adequacy of access, parking arrangements and road network to service the development;

- accessibility of the location and reliance on the private car;
- crime and disorder issues;
- notice not served on all owners of the land to which the application relates;
- set an undesirable precedent for future similar development proposals in the area.

Devaluation of property, access rights and financial burden of future private road maintenance are not material planning considerations and cannot prejudice determination of this application.

6. Evaluation

Principle of development

- 6.1 The application site relates to an existing residential property and its curtilage located in a residential area to the south of the former Camp Hill Prison at the western edge of Newport, within the Medina Valley Key Regeneration Area, but outside of its defined settlement boundary. The previous 2017 application was refused due to the less accessible nature of this area of Newport, which would increase reliance of future occupiers on the private car to access local shops, services, employment etc, but also on the basis that the applicant had not demonstrated that the development would meet a specific local need for housing.
- 6.2 The site is a 15/20-minute walk from local shops, schools and public transport (bus) services, which include St Mary's Hospital and Hunnyhill Primary School. Centres of employment are also located in the wider area (i.e. the Hospital, Prisons and industrial estates). Whilst the peripheral location of the site may encourage car use, future occupiers could access local facilities/services on foot and this would be no more difficult than for residents of existing housing in this part of Newport. The development as illustrated would make provision for car parking within the site in line with the Council's Parking Guidelines and rear gardens would provide space for cycle storage to encourage more sustainable travel. Provision of cycle storage as part of the development could be secured by a planning condition.
- 6.3 Whilst the site is outside of the defined settlement boundary, it is physically and visually connected to it by existing housing development and the extent of the Key Regeneration Area boundary does encapsulate it as well as the prison site to the north and a further residential property, Holly Grange to the west. Pragmatically, the site does relate to the existing built-up area of Newport, albeit being at the very edge of the current settlement. Therefore, it is considered that although technically outside of the settlement boundary,

the site is part of the built-up existing settlement and therefore the proposal would be consistent with the aims of policy SP1 of the CS to focus new housing development within or adjacent existing settlements of the Island's Key Regeneration Areas.

- 6.4 The proposed development would make a small, but valuable contribution to meeting Newport's housing need as identified within the 2018 Housing Needs Assessment. It is therefore considered that the development would positively contribute to meeting the Council's housing delivery target for the Medina Valley Key Regeneration Area set out in policy SP2 of the CS.
- 6.5 Taking all the above into consideration, as well as the Council's justification for refusal of the 2017 application P/01503/17, it is considered that development of this site for housing as proposed would comply with the aims and objectives of policies SP1 and SP2 of the CS in terms of the location and delivery of new housing and therefore can be supported, in principle.

Impact on the character and appearance of the area

- 6.6 The proposal would see the existing detached dwelling demolished and replaced by a development of 6 dwellings. The submitted plans indicate that the development would be laid out with two pairs of two-storey semi-detached dwellings fronting Postern Road and to the rear of these two detached chalet-bungalows. Each dwelling would benefit from a small frontage and rear garden. The central area of the site, between the two rows of houses, would accommodate additional car parking as well as a turning head. Whilst the development as indicated would be comparably denser than the existing larger detached housing found in the immediate vicinity of the site, the character and context of this area is also comprised of smaller semi-detached, more compact housing development. This existing housing development also includes car parking/garaging to the rear.
- 6.7 The immediate area is characterised by frontage development, with development behind this generally being garaging and ancillary garden development. The development of the site as proposed would provide an opportunity to make more efficient use of the land for small housing units, which would compliment the mix of housing locally. The proposed rear dwellings are indicated to be of single storey scale with some accommodation provided within the roof space. This, in conjunction with good separation distances between the front and rear dwellings, would ensure that visually the development would integrate into the site and surrounding area without appearing unduly cramped or obtrusive.
- 6.8 The scale and appearance of the dwellings as well as the landscaping of the site are reserved for later approval, but the submitted plans illustrate dwellings of simple traditional form and appearance reflective of smaller

dwellings found in the wider area. Furthermore, the plans show that the development proposed can be accommodated on this site whilst still ensuring retention of high amenity trees on the site boundaries and provision of adequate garden space. Soft landscaping of the development can be controlled through any subsequent approval of reserved matters application to ensure an attractive verdant setting for the development would be provided.

- 6.9 Having regard to the above, it is considered that whilst the development would be more dense than existing housing on this site and in the immediate environs, the application has demonstrated that the development could be accommodated as proposed in a manner that would compliment not harm the character and context of this area of Newport, which is mainly characterised by two storey, detached/semi-detached estate housing, the setting of which is marked by the existing prison walls, trees and woodland.

Impact on trees and ecology

- 6.10 The submitted Arboricultural Report explains that there would some peripheral incursion of the footprints of dwellings on plots 1, 5 and 6 into the root protection areas of off-site trees and that construction of the road and other hard surfaced areas would affect the root protection areas of the on-site and off-site trees, all of which are B grade. Construction methods are recommended for foundations and hard surfaces to ensure any impacts are minimised to avoid any potential adverse impacts to the roots of these trees. It is also recommended that ground protection/protective fencing is used to protect all tree RPAs during development of the site.
- 6.11 Although no existing trees would be removed to facilitate the development, some tree works are recommended within the report, including the removal of deadwood or partial crown lifting. Revised plans were submitted by the applicant and these have taken into consideration the constraints of existing trees to ensure minimal conflict and that there would be no harmful conflict between tree canopies or in terms of future shading of the dwellings or dominance.
- 6.12 The council's tree officer is satisfied that revised plans have demonstrated the development can be accommodated and that future tree growth can be managed reasonably to prevent future conflict between existing trees and the proposed dwellings. Therefore, provided the recommended planning condition is imposed to ensure protection of trees during development and to control required tree works and that a soft landscaping scheme for the site is agreed through a subsequent reserved matters application, it is considered the sylvan character and setting of the site and surrounding area would be maintained and enhanced.

- 6.13 There is the potential for the development to impact on foraging bats given the proximity of the site to the existing woodland. Having considered the bat survey reports submitted with the application, the council's ecology officer has commented that the development would need to incorporate measures to avoid/mitigate these potential impacts, which would include ensuring external lighting is directed away from woodland boundaries and inclusion of bat boxes within dwelling construction/the site. These measures can be secured by condition.
- 6.14 The applicant has entered into a planning obligation to secure the required contribution towards the Solent Recreation Mitigation Strategy. Therefore, it can be excluded that this development would adversely impact on the Solent SPA site.
- 6.15 Having regard to the above, it is considered that subject to the recommended conditions in relation to tree protection and ecological mitigation/enhancement measures, the development would have regard to existing trees and would maintain and enhance ecology and biodiversity interests in accordance with the aims of policies DM2 and DM12 of the CS and the NPPF.

Impact on neighbouring properties

- 6.16 Due to the wooded nature of the western site boundary, the development would be well screened from Holly Grange to the west. As a result, the development would have no adverse impact on this property.
- 6.17 Oakwood Manor is a large detached dwelling contemporary with The Firs and of the same size, design and appearance. Like The Firs, this dwelling benefits from a generous curtilage and is 10-13m from the eastern site boundary. Existing trees along the shared east site boundary would help mitigate and soften the visual impact of the development on this neighbouring property. There would also be the opportunity to enhance this soft landscaping through the development to reinforce the sylvan setting of the site and this neighbouring dwelling. Taking this into consideration and having regard to the separation distance and the primary north-south orientation of this neighbouring dwelling, it is considered by officers that the development, as indicated, would not result in any significant loss of light to or outlook from this neighbouring dwelling.
- 6.18 The detailed design and appearance of the proposed dwellings would be controlled through a later reserved matters application, but the submitted plans demonstrate that the development could be laid out and dwellings designed to avoid any harmful loss of privacy for occupiers of this neighbouring property.

- 6.19 Taking into account the above, it is considered that provided landscaped site boundaries are maintained and enhanced through the development, which can be secured through any subsequent application for approval of the reserved matters, the development proposed can be accommodated on this site without having any adverse impacts on neighbouring residential properties.

Highways considerations

- 6.20 The proposed accesses would be formed onto the western end of Postern Road which is a lightly trafficked residential estate road. Island Roads has confirmed that the proposed access and parking arrangements would be compliant with design standards and that the traffic generated by the development would not have a negative impact on the network.
- 6.21 Planning conditions are recommended to ensure adequate sight lines for the accesses would be provided, that the footway outside the site would be remodelled to accommodate these new accesses, to control the construction and drainage of the new internal access road and parking areas, and that on-site parking would be provided to service the development in accordance with the council's parking guidelines.
- 6.22 Having regard to the Island Roads comments received, it is considered that subject to the recommended conditions, the development would not have a negative impact on the highway network and would comply with the council's parking guidelines in accordance with the aims of policies SP7 and DM17 of the CS.

Other matters

- 6.23 With respect to drainage, the applicant states that it is not known whether the existing drainage system could accommodate the proposed development, but that in the event capacity does not exist to accommodate the development alternative means of surface water disposal and foul drainage could be provided within the site to service the development. A pre-commencement condition can be used to ensure that an appropriate drainage solution for the development is established in advance of development proceeding and to ensure compliance with the aims and objectives of policies DM14 and DM21 of the CS. Consent from other parties to connect to an existing drainage system is a civil matter and not a material planning consideration.
- 6.24 The site is not located in an area of known ground instability and it would be the responsibility of the developer to ensure local ground conditions are taken into consideration through the detailed building design and that building regulations are complied with. Compliance with these regulations is a separate matter and not a material planning consideration.

- 6.25 There would be limited opportunities to replicate this form of development locally and each subsequent planning application made to the local authority for a similar development proposal would be determined on its own merits as this application must be. Therefore, it is not considered that grant of permission in this case would prejudice the council's ability to resist inappropriate development elsewhere in the locality.

7. Conclusion

- 7.1 For the above reasons, it is considered that, subject to the recommended conditions, the proposal would comply with the provisions of the development plan.

8. Recommendation

- 8.1 Conditional Permission

9. Statement of Proactive Working

- 9.1 In accordance with paragraph 38 of the NPPF, the Isle of Wight Council takes a positive approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area. Where development proposals are considered to be sustainable, the Council aims to work proactively with applicants in the following way:

- The IWC offers a pre-application advice service;
- Updates applicants/agents of any issues that may arise in the processing of their application and, where there is not a principle objection to the proposed development, suggest solutions where possible.

In this instance:

- The applicant was provided with pre-application advice;
- The applicant was updated of issues during the application process and given the opportunity to address those issues through the submission of revised plans;
- Following receipt of revised plans, the application was considered acceptable as submitted and therefore no further discussions were required.

Conditions/Reasons

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the final approval of the reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent the accumulation of unimplemented planning permissions.

- 2 Approval of the details of the siting, scale, design and external appearance of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: In order to secure a satisfactory development in accordance with the aims of policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 3 In relation to the matter of access, the development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered 2017/226/13 Rev. B and 2017/226/02 Rev. C.

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 4 Development shall not begin until details of the means of surface water and foul drainage to service the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include an assessment of the suitability of the site to dispose of surface water using SUDS, details of how any on-site SUDS would be managed and maintained, evidence/calculations to demonstrate that post-development run-off rates/flows from the site would not exceed pre-development rates/flows and that the means of disposal would have the capacity to accommodate flows from the development. No dwelling shall be occupied until the agreed drainage works have been completed.

Reason: To ensure the drainage facilities provided would be adequate to service the development in accordance with the aims of policies DM2 (Design Quality for New Development), DM14 (Flood Risk) and DM21 (Utility Infrastructure Requirements) of the Island Plan Core Strategy.

- 5 No development shall begin until an Arboreal Method Statement, which details how impacts to trees during construction would be minimised, tree protection measures to be adhered to throughout the course of the development and tree works to be carried out to facilitate the development, has been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the agreed method statement.

Reason: To ensure existing trees to be retained would be protected from damage to health and stability and in the interests of the character and amenities of the area and to comply with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 6 Construction of the dwellings hereby permitted shall not begin until works to the existing footway running across the roadside frontage (northern boundary) of the site to accommodate the vehicular accesses hereby permitted have been completed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate access would be provided and in the interests of highway safety and to comply with the aims of policies SP7 (Travel), DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

- 7 The accesses hereby permitted shall not be brought into use until sight lines for those accesses have been provided in accordance with the visibility splays shown on the submitted drawing, numbered 2017/226/02 Rev C. that have been submitted to and approved in writing by the Local Planning Authority. Thereafter, nothing that may cause an obstruction to visibility when taken at a level of 1.0 metre above the adjacent highway shall at any time be placed or be permitted to remain within the approved sight lines.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 8 Before the dwellings and accesses hereby permitted are brought into use the existing access shown on drawing 2017/226/02 Rev. C shall be closed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 9 No dwelling hereby permitted shall be occupied until the 2 parking bays to serve it, means of access to the dwelling and its parking bays, and the associated space for vehicle exiting/turning have been provided within the site and drained and surfaced in accordance with details that have been submitted to and approved by the Local Planning Authority. Thereafter, this space shall only be used for the parking and turning of vehicles belonging to occupiers of the dwellings and their visitors as indicated on the approved plans and for no other purpose.

Reason: To ensure adequate on-site parking would be provided to service the development, in the interests of highway safety and to comply with policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

- 10 No dwelling hereby permitted shall be occupied until details of ecological mitigation/enhancement measures to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. Such measures to include the installation of bat boxes within the development to enhance the site for protected bat species. The agreed measures shall be provided in accordance with the approved details before any dwelling is brought into use and thereafter shall be retained and maintained in accordance with the approved details.

Reason: To ensure opportunities would be taken to enhance the site for bat species in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

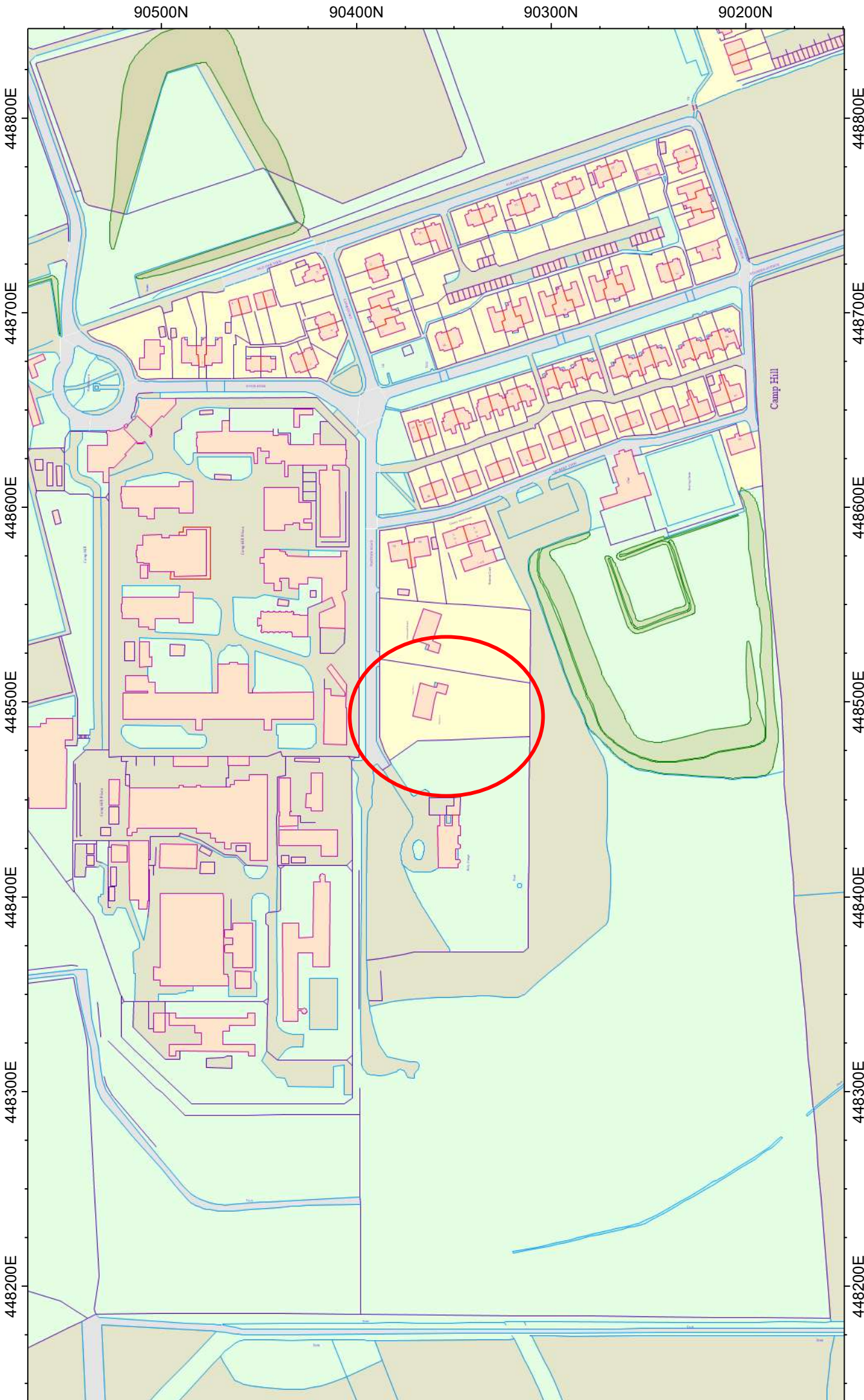
- 11 No dwelling shall be occupied until facilities for the storage/parking of cycles and storage of refuse within the curtilage of that dwelling have been provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision would be made for cycle parking/storage and waste storage in the development to comply with the aims of policies SP8 (Waste) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

- 12 Prior to the installation of any external lighting within the site as part of the development hereby permitted, details of the position, size, design, appearance and orientation of any lighting units in conjunction with details of the level and colour of the lighting, shall be submitted to and approved in writing by the Local Planning Authority. Any exterior lighting shall be designed to direct light away from the site boundaries to avoid impacts to foraging bats using the adjacent woodland and trees along the site

boundaries. The agreed external lighting shall only be installed in accordance with the approved details.

Reason: To ensure the development would be designed to avoid/minimise potential impacts to bat species from artificial lighting within the site in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.



Scale 1:2500



P/00909/18 The Firs, Postern Road, Camp Hill, Newport, Isle Of Wight, PO305PH

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