

PLANNING APPLICATIONS COMMITTEE

29 March 2017

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, I Haszeldine, L Haszeldine, Johnson, Kelley, Knowles, Lee, Lyonette and J Taylor. (10)

APOLOGIES – Councillors Lister, Regan and Stenson. (3)

ABSENT – Councillor Cartwright. (1)

ALSO IN ATTENDANCE –

OFFICERS – John Anderson, Assistant Director, Economic Initiatives, Andrew Harker, Planning Officer, within Economic Growth, Paul Ibbertson, Engineer within Economic Growth, Andrew Errington, Lawyer (Planning) within the Neighbourhood Services and Resources Group and Patrick Chisholm, Environmental Health Officer. (5)

PA84. DECLARATIONS OF INTEREST – Councillor I Haszeldine declared a non-pecuniary interest in Minute PA86 below as a Member of the Save Teesside Airport Facebook Group

PA85. PROCEDURE – The Assistant Director Law and Governance's representative gave a short presentation which outlined the procedure to be followed during consideration of the application for planning permission before this Committee.

RESOLVED – That the procedure be noted.

PA86. APPLICATION FOR PLANNING PERMISSION UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION - Planning Permission Granted

16/00578/OUT - Land To The East Of Oak Tree Farm, Durham Tees Valley Airport, Yarm Road, Oak Tree, Middleton St George. Outline application for residential development for up to 350 dwellings and local services centre (Class A1 to A5, D2, D1, C2 and Sui Generis (Vehicle Showroom)), together with associated access, car parking, open space and landscaping with all matters reserved (Amended Noise Assessment and Flood Risk Assessment received 6 September 2016 and 27 September 2016).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the views of the applicant's agent, two objectors, the objections of Councillor D. Jones, one of the Ward Councillors, and the objections of Middleton St. George Parish Council, all of whom Members heard. In addition, it was reported that a further 22 letters of objection and one letter of support from Stockton Borough Council had been received since the publication of the report).

RECOMMENDATION – That planning permission be granted subject to :-

1. The completion of the referral procedures to the secretary of state;
2. The completion of a section 106 agreement to secure the following :-
 - (a) In the event of affordable housing provision being provided off site, an offsite contribution to be paid in accordance with the Council's adopted Planning Guidance Note on Planning Obligations;
 - (b) A financial contribution towards improving the adjacent playing fields and entering into of a Community Use Agreement to secure the long term future of the fields for public use in order to remove the holding objection from Sport England;
 - (c) A financial contribution towards highway improvements works on the A66 (T) in order to remove the holding objections from Highways England;
 - (d) A financial contribution towards the expansion of St George's Church Primary School;
 - (e) Improvements to existing bus stops and the erection of new bus stops in close proximity to the application site; creating a "Safe Route to Schools" by improving and widening footpaths of Yarm Road; improving and extending cycle routes and street lighting improvements on Yarm Road;
 - (f) Upgrading of the surface of Middleton St George Public Footpath (No 8);
 - (g) To revoke the extant planning permissions relating to the application site; and
 - (h) To secure details of a plan for the management of engine testing within the operational airport site; and
3. the following planning conditions, subject to any minor changes in wording as agreed by the Director of Economic Growth :-

Time Limits

1. Details of the appearance, landscaping, layout, and scale of any development within each phase of the development hereby permitted (hereinafter called "the reserved matters") for either the whole development, phase or sub phase shall be obtained from the Local Planning Authority in writing before any development within that part of the site is commenced. The development shall be carried out as approved.
Reason - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.
2. Applications for approval of the reserved matters for all phases or sub phases shall be made to the local planning authority not later than 18 months from the date of this permission or the conclusion of any Judicial Review process.
Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990.
3. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.
Reason - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.

Plans

4. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - (a) Northside Parameters Plan (Drawing Number DTVA-N-101) dated 23 June 2014 and produced by FDG Fairhursts
 - (b) Proposed Illustrative Site Masterplan - Areas 1 – 10 (DTVA-N-102) dated 23 May 2016 and produced by FDG Fairhursts

Reason - For the avoidance of doubt.

The Approved Development

5. The application(s) made pursuant to condition 1 shall not propose more than:
 - (a) 350 dwellings;
 - (b) 6,600sqm gross floorspace in the Local Services Centre consisting of:
 - (i) Up to 2,025sqm of floorspace for retail, financial and professional services; café, restaurant, takeaway, public house (Classes A1 to A5)
 - (ii) A gym of up to 400sqm (Class D2) either a part of the St George Hotel or an independent unit
 - (iii) Up to 2,250sqm of vehicle showroom (sui generis) and
 - (iv) Up to 1,925sqm of other uses to include both community facilities such as a health centre, dentist, nursery (Class D1) and an extension to the St George Hotel (Class C2) to provide additional bedroom space
 - (c) The floor area of any individual retail units shall not exceed 500sqm.

Reason - For the avoidance of doubt.

Matters Details to be Submitted with Reserved Matters

6. The details to be submitted in pursuance of Condition 1 for any phase or sub phase of the development shall include details on the precise number, design and location of children's play areas within the application site and details of the play equipment that would be provided within the areas.

Reason - In the interests of the character and appearance of the proposed development.

7. The details to be submitted in pursuance of Condition 1 for any phase or sub-phase of the development shall include a detailed landscape masterplan and an implementation and management plan demonstrating that the landscape proposals have taken account of and been informed by the existing landscape characteristics of the site and by the loss of existing vegetation on the site.

Reason - In the interests of the character and appearance of the proposed development.

8. The details to be submitted in pursuance of Condition 1 for any phase or sub-phase of the housing development shall include an Acoustic Design Scheme to be agreed in writing by the Local Planning Authority. This agreed Scheme shall include the noise levels to be achieved within habitable rooms and external amenity areas in the housing development. The scheme must be compiled by a suitably experienced and qualified noise consultant and must include the following:

- (a) In the event that air traffic movements have increased, and / or are predicted to increase, above those levels considered within Table 5 of Northside Mixed Use – Noise Report (prepared Bickerdike Allen Partners, September 2016), the Local Planning Authority may request a revised noise impact assessment to be submitted and agreed in writing with the Local Planning Authority prior to any reserved matter application for housing layout being approved.

- (b) Justification for how the site layout has been designed to minimise noise intrusion into dwellings from environmental sources.

- (c) Justification for how the provision of external amenity areas has been designed to provide a suitable acoustic environment for future residents.

- (d) Details of sound insulation, alternative means of ventilation and any other noise mitigation measures deemed necessary to achieve the internal and external noise levels as agreed in writing with the Local Planning Authority. This shall include an assessment of the effectiveness of acoustic fencing installed

alongside St. George's Way and the Estate Road, where it is deemed necessary to protect against intrusive road traffic noise.

- (e) A plan identifying the proposed residential properties which require noise mitigation and the noise mitigation measures to be installed.
- (f) An assessment of how noise impacts from any planning permissions granted in the area and/or use of hangers constructed on the western apron since the approval of this outline application would impact on environmental noise levels at the site, including the need for any further mitigation measures.

The housing development to which the Acoustic Design Scheme relates shall not be carried out other than in complete accordance with the details so approved and thereafter retained and maintained for the duration of the development. All works required by the scheme to achieve the internal and external noise levels at a residential property shall be completed prior to the occupation of that particular property.

Reason - In order to achieve a satisfactory form of development and to protect the amenities of the future occupants of the development.

- 9. Notwithstanding the details shown on the Proposed Illustrative Site Masterplan - Areas 1 – 10 (DTVA-N-102) dated 23 May 2016 and produced by FDG Fairhursts, any Reserved Matters submission that includes dwellings and gardens areas that are located within 550m of the main runway shall be the subject to a new Noise Assessment to demonstrate the suitability of the proposals to airport activity. The proposal should also include an Acoustic Design Scheme to mitigate any environmental impacts and the development shall not be carried out otherwise than in complete accordance with the approved noise assessment and Acoustic Design Scheme.

Reason - To protect the amenities of the future occupants of the development.

- 10. The details to be submitted in pursuance of Condition 1 for any housing development shall include the full details and specification of the acoustic mound and fencing (shown on the drawings no DTVA-N-201/ and 203 prepared by FDG Fairhursts). The acoustic mound and fencing shall be completed in accordance with the approved details prior to first occupation of the first dwelling.

Reason - In order to achieve a satisfactory form of development and to protect the amenities of the future occupants of the development.

- 11. The details to be submitted in pursuance of Condition 1 for any phase or sub-phase including a commercial unit shall confirm the details of the refuse storage facilities and their location.

Reason - In order to achieve a satisfactory form of development and to protect the amenities of the future occupants of the development.

- 12. The details to be submitted in pursuance of Condition 1 for any phase or sub-phase shall include a Road Safety Audit for that phase or sub-phase.

Reason - In the interests of highway safety.

- 13. The details to be submitted in pursuance of Condition 1 relating to the Local Services Centre shall include operational hours for deliveries to and the removal of waste from the commercial units. The hours shall submitted to and agreed by the Local Planning Authority and the development shall full comply with the approved hours thereafter.

Reason - In the interests of amenity.

Affordable Housing

14. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The provision will take the form of either:

- (a) An on-site provision in accordance with a scheme to be submitted and agreed in writing by the local planning authority. The scheme shall include:
 - (i) The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 10% of the housing units;
 - (ii) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - (iii) The arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing) (if no RSL is involved);
 - (iv) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
 - (v) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced;
 - (vi) The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it.

Or

- (i) An offsite contribution to be paid to the local planning authority by virtue of a Section 106 Agreement.

Reason - To comply with local development plan policy.

Construction

15. No development shall take place within a phase or sub-phase of the development hereby permitted until a Demolition and / or Construction Environmental Management Plan has been submitted and approved in writing by the Local Planning Authority. These plans shall include:

- (a) Dust Assessment Report which assesses the dust emission magnitude, the sensitivity of the area, risk of impacts and details of the dust control measures to be put in place during the demolition and construction phases of the development. The Dust Assessment Report shall take account of the guidance contained within the Institute of Air Quality Management "Guidance on the assessment of dust from demolition and construction" February 2014.
- (b) The hours of construction and deliveries for the whole development, phase or sub phase
- (c) Methods for controlling noise and vibration during the demolition and construction phase and shall take account of the guidance contained within BS5228 "Code of Practice for noise and vibration control on construction and open sites" 2009.
- (d) Construction Traffic Routes, including parking areas for staff and visitors.
- (e) Details of wheel washing.
- (f) Road Maintenance.
- (g) Warning signage.

The development shall be carried in accordance with the approved Plan(s).

Reason - In the interests of amenity and highway safety.

16. If piled foundations are proposed in any phase or sub-phase of the development hereby permitted, details of the piling method including justification for its choice, means of monitoring vibration and groundwater risk assessment if necessary in accordance with recognised guidance shall be submitted and agreed in writing by the Local Planning Authority. The development shall be carried in accordance with the approved details.

Reason - In the interests of amenity.

Environment

Archaeology

17. No development shall take place within the application area until the applicant has secured the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation which has been approved in writing by the Local Planning Authority. The Scheme shall provide for:

- (a) The proper identification and evaluation of the extent, character and significance of archaeological remains within the application area by means of trial trench evaluation to inform the reserved matters;
- (b) An assessment of the impact of the proposed development on any archaeological remains identified in the evaluation phase;
- (c) Proposals for a mitigation strategy for the investigation, recording and recovery of archaeological remains, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible, should features be identified in the trenching phase;
- (d) Sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of a) and c) above is completed prior to the commencement of permitted development in the area of archaeological interest; and
- (e) Notification in writing to the County Durham and Darlington County Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.

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

Reason - To comply with para 135 & 141 of the NPPF because the site is of archaeological interest.

18. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record.

Reason - To comply with para. 141 of the NPPF which ensures information gathered becomes publicly accessible.

Contamination

19. No development shall take place within a phase or sub-phase of the development hereby permitted until a Phase 2 Site Investigation Strategy (Sampling and Analysis Plan) has been designed and documented by a "suitably competent person(s)" in accordance with published technical guidance (e.g. BS10175 and CLR11) and be submitted to and agreed in writing with the Local Planning Authority, unless the Local Planning Authority dispenses with the requirement specifically and in writing. The Phase 2 Site Investigation Strategy (Sampling and Analysis Plan) shall be sufficient to fully and effectively characterise and evaluate the nature and extent of any potential contamination sources, hazards and impacts. No alterations to the agreed Phase 2 Site Investigation Strategy or associated

works shall be carried out without the prior written agreement of the Local Planning Authority.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

20. No development shall take place within a phase or sub-phase of the development hereby permitted until any necessary Phase 2 Site Investigation works have been conducted, supervised and documented by a "suitably competent person(s)" and carried out in accordance with the approved Phase 2 Site Investigation Strategy (Sampling and Analysis Plan). A Phase 2 Site Investigation and Risk Assessment Report prepared by a "suitably competent person(s)", in accordance with published technical guidance (e.g. BS10175 and CLR11) and shall be submitted to and agreed in writing with the Local Planning Authority unless the Local Planning Authority dispenses with the requirement specifically and in writing.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

21. No development shall take place within a phase or sub-phase of the development hereby permitted until any necessary Phase 3 Remediation and Verification Strategy has been prepared by a "suitably competent person(s)" to address all human health and environmental risks associated with contamination identified in the Phase 2 Site Investigation and Risk Assessment. The Remediation and Verification Strategy which shall include an options appraisal and ensure that the site is suitable for its new use, and shall be submitted to and agreed in writing with the Local Planning Authority, unless the Local Planning Authority dispenses with the requirement specifically and in writing. No alterations to the Remediation and Verification Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority. The Phase 3 Remediation and Verification works shall be conducted, supervised and documented by a "suitably competent person(s)" and in accordance with the approved Phase 3 Remediation and Verification Strategy.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

22. Any contamination not considered in the Phase 3 Remediation and Verification Strategy, but identified during subsequent construction/remediation works for each approved development shall be subject to further risk assessment and remediation proposals agreed in writing with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works.

Reason: The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection

23. A Phase 4 Verification and Completion Report for each approved development shall be compiled and reported by a "suitably competent person(s)", documenting the purpose, objectives, investigation and risk assessment findings, remediation methodologies and validation results obtained to demonstrate the completeness and effectiveness of all approved remediation works conducted. The Phase 4

Verification and Completion Report and shall be submitted and agreed in writing with the Local Planning Authority within 2-months of completion of the development unless the Local Planning Authority dispenses with the requirement specifically and in writing. The development site or agreed phase of development site, shall not be occupied until all of the approved investigation, risk assessment, and remediation requirements relevant to the site (or part thereof) have been completed, reported and approved in writing by the Local Planning Authority.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

Drainage

24. The development hereby approved shall not be commenced on site until a Surface Water Drainage and Management Strategy for the whole development site has been submitted to and approved by the Local Planning Authority. The Strategy shall include a delivery programme and timetable for the main surface water infrastructure and details of drainage in each phase or sub phase and the development shall be implemented in accordance with the delivery strategy.

Reason - To ensure that surface water runoff generated from the development will be controlled during construction phase and the development will not increase flood risk elsewhere.

25. No development shall take place within a phase or sub-phase of the development hereby permitted until a scheme of Surface Water Drainage and Management for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. The scheme shall include but not be restricted to providing the following details:

- (a) Detailed design of the surface water management system
- (b) A build programme and timetable for the provision of the critical surface water drainage infrastructure
- (c) A management plan detailing how surface water runoff from the site will be managed during the construction phases
- (d) Details of adoption responsibilities
- (e) Management plan for the Surface Water Drainage scheme and any maintenance and funding arrangement

The phase or sub-phase shall not be brought into use until the approved Surface Water Drainage scheme (for that phase or sub-phase) has been implemented. The approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

Reason - To ensure that the site is developed in a manner that will not increase the risk of surface water flooding to the site or surrounding area in accordance with guidance within Policy CS16 of the Darlington Core Strategy Development Plan 2011 and the National Planning Policy Framework 2012.

26. The drainage scheme shall ensure that foul flows discharge to the public sewer and ensure that surface water discharges to the existing watercourse.

Reason - For the avoidance of doubt.

27. No phase or sub-phase of the development shall be implemented other than in accordance with the approved Flood Risk Assessment (FRA) (dated September 2016 and prepared by AECOM) and the following mitigation measures:

- (a) Limiting the surface water runoff generated by the impermeable areas of the development up to and including the 100 year critical storm so that it will not exceed the runoff from the undeveloped site and not increase the risk of flooding offsite. This will be achieved by restricting flows to 68.50l/s.
- (b) The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

Highways

28. No development shall take place within a phase or sub-phase of the development hereby permitted until details of the internal highways layout and site access junctions for that phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include vehicle swept path analysis to support the movement framework for emergency vehicles, refuse, buses vehicles and service vehicles for the internal network and, where appropriate, in respect of the off-site highway proposal. Development shall be carried out in accordance with the approved details.

Reason - In the interests of highway safety.

29. No development shall take place within a phase or sub-phase of the development hereby permitted until details of car parking and secured cycle parking and storage details for that phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority. The details shall include the number, location and design of the cycle stands. Development shall be carried out in accordance with the approved details.

Reason - In the interests of highway safety and to promote sustainable modes of transport.

30. No building within any phase or sub-phase of the development shall be occupied until a Travel Plan (based on the Framework Travel Plan and related to that phase of sub-phase) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan(s) shall include objectives, targets, mechanisms and measures to achieve its envisaged results, implementation timescales and provision for monitoring as well as arrangements for a Travel Plan co-ordinator, who shall be in place until 5 years after the completion of the final phase of the overall development. The approved Plans shall be audited and updated and submitted for the approval of the Local Planning Authority at intervals of no longer than 18 months. The measures contained within the approved plan(s) and any approved modifications shall be carried out in full.

Reason - In the interests of promoting sustainable transport and travel.

Ecology

31. Notwithstanding the recommendations and mitigation measures contained within document entitled "Ecological Appraisal and Reptile Survey Report" (dated November 2015 and prepared by URS), any Reserved Matters applications for a phase or sub-phase of the development shall be accompanied by an Ecological Masterplan. The Masterplan shall include details of ecological enhancements in accordance with the recommendations set out in Section 6 of Northside Mixed Use Development Ecological Appraisal and Reptile Survey Report (dated November 2015). The development thereafter should only be carried out in accordance with

the approved scheme.

Reason - In the interests of promoting the ecology of the site.

32. No shrub or tree clearance works shall be carried out on the site between 1st March and 31st August inclusive, unless the site is surveyed beforehand for breeding birds and a scheme to protect breeding birds is submitted to and approved, in writing, by the Local Planning Authority. If such a scheme is submitted and approved, the development shall thereafter only be carried out in accordance with the approved scheme.

Reason - In the interests of promoting the welfare of habitats and species.

Landscaping and Trees

33. No development shall take place within a phase or sub-phase of the development until a scheme to protect the existing trees shown on the submitted plans to be retained. The submitted details shall comprise generally the specification laid down within BS 5837 and shall include fencing of at least 2.3m high, consisting of a scaffolding frame braced to resist impacts, supported by a weldmesh wired to the uprights and horizontals to dissuade encroachment. The agreed scheme of protection shall be in place before the commencement of any work, including demolition operations. The Local Planning Authority shall be given notice of the completion of the protection works prior to the commencement of any work to allow an inspection of the measurements to ensure compliance with the approved scheme of protection. Notwithstanding the above approved specification, none of the following activities shall take place within the segregated protection zones in the area of the trees:

- (a) The raising or lowering of levels in relation to the existing ground levels;
- (b) Cutting of roots, digging of trenches or removal of soil;
- (c) Erection of temporary buildings, roads or carrying out of any engineering operations;
- (d) Lighting of fires;
- (e) Driving of vehicles or storage of materials and equipment.

Reason: To ensure the maximum level of protection in order to safeguard the wellbeing of the trees on the site and in the interests of the visual amenities of the area.

Pollution Control

34. A commercial unit/s shall not be first occupied until details of any extract ventilation and fume extraction system, including the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment, to be installed and used has been submitted to and approved in writing by the Local Planning Authority and installed before the development hereby permitted commences. The ventilation and extraction system shall be retained, operated and maintained in accordance with the manufacturer's' recommendations including the replacement of any filters.

Reason - In the interests of amenity.

35. No paint spraying shall be carried out at the proposed commercial showroom units except in a properly constructed part of the building to which suitable filtration equipment has been fitted, details of which shall be approved in writing by the Local Planning Authority.

Reason - In the interests of amenity.

36. No development of the commercial units hereby approved shall commence until a full lighting impact assessment for the lighting proposals undertaken by an independent qualified assessor, has been submitted to and approved in writing by the Local Planning Authority. This should include:

- (a) Times of operation of the proposed lighting units;

- (b) A description of the proposed lighting units including height, type, angling and power output for all lighting;
- (c) Drawing(s)/contour plans showing the luminance levels both horizontal and vertical of the lighting scheme;
- (d) The Environmental Zone which the site falls within, in accordance with the Institution of Lighting Professionals Guidance on the Reduction of Obtrusive Light, to be agreed with the LPA. The relevant light sensitive receptors to be used in the assessment to be agreed with the LPA in advance of the assessment;
- (e) Details of the Sky Glow Upward Light Ratio, Light Intrusion (into windows of relevant properties) and Luminaire Intensity;
- (f) The limits for the relevant Environmental Zone relating to Sky Glow Upward Light Ratio, Light Trespass (into windows) and Luminaire Intensity, contained in Table 2 (Obtrusive Light Limitations for Exterior Lighting Installations) of the Institute of Lighting Professionals Guidance on the Reduction of Obtrusive Light shall not be exceeded.

Reason - In the interests of the visual appearance of the development and the surrounding area.

37. The rating level of noise emitted from external plant serving the commercial units hereby approved whether operating individually or when all plant is operating simultaneously, shall be at least 5 dB below the background noise level at the nearest noise sensitive dwelling, when measured and assessed in accordance with BS4142:2014. The background noise level to be used shall be agreed in writing with the Local Planning Authority and the assessment shall be conducted by a suitably qualified noise consultant.

Reason - In the interests of amenity.