

TWC/2019/1043

Site of Wellington and District Cottage Care, 79 Haygate Road, Wellington, Telford, Shropshire

Conversion of Day Centre (Use Class C2 residential institutions) to 6no. residential apartments and erection of 9no. bungalows, car parking, landscaping and associated works ***AMENDED PLANS AND INFORMATION RECEIVED***

APPLICANT

Adam Smith

RECEIVED

30/12/2019

PARISH

Wellington

WARD

Ercall

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT INVOLVES A S106 AGREEMENT

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2029/1043>

1. SUMMARY RECOMMENDATION

- 1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to conditions, informatives and a S106 to secure a recreational financial contribution, and restricted occupancy of units to residents 55+ years.

2. APPLICATION SITE

- 2.1 The application site is situated to the southern side of Haygate Road, Wellington, sitting on the western side of the market town. With the exception of the adjacent Bowring Park to the immediate west, this stretch of the road is residential in character with a mix of older (principally Victorian) and more modern (largely 1980s) properties. Development is principally two storey in form, occasionally interspersed with single storey properties.
- 2.2 The site is generally L-shaped with a narrower frontage onto the road bound by a low stone wall sitting adjacent to a pedestrian and vehicular access. This is demarked by a palisade gate linked to a palisade fence sitting in a setback position behind the stone wall. This may well have been installed subsequent to closure of the former day centre in 2018 for security reasons with the building having been vacant since then.
- 2.3 The tarmacked access then runs along the western edge to a parking and turning area fronting the existing building. This area is bound by an

established hedge to the west, beyond which sits the semi-detached two storey properties of No's 83 and 87 Haygate Road, with No. 81 Haygate Road - a bungalow, behind. A veteran oak tree (subject to a TPO) sits within the grounds of the neighbouring dwelling.

- 2.4 The site then opens out to the rear of this property, with an existing two storey former hospital building positioned on the eastern half of the site, the remainder comprising areas of semi improved grassland. This area wrapping around the side and rear of the building is designated as Green Network on the Adopted Proposals Map of the Local Plan.
- 2.5 The remainder of the western edge comprises a substantial hedge with a Public Right of Way beyond, this runs between Haygate and Holyhead Road, the car park serving the park and then the tennis courts sit adjacent, with the wider recreational facilities beyond these.
- 2.6 The residential cul-de-sac of Melrose Gardens bounds the site to the east, comprising two storey development to its northern half, and then bungalows to its southern half. The boundary is a mix of solid fences (notably some at a lower level) and mature hedging.
- 2.7 The southern boundary is formed of green palisade fencing interspersed by planting, with Wellington Cemetery immediately beyond, within which sits the locally listed Chapel approximately 100m from the southern edge of the site.
- 2.8 To the west, the adjacent Bowring Park is a District Park serving a wide population, including tennis courts, bowling greens, outdoor gym equipment, informal recreation, football, cricket, as well as a childrens play area.
- 2.9 A Tesco metro supermarket is located along Haygate Road to the east, approximately 500m from the site with the wider facilities on offer in the Market Town beyond; a BP garage combined with a similarly sized foodstore is located on Holyhead Road approximately 650m by foot through the park or via Herbert Avenue. The nearest bus stop is located on this Avenue served by bus route X4 offering a moderate daytime service to Telford Town Centre (two hourly between 09:10 and 15:10) and Shrewsbury bus station (two hourly between 10:10 and 14:10) on Monday-Saturday.
- 2.10 The existing building is a former cottage hospital which closed in 1990, and was then converted to a nurse led daycare centre which closed in 2018 and has since been vacant. There is little evidence of the original configuration and historic fabric of interest remaining internally, with the exception of fireplaces to the upper rooms. The building has been subject to change to its

footprint over time, with two wings added in the 1930s, then infilled through conversion to the daycare centre.

- 2.11 The building is nonetheless of a characterful form and a good example of an Arts & Crafts hospital dating back to 1912-1913, incorporating sweeping bell-cast roofs, brick and tile flourishes, and prominent chimneystacks. A pre 1960s revolving summerhouse remains in the grounds. The hospital was founded by bequest from the wife of prominent local businessman, John Crump Bowring, in 1912-13, who also gave the adjacent Bowring Recreation Ground to the community. The link between the two contributes to the significance of the Local Interest Building, particularly given its designed aspect over the park to the west. For these collective reasons, and mindful of pre-application enquiries entailing its demolition, TWC designated it as a Building of Local Interest during May 2019.

3. APPLICATION DETAILS

- 3.1 This application seeks full planning permission for the conversion of the existing two storey building into 6no. residential apartments, two of which would be two beds and the remainder three beds. These would be served by allocated parking spaces dotted around the perimeter of the building, alongside open space dedicated to each unit.
- 3.2 Permission is further sought for the erection of 9no. bungalows, with four to the front of the existing building, two at the side and the remaining three at the rear. With the exception of two proposed four bed units (comprising one and a half storey properties), the new builds would comprise three bed units. The bungalows would be served by driveway parking and attached garages, with front and rear gardens.
- 3.3 Units would also have access to the relocated revolving summerhouse which would be placed adjacent to an ecological area at the south western corner of the site, a further area of ecological planting is also proposed adjacent to plot 5 around the neighbouring TPO'd tree.
- 3.4 The development would be served by a single point of access through partial realignment to the existing access off Haygate Road.
- 3.5 The application is accompanied by a Design Access Heritage and Planning Statement with a subsequent Addendum, Arboricultural Report, Preliminary Ecological Appraisal and Bat Survey Report, Green Network Study, and Visibility (Design) Study, Drainage layout and simulations, Environmental Noise Assessment, Geotechnical and Geoenvironmental Assessment with Phase II Ground Investigation Report (notably the latter three documents were prepared to inform previous schemes).

4. PLANNING HISTORY

- 4.1 The planning application history for the site principally relates to incremental extension to the hospital building over time, together with frontage development TWC/2011/0177 Erection of two dwellings (Outline) granted 24/01/2012, notably pre-designation as a local interest building.
- 4.2 Latterly TWC/2019/0268 erection of 14no. self-contained supported one bedroom flats and resource hub (use class C2) and 4no. 3 bedroom houses (use Class C3). Withdrawn 28/01/2020.
- 4.3 The application was preceded by a pre-application enquiry PE/2019/0447 Conversion of existing building into 7no. apartments and the erection of 9no. bungalows by the applicant.

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan (TWLP) 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through a site notice, press notice and direct neighbour notification. Two stages of consultation have taken place, the second further to layout changes and additional justification regarding development within the Green Network.
- 6.2 The Local Planning Authority received one neighbour representation objecting to the scheme on the basis of the first consultation, the following summarised issues were raised:
- Loss of privacy to No. 81 Haygate Road – garden backs directly onto the development, previous plans of a large wildlife pond [previous planning application above by different applicant - TWC/2019/0268] replaced by a large bungalow, preference for pond to be reinstated, provision of a smaller bungalow would allow this or moved minimum 25 metres from the oak tree to allow for more privacy
 - Impact on wildlife in garden and surrounding area.
- 6.3 Further to the second consultation, one objection was received raising the following additional summarised issues:

- Loss of privacy to No. 81 Haygate Road – amendment to two floors with bedroom window directly overlooking back garden, request for light in from the rooflights only, size of windows at ground floor
- Function of ecological area – children playing, use by dog walkers, noise generator, fenced off instead, difficulty of access to trim Oak tree.

7. STATUTORY REPRESENTATIONS

7.1 Wellington Town Council – Support:

- Considered retention of the existing building recognises the importance of the former hospital and recognising the building having been placed on the local list of historic interest
- Noted roofline of the bungalows reflects the general design of the former hospital roof
- Retention of the summerhouse welcomed
- Development of a spacious form and adequate density
- Cllr comment proposed scheme represented best outcome available for the site.

Further to the second consultation, the Town Council support the application in principle but concern was expressed in relation to the proposed relocation of the pond within the grounds of the site.

7.2 Built Heritage Conservation, Highways, Drainage, Ecology and Healthy Spaces – Support subject to conditions

7.3 Arboricultural – satisfied with the position of plot 5 to the veteran TPO'd Oak further to submission of updated Tree Protection Plan and conditioning of replacement planting.

7.4 Shropshire Fire Service – Comment:

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's *Fire Safety Guidance for Commercial and Domestic Planning Applications* document.

7.5 West Mercia Police – Comment:

Provided general design guidance.

8. APPRAISAL

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process,

the planning application raises the following main issues:

- Principle of development including assessment of Green Network
- Design and Heritage
- Impact on the amenity of adjacent properties / uses
- Highways impacts
- Drainage
- Ecology and Trees
- Planning obligations

Principle of development including assessment of Green Network

- 8.2 The development is located in the built up area of Telford where the principle of residential development is generally acceptable under TWLP policy SP1. Residential development on the site, through a combination of conversion and new build provision would contribute to the Borough's housing target through TWLP HO1, in a location positively related to a market town.
- 8.3 Here there is nonetheless a key site specific consideration that needs to be considered in the planning balance of the site. This relates to the designation of a notable part of the centre and rear of the site as Green Network under TWLP policy NE6. This necessitates that through an application a case be made as to how the loss of the habitat entailed through the existing designated area is compensated for through the development; how this enhances the Green Network and its functions having regard to the parameters set by the policy; and, how the benefits of the development outweigh any adverse impacts on the designation and its functions.
- 8.4 In providing comment on the initial approach, TWC Ecology advised that the scheme proposed an ecological enhancement area along with a pond which is discussed in the Planning Statement as providing mitigation for the areas of the site which are designated Green Network, and would be lost to the proposed development.
- 8.5 Whilst being broadly happy with the principles set out in the landscaping proposal, a greater mix of native tree species in the planting proposals was sought, including some of the species being removed to facilitate development. Additional information was requested around the pond, being both an ecological mitigation and a surface water attenuation feature. Clarification of how the ecology mitigation area is to be managed and financially provisioned in the long term was also sought.
- 8.6 Accompanying revisions to the layout including the repositioning of the pond, in combination with additional planting, the applicant has provided a Green Network Plan Study. Further to this submission, TWC Ecology guide that the information demonstrates how the development will 'promote the

preservation, restoration and re-creation of priority habitats and ecological networks' as required by the National Planning Policy Framework, and satisfying TWLP policy NE6.

- 8.7 The proposal incorporates the whole of the site and the retention of the existing building, these had not been features of the latter application or a number of pre-application enquiries. The site comprised two land parcels in different ownership and was anticipated to come forward separately. This application entails purchase of both land parcels to provide a holistic approach to the redevelopment of the site, and ensure the retention of the existing building and in this respect is particularly welcomed by the Local Planning Authority.
- 8.8 On this basis Officers are satisfied to guide Members that the proposed development is compliant with policies SP1, SP4, HO1 and NE6 of the Local Plan and that the principle of the redevelopment of the site for residential purposes can be supported.

Design and Heritage

- 8.9 The need to consider whether a proposal has an adverse impact upon the character, form and fabric of a building of local interest, whether it removes or masks major features of interest, or has a detrimental impact on the setting is implicit in the application of TWLP policy BE6.
- 8.10 Here, the proposed conversion shows minimal alteration to the external elevations, and provides some enhancement through removal of later replacement upvc windows and replacement in painted timber. Amendment was nonetheless needed from the original submission, including removal of the infill between the main hospital building and the historic mortuary obscuring the essential historic detachment of the building type, and concern around subdivision of the immediate curtilage with fencing.
- 8.11 The applicant also amended the design of the dormers to reflect the existing traditional hipped roof forms of the historic building, with the French door joinery amended to be more historically appropriate. The link to the former mortuary has not been removed, but overall this is considered to be a minor issue, and as a link, the now understated design reduces the visual impact.
- 8.12 There remains concern about the subdivision of the curtilage of the hospital with fencing, especially to the southwest of the building, which would interrupt the sense of unity of the whole site. Any boundary treatments will need to be carefully considered to minimise the visual impact addressed through condition, with support for the conversion overall.
- 8.13 A greater level of concern was reflected by TWC Heritage and the Local Planning Authority as to the impact on the setting of the local interest building and the design context of the bungalows, leading to an objection from the former to the original proposals as contrary to TWLP policy BE6iii.

- 8.14 The building can be seen from a number of viewpoints: from the cemetery to the south, the Bowring Recreational Ground and in the approach along the drive off Haygate Road, whilst its setting within an open green garden space is integral to the concept of the cottage hospital. The construction of additional units will therefore have an impact on its setting.
- 8.15 Here the approach of detached bungalows within the garden area is far preferable to the large two-storey mass proposed in the previous (withdrawn) application – to be subordinate in height to the hospital building and allow some filtered views across towards it. However, there was concern as to the layout of closely set angled dwellings to the southeast (Plots 7-9) with the need for a more formal linear layout addressing the main hospital building as more appropriate, or a terraced ‘almshouse’ approach, together with further retention of the green space to the fore of the former hospital building from Haygate Road where the northwest is considered to be its principal elevation and provides a particular presence and open setting in the streetscene.
- 8.16 Furthermore, plot 1 with its rear elevation and garden facing onto Haygate Road was considered to deliver a poor relationship. There was insufficient architectural reference to the detailing of the historic building to harmonise with it, and as individual detached garage approach was considered inappropriate in a heritage context, where more stylised, combined garaging would be more suitable
- 8.17 The design of the individual units has been amended to forms and details derived from the historic building and early 20th century Arts & Crafts bungalows, including hipped roofs, chimney stacks, recessed doorways, brickwork details and roof with exposed rafters, albeit using a modern approach to materials and joinery. It is considered that these would sit comfortably within the curtilage of the historic building.
- 8.18 Although the layout and loss of sense of space around the hospital is not ideal, the frontage property has been re-orientated to better reveal views of the historic building from the road access and approach, as well as providing a more active frontage onto Haygate Road. The numbers at the rear of the site towards the cemetery have further been reduced from four to three through reciting of a plot.
- 8.19 There is some moderate harm to the setting of the historic cottage hospital due to the loss of its historic setting within spacious and open grounds. However, this is to be balanced against the public benefits of the scheme, including the retention, repair and re-use of the Building of Local Interest itself, whilst the design of the scheme has been amended to maintain low set bungalow forms harmonising with the built characteristics of the building.
- 8.20 The scale and design of the proposal is deemed to be acceptable with conditions to secure a materials specifications, joinery details, and proposed hard landscaping and boundary treatments. This approach as amended is considered to be in accordance with policies BE1 and BE6 of the TWLP.

Impact on the amenity of adjacent properties / uses

- 8.21 The site is bound by development on all sides. Here it would have been preferable to have had a smaller number of lesser scaled new units entailed, with no plots on the western side of the development bearing in mind the floodlit tennis courts on the neighbouring Bowring Park. This proximity (in the region of 15 metres between the floodlights and rear elevation of plot 6) with the potential nuisance of the tennis courts is a concern of TWC Healthy Spaces. They request that this is able to be viewed by prospective purchasers, and as such is a defence against requests for removal, with removal of play facilities following complaints from new build residential dwellings in close proximity to these facilities having occurred in the past.
- 8.22 The need for sensitive handling at the rear has also been a factor through the relationship with the neighbouring cemetery (as well as on heritage grounds), with the original proposal providing four units here, two of which were one and a half storey with feature balconies facing out towards the cemetery.
- 8.23 These issues have been balanced with the pre-application dialogue where the applicant guided that the number of units of this form and scale is necessary to ensure a sufficiently viable scheme in order to secure the future of the former cottage hospital building. At the rear, the reduction to three units and all single storey with additional planting and a raised bund has satisfied the concern here.
- 8.24 Relating to the tennis courts and floodlights, the western elevation of the two units comprises an en-suite window, a kitchen window, and a rooflight over the staircase at the first floor. The southern ground floor dining area, and first floor bedroom with balcony will sit within a recessed gable. Here the applicant guides that the noise assessment informing a previous design for the site - with development along this edge - did not raise concern around this relationship.
- 8.25 Clarification around the design of the floodlights has been provided, being designed to IEE EI dark sky standards. I.e. suitable for national parks and Areas of Outstanding National Beauty where the lighting environment is intrinsically dark. This system prevents horizontal light spillage and contains vertical spillage to within 2m of the boundary, with a photo of the light being heavily cowled on all sides in order to focus the light on the tennis court and prevent spillage provided. A further image has been submitted taken from the proposed garden location of plot 6 which shows the floodlights clearly visible, but that this is the side, front and rear cowls - rather than the actual flood lights.
- 8.26 Retention of the hedged boundary is necessary for ecological reasons, as well as providing a softer backdrop to the setting of the historic building with a more developed curtilage, therefore an informative is proposed to address the concern of the Healthy Spaces Officer with regards to prospective buyer awareness around proximity to the tennis courts and its floodlights.
- 8.27 Loss of privacy to the rear garden has been raised by the resident of No. 81 regarding the position of plot 5, and latterly its revision to a one and half

storey unit. Notably there is a single window serving a bedroom at the northern end of plot 5 facing towards the rear garden of the existing property with two bedroom windows at the ground floor. Here the position of the dwelling satisfies separation distances with 20 metres to the rear boundary and 28.5m to the rear elevation of the single storey property itself, with the benefit of an ecological planting area and proposed solid boundary fence between. This area is to be managed as such and shown as fenced off noting concerns around its use for dog walking / play area.

- 8.28 Concern has also been raised by the neighbour regarding access in order to maintain their tree through the functioning of the ecological area, this would be by negotiation and any timings of works and mitigation needing to be taken into consideration ecology wise - as would be the case now.
- 8.29 Plot 1 included habitable windows on its eastern elevation with a habitable window on the adjacent No. 77 Haygate Road facing towards the site and would have entailed loss of privacy. These have been removed by the applicant, with a bedroom window in a setback position and sitting within the reveal of the building.
- 8.30 To the east the development entails sufficient separation distances – plot 9 to 19 Melrose Gardens both relating to single storey properties is approximately 20 metres relating to a bedroom window, with replacement and reinstated damaged or missing fencing and additional planting along this edge. There is existing fencing adjacent to the hospital building, with in situ first floor dormer windows serving a stairwell and bathroom, the latter is over 34 metres apart from the neighbouring two storey property in Melrose Gardens.
- 8.31 Taking the above into consideration, the Local Planning Authority is satisfied that on balance the proposal does not prejudice or undermine existing surrounding uses subject to conditions around provision of a Site Environmental Management Plan having regard to the residential context of much of the surrounding land, the protection of existing boundary landscaping, and an informative around purchaser awareness of proximity to the neighbouring tennis courts.

Highways impacts

- 8.32 Through pre-application dialogue the applicant met with the Local Highways Authority to discuss the access arrangement and alignment of the road. From this, an arrangement to widen the access is proposed, with a visibility splay of 2.4 by 43 metres and achievable. The application is accompanied by a refuse tracking plan demonstrating sufficient servicing arrangements can be made for the site. An original proposal to include a gated entrance has been removed at the request of the LPA.
- 8.33 Parking will be provided through a mix of driveway parking serving the bungalows and allocated parking serving the apartments; garaging is proposed for the former but has not been put forward as contributing to

meeting the parking requirement. The development is served by a total of 42 parking spaces, with the Local Highways Authority guiding that 34 spaces overall is required (notably this is based upon the Suburban area standard of Appendix F. of the Local Plan, whilst the site sits within 800m of the market town and therefore a lesser Central area standard could be deemed relevant, albeit appreciated the area is of a more suburban character), the requirement has been surpassed. Here Officers note that the parking requirement for the site overall has been considered on this basis by the LHA as it is not proposed for adoption and there is scope within the layout for vehicles to park outside of designated parking areas should the need arise and avoiding any overspill onto Haygate Road.

- 8.34 Subject to condition to ensure the timely delivery of the parking provision, no objection is made by the LHA, and considered to satisfy the requirements of TWLP policies C4 and C5.

Drainage

- 8.35 Proposed drainage arrangements comprise the conveyance of foul to mains sewer, and surface water drainage to sustainable drainage including a pond and crated system, in combination with mains sewer. An indicative drainage strategy was proposed at the outset, with no objection raised by TWC Drainage. The applicant has subsequently provided a detailed scheme, this is presently under review and would clarify the final form of condition suggested by Drainage Engineers where determined favourably.
- 8.36 The LPA is satisfied that the site can be appropriately drained with on-site management of surface water to avoid increasing flood risk, and without an adverse impact on the local foul and surface water drainage network in line with TWLP policies ER11 and ER12.

Ecology and Trees

- 8.37 The ecological surveying of the site has clarified that there are no trees with potential to support roosting bats present, with the hedgerows on the site boundaries being relatively isolated which means that the site has only low suitability for foraging and commuting bats.
- 8.38 Activity survey work was undertaken and the presence of bats roosting in building 1 (day care centre) has been confirmed (max count 1 Soprano Pipistrelle). The ecology survey recommends that a bat mitigation licence will be required from Natural England prior to any works commencing on site which may impact the bat roost. Works can be undertaken at any time of year,

providing a licence is in place and an EPS Licence is secured, a relevant condition would be imposed in such a respect.

- 8.39 The scheme proposes to create an 'ecological enhancement' area, and a pond. These areas will need to be managed for the life time of development, with further detail around this to be secured through condition as also required by TWC Healthy Spaces, together with a control around external lighting and provision of nesting/roosting boxes meaning the proposal is supported by TWC Ecology subject to these measures. The LPA is satisfied that compliance with TWLP Policy NE1.
- 8.40 Ensuring the long term future of the neighbouring veteran TPO'd Oak, and mitigation for the loss of nine trees through the development are matters for consideration of the application. It has been necessary to reposition plot 5 with an insufficient root protection area for the adjacent tree identified at the outset, together with the alignment of drainage to avoid conflict.
- 8.41 The applicant has now provided changes in line with the recommendation of TWC Arboriculture regarding the necessary setback of development to the TPO'd Oak; the plan shows a series of trees across the site regarding replacement provision, with final details controlled through condition to provide enhancement according with TWLP policy NE2.

Planning obligations

- 8.42 The size and number of units would trigger contributions for education, childrens play and recreation, together with surpassing the threshold for affordable housing provision (TWLP policies HO5 and HO6). The applicant however proposes that the properties will be for parties 55+ years and would be restricted in this way through a S106 agreement.
- 8.43 This approach, in combination with the site coming forward as a whole, securing the future of the local interest building, means that it is only reasonable and necessary to oblige a recreational contribution from the development amounting to £600 per unit (being 2+ bed units). This would be towards refurbishment / enhancement of facilities contained within the adjacent Bowring Park, providing for all age groups in the form of activities such as tennis, bowls, outdoor gym equipment, informal recreation, football, cricket etc. This approach is considered to satisfy the provisions of TWLP policy NE4.

9. CONCLUSIONS

- 9.1 This application seeks full planning permission for the conversion of the former cottage hospital building to six apartments, alongside the erection of nine new dwellings within the site off Haygate Road, Wellington. The site is located within the Telford urban area and within 500m of the boundary of the market town of Wellington, with access to a number of additional facilities in the more immediate vicinity of the site. The location is considered to be sustainable, and the new development will secure the future of the latterly designated local interest building undertaken by a single developer in a form in keeping with the historic form of the existing building.
- 9.2 Officers are satisfied that the proposal can provide sufficient mitigation for the development of land partially designated as Green Network, protect the ecological value of the site and the adjacent TPO'd Oak, together with replacement planting, deliver a suitable form of access arrangement and sufficient parking, a satisfactory drainage arrangement, and protect residential amenity.
- 9.3 The proposal generates the requirement for financial contributions towards recreation, which alongside a restriction on occupancy relating to the age of residents will be secured through an appropriate agreement.
- 9.4 Having regard to the above considerations, the proposal represents a sustainable form of development and complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:
- A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (item i. subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:
- i) Recreation contribution of £9,000 towards refurbishment / enhancement of provision within the neighbouring Bowring Park
 - ii) Age restriction of units to residents 55+ years.
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1. Time Limit: Full
2. Full details design and construction of works to widen access
3. Materials specification (notwithstanding details provided) including roof and ridge tile samples
4. Joinery details (including sections and colour finishes)
5. Scheme foul and surface water (or in accordance with approved scheme – awaiting TWC Drainage position here)
6. SUDs Management Plan
7. Replacement tree planting
8. Hard landscaping and boundary treatments (notwithstanding details shown)
9. Provision of European Protected Species (EPS) Mitigation Licence with respect to bats
10. Habitat creation and management plan
11. Site Environmental Management Plan
12. Lighting Plan
13. Car Parking - provided, properly laid out, hard surfaced and drained prior to first occupation
14. Visibility Splays – 2.4 metres depth x 43 metres length
15. Works in accordance with Phase II Ground Investigation Report (including slab and foundation design)
16. Tree Protection
17. Hedge Protection
18. Works in accordance with ecology and bat surveys
19. Erection of artificial nesting / roosting boxes for bats and birds
20. Development in accordance with approved plans.