

APPENDIX 1 - 24/00925/RMM Recommended Conditions

Approved Plans

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
TL02A-PH3-PL-03	C	17th April 2025
TL02A-PH3-PL-09	C	17th April 2025
TL02A-PH3-LP-01	C	17th April 2025
TL02A-PH3-PL-02	H	17th April 2025
TL02A-PH3-PL-05	C	17th April 2025
TL02A-PH3-PL-06	B	17th April 2025
TL02A-PH3-PL-07	C	17th April 2025
TL02A-PH3-PL-10	C	17th April 2025
TL02a-HA-AP1a-01	B	20th February 2025
TL02a-HA-Type HAa-01	A	20th February 2025
TL02a-HA-Type HAb-02	A	20th February 2025
TL02a-HA-Type HAC-03	A	20th February 2025
TL02a-HA-Type HBA-01	A	20th February 2025
TL02a-HA-Type HBB-02	A	20th February 2025
TL02a-HA-Type HBC-03	A	20th February 2025
TL02a-HA-Type HCA-01	B	20th February 2025
TL02a-HA-Type HCB-02	B	20th February 2025
TL02a-HA-Type HCC-03	B	20th February 2025
TL02a-HA-Type HDA-01	B	20th February 2025
TL02a-HA-Type HDB-02	A	20th February 2025
D3160-FAB-03-XX-DR-L-02001-Ph3-Sheet 01	P08	20th February 2025
D3160-FAB-03-XX-DR-L-02002-Ph3-Sheet 02	P07	20th February 2025
D3160-FAB-03-XX-DR-L-02003-Ph3-Sheet 03	P07	20th February 2025
D3160-FAB-03-XX-DR-L-02004-Ph3-Sheet 04	P06	20th February 2025
D3160-FAB-03-XX-DR-L-02005-Ph3-Sheet 01	P08	20th February 2025
D3160-FAB-03-XX-DR-L-02006-Ph3-Sheet 02	P07	20th February 2025
D3160-FAB-03-XX-DR-L-02007-Ph3-Sheet 03	P07	20th February 2025
D3160-FAB-03-XX-DR-L-02008-Ph3-Sheet 04	P06	20th February 2025
D3160-FAB-03-XX-DR-L-03001-Ph3-Sheet 01	P07	20th February 2025
D3160-FAB-03-XX-DR-L-03002-Ph3-Sheet 02	P07	20th February 2025
D3160-FAB-03-XX-DR-L-03003-Ph3-Sheet 03	P07	20th February 2025
D3160-FAB-03-XX-DR-L-03004-Ph3-Sheet 04	P06	20th February 2025
D3160-FAB-03-XX-DR-L-03005	P07	20th February 2025
D3160-FAB-03-XX-DR-L-06001-Ph3	P6	20th February 2025
D3160-FAB-03-XX-DR-L-06002-Ph3	P6	20th February 2025
D3160-FAB-03-XX-DR-L-08001-Ph3	P6	20th February 2025
TL02a-BIN-01	A	17th April 2025

- 1 Reason: To define the scope and extent of this permission.
- 2 Notwithstanding the details of materials shown on approved drawings, no above ground construction shall take place on site until details of the external materials, windows doors and roof windows to be used on the development have been submitted to and approved in writing by the Local Planning Authority. A sample panel measuring

no less than 1 metre square shall be constructed on site showing details of the proposed brickwork; including colour, texture, bond, pointing and mortar mix to enable a site inspection by the Local Planning Authority. The panel shall remain on site for the duration of the development and once the development is completed the sample panel shall be removed. All works shall be carried out in accordance with the approved details.

- 2 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 3 No above ground construction shall take place on site until details of the surfacing finish of all roads, turning areas, driveways, paths, parking spaces and other hardstandings (excluding those surfaces which are proposed for adoption by the Local Highways Authority) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 4 No above ground development shall take place on site until a timescale for the implementation of the approved soft landscaping scheme on site and a Landscape Management and Maintenance Plan for the on-site soft landscaping covering a minimum period of 20 years from the completion of the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved soft landscaping scheme shall be fully implemented in accordance with the approved timescale and the soft landscaping managed and maintained in accordance with the approved Plan, unless otherwise agreed in writing by the Local Planning Authority. Any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity and biodiversity value of the development in accordance with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 5 No above ground construction shall take place on site until a lighting scheme for all streets which are not to be adopted by the Local Highways Authority has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the specification of lights, the locations and heights of lighting columns and the light levels to be achieved over the intended area and the surrounding area. The approved scheme shall thereafter be implemented on site prior to first occupation of any dwelling served by an unadopted street and retained as such thereafter.

- 5 Reason: To safeguard the residential amenity of occupiers and the visual impact of the development in accordance with policies ENV 1, ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 Notwithstanding any boundary treatments shown on the approved plans, no above ground development shall be commenced until full details of all boundary treatments for the site have been submitted to and approved in writing by the Local Planning Authority. (In the interests of visual amenity, it is expected that the boundary treatments around the access and parking area to the rear of plots 62 – 63, the northern end of the cul-de-sac and those garden boundaries which face onto the public domain will be brick walls as opposed to fencing). Thereafter all approved boundary treatments shall be installed in accordance with the approved details.
- 6 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 7 Prior to the first occupation of any dwelling other than those on plots 30 and 31, that dwelling shall be provided with a shed/cycle store in accordance with approved drawing TL02A-PH3-PL-05 Rev C.
- 7 Reason: In order to provide sufficient cycle parking and encourage sustainable modes of travel in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Prior to the first occupation of any dwelling on plots 30, 31, 32 and 33, the bin and cycle store serving those dwellings shall be provided in accordance with approved drawings TL02a-BIN-01 and TL02A-PH3-PL-05 Rev C and shall thereafter be retained for the purposes of storing bins and cycles.
- 8 Prior to the first occupation of the site, a scheme of site-wide biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 8 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 9 Prior to the first occupation of any dwelling on site, the approved access(es), parking and turning area(s) serving that dwelling shall be levelled, surfaced, drained and made available to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. Thereafter the approved access(es), parking and turning area(s) shall be retained for that specific use.
- 9 Reason: In the interests of highway safety and to ensure adequate access and parking provision in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 10 Prior to the first occupation of any dwelling on site, 2 metre by 2 metre pedestrian visibility splays shall be provided on either side of the driveway or parking bay(s) serving that dwelling measured from and along the edge of the highway. Thereafter

the splays shall be kept free from any obstruction exceeding 600mm above footway or carriageway surface level.

- 10 Reason: In the interests of highway safety in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 11 Prior to the first occupation of the site a scheme of hard and soft landscaping for the area shown as 'Landscaped Buffer' on approved plan TL02A-PH3-PL-02 Rev H) and a timetable for the implementation of that scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved timescale and retained on site until such time that a planning permission for alternative development of the Landscaped Buffer is implemented.
- 11 Reason: In the interests of the character of the wider development site, the proper landscaping of the perimeter of the application site and the visual amenity of the area in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 Notwithstanding the provisions of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences, walls or other means of enclosure shall be constructed on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 12 Reason: To safeguard the character and appearance of the area and in the interests of highway safety and to ensure adequate access and parking provision, in accordance with policies ENV1, ENV2, COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).