

**LATE PAPERS FOR DEVELOPMENT CONTROL COMMITTEE  
24 November 2020**

**Item: 01**

**Application: S.20.1686.FUL**

**Address: Land Near Horsetrough Roundabout, Ebley Road, Stonehouse**

**Erection of three new dwellings, demolition of shop & renovation of existing dwelling.**

Following the submission of the Officer report, the following information has been received –

**Plans**

Revised existing plans of the shop building have been submitted, correcting the labelling

**Representations**

Three letters of representation have been received in response to the revised plans.

**Conditions**

Pre-commencement biodiversity condition has been agreed by applicant

A Drainage plan has been received. The Councils Water Resources Engineer has been consulted and has recommended the following pre-commencement condition, which has been agreed by the applicant. Therefore, the drainage condition (10) in the Officer recommendation should be replaced by the following condition.

*No development shall commence on site until a detailed design, maintenance & management strategy and timetable of implementation for the surface water drainage strategy (e.g. Sustainable Drainage System – SuDS) presented in the Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The detail must demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the life time of the development. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.*

**Reason:** *To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.*