

<b>Decision</b>	18/02/08	<b>FULL PLANS APPROVAL 2007/2819/S</b>
<b>Conditions</b>	<p>NOTE: For the avoidance of doubt this decision refers to the plans as follows: Plan Number(s): 1KSG/PA-07/01, 02 &amp; 03</p> <p>It is considered that the proposed scheme is of an acceptable design, will be of significant visual benefit to this part of Knowle and provide much enhanced accommodation for the Scout Group. In addition, the development will not detract from the character and appearance of the Knowle Conservation Area or the amenities of local residents. The development therefore complies with the provisions of policies ENV2 Urban Design, ENV5 Conservation Areas, ENV14 Trees and Woodlands of the Solihull UDP 2006 and the guidance set out in the SPG "The Historic Environment 2001".</p> <p>(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>[2] The Decra Stratos tile, in charcoal grey, shall be used for the roof of the building and the tile hanging on the side, front and rear elevations. To safeguard the visual amenities of the area and the character of the Knowle Conservation Area, in accordance with policies ENV2 and ENV5 of the Solihull UDP 2006.</p> <p>[3] No development shall commence on site until samples of the bricks to be used on the external elevations of the building, and the colour and finish of the steel doors have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. To safeguard the visual amenities of the area and the character of the Knowle Conservation Area, in accordance with policies ENV2 and ENV5 of the Solihull UDP 2006.</p> <p>[4] No development shall commence on site until details of all vents, sunpipes and cowls to be installed on the roof of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. To safeguard the visual amenities of the area and the character of the Knowle Conservation Area, in accordance with policies ENV2 and ENV5 of the Solihull UDP 2006.</p> <p>[5] Prior to any development commencing on site, details shall be submitted showing the provision of cycle parking facilities on site, together with the layout of occasional vehicular parking spaces on the site frontage if required, and the realignment of the drive leading to the side gates. Development shall be carried out in accordance with the approved details prior to the occupation of the building. To safeguard the visual amenities of the area and to ensure that cycle parking facilities are provided for the benefit of users of the site, in accordance with policies ENV2 and T16 of the Solihull UDP 2006.</p>	

[6] Prior to the commencement of any development on site a planting plan shall be submitted showing the species, size and siting of replacement tree(s) on the site frontage, and the size, species and numbers of plants to form the hedge along the western boundary of the site. To enhance the appearance of the area, in accordance with policies ENV2, ENV5 and ENV14 of the Solihull UDP 2006.

(7) All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of 5 years from the date of planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season (October-March), unless the Local Planning Authority gives its written consent to any variation. To minimise the effect and enhance the character of the development in accordance with Policy ENV2 and ENV15 of the Solihull Unitary Development Plan 2006.

[8] Prior to the commencement of any development on site, protective fencing shall be erected around the oak tree on the site frontage, in accordance with details to be firstly submitted to and approved in writing by the Local Planning Authority. The fencing shall be retained during the construction phase and no fires shall be lit, or materials, machinery or equipment stored within the fenced area. To protect the oak tree which is to be retained on the site frontage and to enhance the appearance of the area, in accordance with policies ENV2, ENV5 and ENV14 of the Solihull UDP 2006.