

**WESTERN AREA COMMITTEE 28/09/2006
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Planslist
Item No 2.

S/2006/1599 Land Adjacent to Downside Close, Mere

These additional conditions will run from the end condition of the report. As such starting at condition No24 etc.

(24) No development shall commence until details of waste management which shall include the submission of a waste audit identifying the waste generated by the development together with measures to be implemented to reduce, re-use and recycle any waste produced by the development and a scheme for the provision of facilities for the recycling of waste within the development have been submitted to and approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and the provision of facilities thereafter retained.

Reason: In the interests of sustainable development.

(25) The first floor windows in the rear elevation of dwellings illustrated as Flats 1 and 2 on plan No: **99 121-19 B dated 06/07/2005**, shall be fitted with obscure glazing and shall be fixed closed. Details of the glazing shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: In the interest of residential amenity and privacy.

A response in writing has been received from the Highways Agency advising that they *will not* be issuing an order preventing this proposal from proceeding. The reason for this is that they are satisfied with the details to date regarding the retaining wall alongside the A303. However, the Agency require professional certification of the proposed details regarding soil conditions from the applicants, and have advised that the following conditions must be added:

(26) No development shall commence until a completed geotechnical certificate for the proposed retaining wall has been supplied to the Local Planning Authority and agreed in writing in consultation with the Highways Agency.

Reason: To ensure the structural integrity of the retaining wall and highway

(27) Work shall not begin until a completed design and check certificate for the proposed retaining wall has been supplied to and agreed in writing by the Local Planning Authority in consultation with the Highways Agency.

Reason: To ensure the structural integrity of the retaining wall and highway.

(28) No part of the site shall be occupied until a retaining wall has been constructed in its entirety in accordance with details of construction and finish, which shall have been agreed in writing with the Local Planning Authority.

Reason: To ensure the structural integrity of the highway

Notes:

It should be noted that it is in the designer's best interests to ensure that a detailed design for the retaining wall is not produced in advance of a geotechnical certificate being obtained. The Highways Agency will not adopt the retaining wall once it has been constructed and so liability for its structural integrity will rest with the developer. Reference to geotechnical data will help ensure that the wall is designed properly and in a way that avoids structural failure in later years and so will contribute to minimising this risk.

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DESIGN AND CHECK CERTIFICATE

Name of project _____
Name of structure _____

We certify that reasonable professional care has been used in the preparation of the design and check of -
_____ with a view to securing that:

It has been designed and checked in accordance with the following Standards:

and taking account of the following geotechnical data:

(ii). It has been checked for compliance with the relevant Standards in (i).

(iii). It has been accurately translated into construction drawings and bar bending schedules (all of which have been checked). The numbers of these drawings and schedules are:

Signed _____
Name _____ (Design/Checking Team Leader)
Qualifications _____ (must be a chartered engineer)

Signed _____
Name held _____ (position held)

Name of Organisation _____

Date: _____

Agenda Item 8

A consultation has been received from North Dorset District Council for the Employment development site south of the A30. NDDC ref 2/2006/1022 .

This application is subject to an environmental assessment and a copy of the non technical summary is attached as an appendix.

Consultation responses are due by 16 October .

It is therefore **recommended** That the consultation response be delegated to the HDS , taking into account those matters raised by WAC in respect of the 'called in' application for land north of the A30 that are equally pertinent to this application , namely drainage, the need to restrict light pollution and the impact upon the A30 .