Coombe Lane

CLG16

Consents register · compiled 9 November 2026

Files their owner had not attached to an entry are not included in this document.

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Entries

Decision notice

Condition 3

Materials

Class: Pre-commencement
Detail: No development shall commence until samples of the external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved samples.
Recorded by the owner as something they were told by someone else.
Deadline recorded: 3 November 2025
Puts the permission at risk: Yes

- Submitted, 15 September 2025
  - Sample panel built on site and photographed. Brick, mortar colour and the render sample all on one board.
- Response received, 14 October 2025
  - Approved on the brick and the render. They asked for a darker mortar and I agreed it rather than argue.
- Recorded as discharged, 21 October 2025
  - Discharged. Thirteen days before I needed it, which is closer than I would like.
- Condition 3 - materials - discharge notice.pdf

Condition 4

Surface water drainage

Class: Pre-commencement
Detail: No development shall commence until a scheme for the disposal of surface water has been submitted to and approved in writing by the Local Planning Authority.
Recorded by the owner as something they were told by someone else.
Deadline recorded: 3 November 2025
Puts the permission at risk: Yes

- Submitted, 1 September 2025
  - Brendon Civils drainage strategy and the soakaway calculations off the percolation tests.
- Recorded as discharged, 7 October 2025
  - Discharged without a query.
- Condition 4 - surface water drainage - discharge notice.pdf

Condition 5

Construction method statement

Class: Pre-commencement
Detail: No development shall commence until a construction method statement has been submitted to and approved in writing, to include wheel washing, parking for site operatives and hours of delivery.
Recorded by the owner as something they were told by someone else.
Deadline recorded: 3 November 2025
Puts the permission at risk: Yes

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Submitted, 22 September 2025
The method statement, the wheel wash position and the delivery hours. Most of it came off the prelims I had already written for the tender.
Recorded as discharged, 27 October 2025
Discharged. One week before start.
Condition 5 - construction method statement - discharge notice.pdf

Condition 6

Ecology mitigation

Class: Pre-commencement
Detail: The development shall be carried out in full accordance with the precautionary method statement dated 21 March 2025 and the hedgerow shall be removed outside the bird nesting season.
Recorded by the owner as something they were told by someone else.
Deadline recorded: 3 November 2025
Puts the permission at risk: Yes
Submitted, 29 September 2025
Withy Ecology method statement submitted as approved.
Recorded as discharged, 20 October 2025
Discharged.
Event occurred, 7 November 2025
Hedge removed under the ecologist watching brief, outside nesting season. She signed the site record and I have it in the evidence file.
Condition 6 - ecology mitigation - discharge notice.pdf

Condition 8

Landscaping

Class: Pre-occupation
Detail: A landscaping scheme shall be submitted to and approved in writing before first occupation, and shall be implemented in the first planting season following completion of the development.
Recorded by the owner as something they were told by someone else.
Deadline recorded: 18 January 2027
Puts the permission at risk: No
Submitted, 29 June 2026
Landscaping scheme submitted. Late, because I did not have the levels settled until the external works started.
Response received, 3 August 2026
They want two more trees on the northern boundary and a hedgerow species mix rather than a single species. Fair enough.

Condition 11

Hours of working

Class: Ongoing
Detail: No construction work shall take place outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday, with no working on Sundays or Bank Holidays.
Recorded by the owner as something they were told by someone else.
Deadline recorded:

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Puts the permission at risk: No

Condition 14

Access and visibility splay

Class: Pre-occupation
Detail: The vehicular access shall be constructed and the visibility splays provided in accordance with the approved drawings before the dwelling is first occupied, and shall thereafter be kept free of obstruction.
Recorded by the owner as something they were told by someone else.
Deadline recorded: 18 September 2026
Puts the permission at risk: Yes

- Submitted, 17 August 2026
  - Photographs of the completed access and the splays, with the setting-out drawing marked up as built.
- Recorded as discharged, 14 September 2026
  - Discharged four days before completion. This is the one that would have stopped occupation.

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