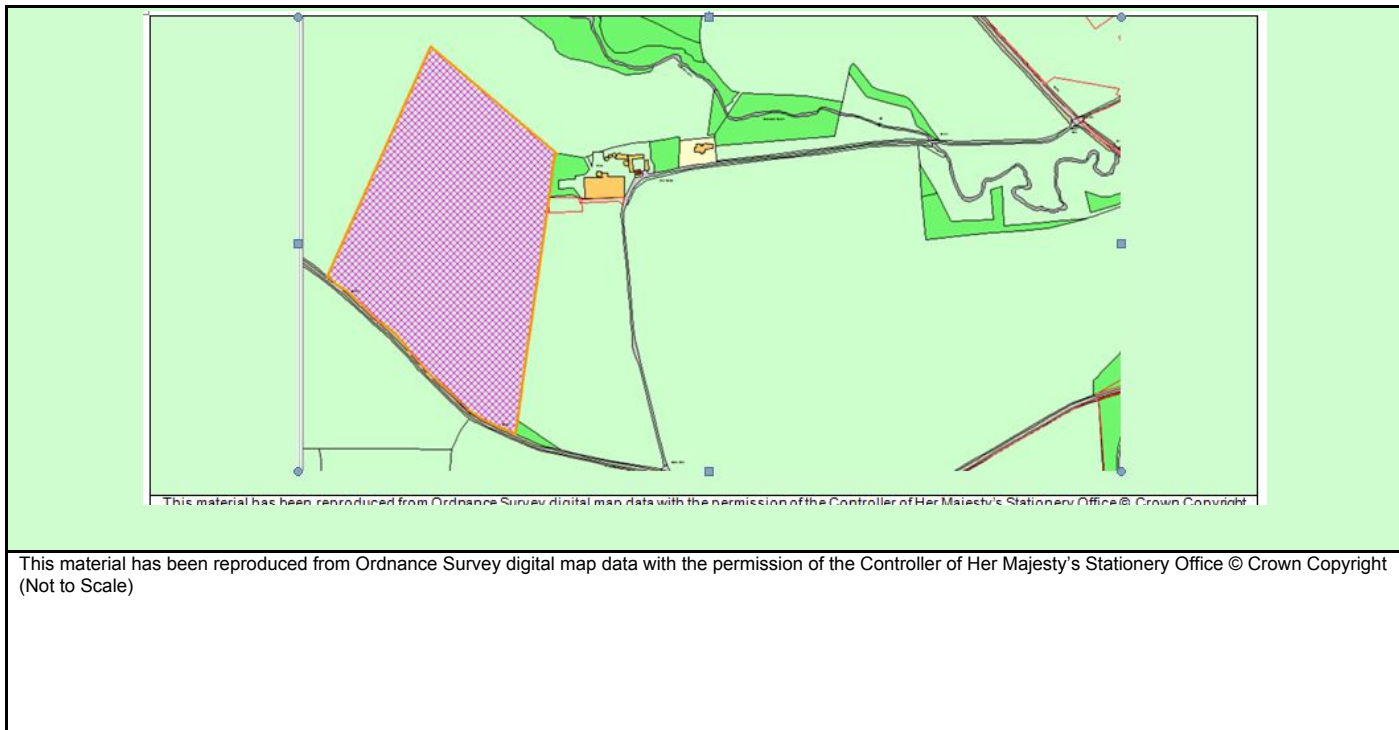


STRATEGIC COMMITTEE: 5th MARCH 2019

Application No:	18/03589/FUL		
Proposal:	Proposed erection of free- range egg production unit.		
Site Address	Westcotes, Milbourne, Newcastle Upon Tyne, Northumberland NE20 0DG		
Applicant:	Jackson C/O Agent,	Agent:	Jo Evans 1-3 Oldgate, Morpeth, Northumberland, NE61 1PY
Ward	Ponteland North	Parish	Ponteland
Valid Date:	30 November 2018	Expiry Date:	1 March 2019
Case Officer Details:	Name:	Mrs Tamsin Wood	
	Job Title:	Senior Planning Officer	
	Tel No:	01670 625545	
	Email:	tamsin.wood@northumberland.gov.uk	

Recommendation: That this application be GRANTED permission



1. Introduction

- 1.1 Under the terms of the Council's Constitution, the application is required to be reported to Committee for decision as the applicant is the current Leader of the Council and therefore has a financial interest in the planning application.

2. Description of the Proposals

- 2.1 Planning permission is sought for the construction of a free range egg unit on land at Westcotes Farm which lies approximately 2km North West of Ponteland. The building will house 32,000 birds and an adjacent egg-packing unit. The building would measure 120m in length, 24.5m in depth and it would have a pitched roof with an overall height of 7m. The elevations and would be constructed in a steel portal frame with green cladding and the roof would be constructed of profile metal sheeting in a juniper green colour. In addition a turning area is proposed to the eastern side of the site which will be accessed through the farm steading.
- 2.2 The building would be located to the northern end of a field close to the existing farm steading at Westcotes Farm which consists of other farm buildings and the farm house. The field around the building would be used for the free range chickens to roam. The proposed poultry unit would be positioned within field parcel NZ1374 1130, approximately 9.69 hectares (23.94 acres) in size. The remainder of the field would be fenced in order to provide for a free-range area for the hens.
- 2.3 The application site lies approximately 2km north east of Ponteland and 1km south east of Milbourne. It lies in the open countryside and Green Belt. The site forms an arable field surrounded by other fields and there are further open fields all around the site.

3. Planning History

Reference Number: 17/01842/FUL

Description: Resubmission: Proposed agricultural shed measuring 24x28m.

Status: Approved

Reference Number: 16/01964/FUL

Description: Erection of an agricultural shed to house a combined heat and power system and wood chip drying area in association with West Cotes Farm

Status: Application withdrawn

Reference Number: 17/02053/AGRGDO

Description: Prior notification for construction of an access to proposed new agricultural unit and access into agricultural fields

Status: Prior Approval not required

4. Consultee Responses

Environment Agency	No objection.
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Lead Local Flood Authority (LLFA)	Object as require further information. (further information is to be submitted to overcome this objection)
Highways	No objection subject to conditions.
County Ecologist	No objection subject to conditions.
Natural England	No objection.
Ponteland Town Council	The Planning Committee object to this application and would like to see it deferred until all the relevant investigations have been carried out and the relevant reports submitted in relation to the Ecology and Archaeology. In particular the archaeological background of this site.
County Archaeologist	No objections to the proposal.
Public Protection	No objection subject to conditions.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	1
Number of Objections	1
Number of Support	0
Number of General Comments	0

Copies of all representations received are available in the Member's Lounge and will also be made available at the meeting of the Committee

Notices

General site notice, 19/12/18
No Press Notice Required.

Summary of Responses:

One letter has been received from Ponteland Civic Society which in summary make objections relating to the below:

- Location being inappropriate in field set diagonally.
- A unit this size would produce considerable quantities of chicken manure. The problems that this might generate are going to vary depending upon storage management, the extent to which the manure is to be spread on surrounding farm land or exported from the site altogether. However the application provides no information on this .
- The calculations set out in the Design and Access Statement with regard to Atmospheric Impact Limits identify 7 receptor sites within a 10K radius of the

proposed shed where Ammonia, Nitrogen and Acid deposition levels are likely to be above the lower environmental assessment level and warrant some mitigation. The extent of such measures and what form they might take is not specified.

-While at the moment there is no significant residential development in the immediate vicinity, development is about to occur at the former Police HQ which will come within 1.8K of the shed, and the proposed Garden Village, should it go ahead, would be less than a kilometre distant. Both are closer to the egg production unit than any of the identified receptors and it not clear as to what extent such areas would experience deposition problems and what the public health implications might be.

-Woodland planting is said to be effective in limiting the spread of odours and this would again make a location north of the steading seem a more effective option.

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=PGBWURQS0K400>

6. Planning Policy

6.1 Development Plan Policy

Ponteland Neighbourhood Plan

Policy PNP 1: Sustainable Development Principles

Policy PNP 2: High Quality and Inclusive Design

Policy PNP 11: Landscape

Policy PNP 13: Biodiversity

Policy PNP 18: Economic Development

Policy PNP 27: Flood Risk

Policy PNP 29: Transport and New Developments

Castle Morpeth District Local Plan

C1 Settlement boundaries

C11 Protected species

C16 The Green Belt

C17 The Green Belt

C25 Farm buildings

R8 Public footpaths and bridleways

RE5 Surface water run-off and flood defences

6.2 National Planning Policy

National Planning Policy Framework (2018)

6.3 Other documents

Emerging Planning Policy

Northumberland Local Plan Publication Draft Plan (Regulation 19)

Policy STP 1 Spatial strategy (Strategic Policy)

Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)

Policy STP 3 Principles of sustainable development (Strategic Policy)

Policy STP 7 Strategic approach to the Green Belt (Strategic Policy)

Policy STP 8 Development in the Green Belt (Strategic Policy)

Policy ECN 13 Meeting rural employment needs (Strategic Policy)

Policy ECN 14 Farm / rural diversification

Policy QOP 1 Design principles (Strategic Policy)

Policy QOP 2 Good design and amenity

Policy QOP 4 Landscaping and trees

Policy QOP 5 Sustainable design and construction

Policy QOP 6 Delivering well-designed places

Policy TRA 1 Promoting sustainable connections (Strategic Policy)

Policy TRA 2 The effects of development on the transport network

Policy TRA 4 Parking provision in new development

Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

Policy ENV 2 Biodiversity and geodiversity

Policy ENV 3 Landscape

Policy WAT 3 Flooding

Policy POL 2 Pollution and air, soil and water quality

7. Appraisal

- 7.1 In assessing the acceptability any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Castle Morpeth Local Plan and Ponteland Neighbourhood Plan.
- 7.2 The NPPF states that from the day of its publication, weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan, level of unresolved objections to policies within the plan and its degree of consistency with the NPPF. Consultation on a draft of the Local Plan took place in July and August 2018 and representations on a 'Publication Draft' Local Plan have been invited over a six week period from 30 January 2019 to 13 March 2019 before it is submitted for examination in May 2019. The Authority are therefore affording appropriate weight to policies contained within the emerging plan which form a material consideration in determining planning applications alongside Development Plan Policies.

Principle of the development

- 7.3 The site is located within the open countryside. Whilst there are no policies specifically in the Castle Morpeth Local Plan which deal with new agricultural buildings in the open countryside Local Plan Policy C1 does state that development in the open countryside beyond the settlement boundaries will not be permitted unless the proposals can be justified as essential to the needs of agriculture or forestry or are permitted by other policies set out.

Within the supporting text of Policy C1 it also states that certain forms of development are acceptable in principle in the open countryside, in support of the rural economy. Whilst this policy predates the NPPF, the NPPF also states that planning policies should enable the development and diversification of agricultural and other land-based rural businesses. As the proposal is for a building to be used for agricultural purposes and it would enable the applicant to expand an existing farming business, it is considered that the proposal would accord in principle with both Local Plan Policy C1 and the NPPF, in helping to towards achieving a prosperous rural economy through an agricultural development.

- 7.4 In addition to the above the site lies in the Green Belt where under the NPPF the construction of new buildings are considered to be inappropriate in the Green Belt unless it falls under within one of the categories listed as exceptions, which are set out under para 145. Included in this lists are buildings for agriculture and forestry. The proposal is therefore considered to be an acceptable type of development in the Green Belt and thus the impact on the openness does not need to be assessed. Local Plan Policy C17 also allows the construction of buildings in the Green Belt for agricultural purposes. As such the principle of the proposal is considered to be acceptable in the Green Belt. Whilst limited weight can be given to the Northumberland Local Plan Publication Draft Plan (Regulation 19) the proposal would also accord in principle with Policies STP 1, STP 8, and ECN 13 of this plan.

Design and Impact upon landscape setting

- 7.5 Local Plan Policy C25 seeks to ensure that so far as practicable, new farm buildings shall be designed and located so as to minimise their impact on the landscape and where possible adjacent to existing farm buildings.
- 7.6 In terms of design, the building would be of modern utilitarian construction with walls constructed of steel portal frame with green cladding and the roof of profile metal sheeting in a juniper green colour. The buildings whilst not of a traditional design is designed specifically for its use and is of a form which is generally found in rural locations. The design is therefore considered to be acceptable and not inappropriate for its countryside location in accordance with Policy PNP 2. The main issue would be the impact of this large scale building on the landscape setting discussed below.
- 7.7 In terms of the impact of the building on the landscape the scale and appearance of building and its location is particularly relevant. The poultry building will measure 120m x 24.5m by 7m in height. This area comprises two bird areas of 108m x 114m and an adjoining Plant Room encompassing the egg packing unit. The applicant has confirmed that the building size is due to the size of The Big Dutchman Unit which is the egg unit which provides space for the chickens to eat/sleep/lay eggs. The units provides sufficient space for the amount of birds and 32,000 birds is the amount of birds required to meet the demand for eggs. So the building size is determined by regulations and the maximum poultry bird stock density and the number of birds required for the applicant to meet the demand for eggs. With regard to the proposal the applicant has stated the proposed location takes into account both practicality in terms of the proximity to the existing steading and

screening as the natural topography to the south and west will reduce the visual impact of the buildings.

- 7.8 In terms of the landscape setting of the site the Northumberland Landscape Character Assessment (LCA) 2010 describes the landscape context for the site, which is located within National Character Area 12: Mid Northumberland and Landscape Character, Lowland Rolling Farmland (38 c Whalton and Belsay). The Key Characteristics of this area National Character Area are:
- Undulating agricultural landscape with rich soils under predominantly arable cultivation.
 - Generally little tree cover, with occasional small-scale woodlands and plantations.
 - Medium-scale parliamentary enclosure landscape.
 - Field enclosure by hedgerows, with frequent hedgerow trees, has become fragmented in many places.
 - Trunk roads and prominent road alignments exert a strong influence.
 - Locally important estate influences, with woodland, and estate villages.
- 7.9 Relevant forces for change of this area set out in the Land Management Guidelines are:
- Continuing decline of hedgerows and hedgerow trees in areas of arable cultivation, arising from past agricultural intensification.
 - Increasing urban fringe influences at certain edges of this landscape.
- 7.8 The key qualities of this area are:
- Open, medium-scale farmland.
 - Remaining areas of strong enclosure pattern, with intact hedges and hedgerow trees.
 - Designed parkland landscapes.
 - Stone-built estate villages around greens.
 - Influence of Hadrian's Wall.
- 7.9 In addition one of the development guidelines set out in the Land Management Guidelines for this LCT seeks to encourage the sensitive siting of new farm buildings, particularly with regard to historic buildings and features.
- 7.10 In terms of siting and impact on the landscape the proposed building would be located to the northern end of an open field approximately 270m from the nearest public road which is to the south. The land rises up from this near by road and then lowers to the northern end where the building would be located. Its finished floor level would be 82.2m and the land rises up to 87m around it although to the north it falls lower. The land also naturally undulates in this area. A tree belt is also proposed to the north, south and west of the building which would further help to limit the impact of the building in the landscape. As such given the topography, proposed tree belt and distance from this road views of the building would be limited and impact on the landscape would be kept to as minimum as possible. There are no roads to the north and views of the site from the A696 which is the nearest road to the east would be screened by wooded areas and natural topography. From the west views of

the site would also be restricted again from the undulating topography, dispersed trees along field boundaries and the proposed tree planting.

- 7.11 The building would also be set as close as reasonably possible to the existing farm steading and whilst an objection has been received regarding the position of the building not being in line with the field boundary and that it should be positioned behind the existing steading to the north, the position of the building would be inline with other buildings at the farm steading. The applicants agent has also confirmed that the chosen position would involve the least amount of cut and fill and so the least amount of disturbance to the ground. The proposal does not include the removal of any boundary treatments either but does include the planting of a tree belt so its position would have the least amount of impact on the landscape character qualities of this area and conforms with the Land Management Guidelines for this LCT which seeks to encourage the sensitive siting of new farm buildings.
- 7.12 With regard to the landscape character type and to the “development of large, utilitarian farm buildings which do not reflect local vernacular”, although it is agreed the proposed building is not vernacular, the structure and scale of the buildings is dictated by the use of the building and regulations which determine maximum poultry bird stock density and the number of birds required for the applicant to meet the demand for his eggs. Unfortunately a vernacular style building would not meet the requirements.
- 7.13 Therefore, whilst the proposed building would be significant in size, it is considered the green colour of the building and its location with the planting of a tree belt around the site, would also help to limit the impact of the proposal on the landscape. Wider viewers of the site are limited too and it is only when close to the site that the building would appear prominent. As such whilst concern has been raised with regard to the impact of the proposal on the landscape, given the above material considerations it is therefore considered that the proposal would have an acceptable impact upon the landscape of this particular part of the open countryside and the new farm building has been designed and located so as to minimise its impact on the landscape in accordance with Policy PNP 11: Landscape, Local Plan Policy C25 and the NPPF. Whilst limited weight can be given to the Northumberland Local Plan Publication Draft Plan (Regulation 19) the proposal would also accord in principle with Policy ENV3 this plan.

Impact on residential amenity

- 7.14 The application site is located approximately 150m away from the nearest residential property which is the farm house and 240m from the next nearest which does not form part of the agricultural holding. Given this distance it is considered that the residents of these properties would not be affected in terms of loss of outlook, privacy or over bearing impact from the proposed building. The Environment Agency regulates intensive poultry farms and poultry production facilities where an Environmental Permit is required to operate livestock with a capacity exceeds 40,000 poultry, so as to monitor and control the above pollutants, including the proper removal, disposal and/or treatment of waste matter). However on this occasion a permit will is not required so it's essential that the appropriate information is submitted to the

Local Planning Authority. Public Protection have therefore been consulted and have commented that the proposed application has the potential to be detrimental to the general amenity of others living and visiting or working in the countryside environment through the release of pollutants, such as the following:

- Ammonia
- Nutrients from manure, litter and slurry
- Effluent discharges
- Dust
- Odour
- Noise
- Artificial Light

- 7.15 Public Protection however whilst raising concerns regarding light impact and odour emissions from the manure storage and handling activities in particular the spreading of litter and the potential to impact upon the general amenity have stated they are in agreement with the proposal subject to conditions which would overcome any concern. They do note that the poultry activity is set in an rural area and are of opinion that the noise impact from the poultry equipment/mechanical plant will have a low impact upon none associated noise sensitive receptors. As such subject to conditions requesting details of manure handling and a lighting scheme to be submitted the impact of the proposal on residential amenity would be considered to be acceptable and in accordance with the NPPF. Whilst Ponteland Civic Society have raised concern over no information being submitted with regard to the management of manure as the condition requesting, manure handling details will be attached to a decision notice, this would enable this aspect to be considered and thus it would be unreasonable to refuse the application on this ground

Highways Matters

- 7.16 The proposal would use an existing access into the site which would lead to a turning area to the front of the building. The Highway Authority have no objection to the proposal subject to conditions. Subject to these conditions it is considered the proposal would not impact upon road safety and highways impact. As such the proposal accords with Policy PNP 29 and NPPF in this regard.

Ecology/Sensitive Sites

- 7.17 Due to the proximity to designated sites which are sensitive to the deposition of air pollution (e.g by increased nutrient load allowing rough grasses to out-compete others in grassland habitats) the applicant has provided information via a SCAIL Assessment and an analysis of the findings of that assessment in relation to projected deposition at the designated sites.

The following sites are within 10km of the proposed development site.

Darras Hall Grassland SSSI 3.6km South

Brenkley Meadows SSSI 8km east

Big Waters SSSI 9km South East

Close House Riverside SSSI 9km South

Ryton Willows 9.5km South

Hallow Hill SSSI 8.7km South

Prestwick Carr 5km East

- 7.18 SCAIL models predict atmospheric deposition of a range of pollutants associated with agriculture including acid, nitrate and ammonia. The applicant has provided appropriate atmospheric pollution modelling and assessment. This shows the modelled amounts of each pollutant for which this development itself is likely to be responsible. The County Ecologist has commented that these levels are all negligible. So whilst environmental deposition at the sites is likely to be high this is due to background levels rather than this process itself. As such the County Ecologist has confirmed that no impacts on designated sites are likely. Natural England have also confirmed they have no objection based on this assessment. In addition whilst Ponteland Civic Society have also raised concern over pollution levels given they would be negligible it would not be considered to be reasonable to refuse the application on this ground.
- 7.19 The County Ecologist has also confirmed that the shelter belt as proposed is adequate mitigation for local deposition of pollutants and can be included as foraging space for the hens as suggested by the Woodland Trust. This will of course also help to mitigate the impact of the proposal on the landscape.
- 7.20 Subject to the suggested conditions proposed by the County Ecologist, the development would therefore accord with Policy PNP 13: Biodiversity, Local Plan Policy C11, which is designed to safeguard protected species from harm and disturbance, and with the NPPF in terms of impact on biodiversity and impact of the development on pollution. Whilst limited weight can be given to the Northumberland Local Plan Publication Draft Plan (Regulation 19) the proposal would also accord in principle with Policies Env 2 and Pol 2 of this plan.

Drainage/ flooding

- 7.21 The site lies in flood zone 1. The Lead Local Flood Authority have been consulted however given the scale of the development. They have objected to the development but have requested that further details are submitted which would overcome this objection. The applicant will be providing this additional information and the LLFA shall be reconsulted. Subject to any issues being resolved it is considered the proposal would potentially not lead to increased flood risk within or outside the site, in accordance with Policy PNP 27, Local Plan Policy RE5, and the NPPF. Whilst limited weight can be given to the Northumberland Local Plan Publication Draft Plan (Regulation 19) the proposal would if considered acceptable also accord in principle with Policy WAT 3 Flooding of this plan.

Archaeology

- 7.22 The County Archaeologist has been consulted and has commented that no archaeological features or deposits of significance were revealed during the programme of trial trenching. The evaluation recorded very shallow remains of furrows which have probably been truncated by heavy modern ploughing practices and may account for the lack of earlier archaeological features and deposits on site. As such based on the available information, the County Archaeologist has confirmed that the proposed development is unlikely to adversely affect significant archaeological remains in this particular instance and has no objections to the application. No archaeological work will be required therefore and the proposal is considered to be in accordance with the NPPF in this respect.

Other

- 7.22 Whilst Ponteland Town Council have objected to this application subject to the relevant reports being submitted in relation to the Ecology and Archaeology, these have been submitted and the County Ecologist and Archaeologist have no objection to the scheme.

8. Conclusion

- 8.1 Having regard to the above appraisal, and the basis of the information submitted with the application, it is officer opinion that the principle of the development is considered to be acceptable and the impact of the proposal on the landscape, residential amenity, archaeology, highways and ecology subject to conditions is acceptable and complies with policies contained within the Ponteland Neighbourhood Plan, Castle Morpeth Local Plan and the NPPF.

Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an

individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Recommendation

That members authorise the Director of Planning to GRANT permission subject resolution of the outstanding matters deemed necessary and related to Surface Water Drainage and subject to the following conditions:

Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

Proposed site layout, nos 203175/C
Floor Plans and elevations, nos 18001 10-DR-0001 P05

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. Notwithstanding all the details shown on the approved plans, before the building is constructed above damp proof course level, a fully detailed landscaping scheme, showing both hard and soft landscaping proposals, and details of the tree belt planting including a plan showing number of trees, their position and species shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme including the planting of the tree belt as shown on the propose site plan, shall be carried out in accordance with the approved details not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved with the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, and in accordance with the provisions of Local Plan Policy C25.

04. No development will take place unless in accordance with the plans submitted including the shelter belt plan 'Proposed Site Layout' submitted 5th February 2019. The planting scheme should seek to recreate National Vegetation Classification Woodland Type NVC10 with added wych elm. The trees should be protected from the hens until established.

Reason: To prevent localised air pollution and in accordance with the provisions of the NPPF.

05. Before the scheme is brought into use, or continues in use, the applicant shall submit a report to the local planning authority for its written approval. This report shall detail the lighting scheme to be used on site and demonstrating compliance with the pre and post curfew Lux levels contained for Environmental Zone E(officer to complete based upon the location of the development site), as defined in the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light. The approved scheme shall be implemented in full.

Reason: To protect amenity and provide a commensurate level of protection against light in accordance with the provisions of the NPPF.

06. Before the scheme is brought into use, or continues in use, a statement (Farm Waste Management Plan) should be submitted to the LPA on how the waste from the poultry units will be handled and managed without causing environmental harm. (Manure handling should be undertaken with a management plan in accordance with Protecting our Water, Soil and Air – A Code of Good Agricultural Practice for farmers, growers and land manager (DEFRA 2009).

Reason: To protect the amenities of locality, especially for people living and/or working nearby in accordance with the provisions of the NPPF.

07. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
- i. vehicle cleaning facilities;
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. the loading and unloading of plant and materials;
 - iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

Informative

- 1) In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Date of Report:

Authorised by:

Date:

Background Papers: Planning application file(s) 18/03589/FUL