

APPLICATION NO	PA/2018/2356
APPLICANT	Mr & Mrs J & M Stanton
DEVELOPMENT	Planning permission to erect a detached bungalow and detached garage, and relocate existing garden shed
LOCATION	Land adjacent to Tout Pres, Little Lane, Wrawby, DN20 8RW
PARISH	Wrawby
WARD	Brigg and Wolds
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from development plan Significant public interest Member 'call in' (Cllr Neil Poole – significant public interest) Objection by Wrawby Parish Council

POLICIES

National Planning Policy Framework: Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Framework must be taken into account and is a material consideration in planning decisions.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 11 sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals which accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or where relevant policies are out of date, granting planning permission unless policies of the Framework protect an area or assets of particular importance that provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of a condition or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward.

Paragraph 78 states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 108 states that safe and suitable access to the site should be achieved for all users with any significant impacts from the development being cost effectively mitigated to an acceptable degree.

Paragraph 109 states that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Paragraph 117 states that planning decisions should promote an effective use of land in meeting the need for homes in a way that makes as much use as possible of previously developed or 'brownfield land'.

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states that decisions should ensure developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture; are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible which promote health and wellbeing with a high standard of amenity for existing and future users.

Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 163 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Paragraph 170 states that planning decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.

Paragraph 175 states that when determining planning applications, local planning authorities should only refuse development where significant harm to biodiversity cannot be avoided through alternative sites, mitigation, or as a last resort, compensation.

Paragraph 178 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination. This includes proposals for mitigation including land remediation as well as any impacts on the natural environment arising from that remediation.

Paragraph 179 states that where a site is affected by contamination, responsibility for securing safe development rests with the developer and/or landowner.

Paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.

Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 192 states that in determining applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 194 states that any harm to, or total loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 195 states that where a proposed development will lead to substantial harm of a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS6 (Historic Environment)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

Housing and Employment Land Allocations DPD:

Inset Map for Wrawby

PS1 (Presumption in Favour of Sustainable Development)

North Lincolnshire Local Plan:

RD2 (Development in the Open Countryside)

H5(a-m only) (New Housing Development)

H8 (Housing Design and Housing Mix)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

HE9 (Archaeological Evaluation)

DS1 (General Requirements)

DS14 (Foul Sewerage and Surface Water Drainage)

CONSULTATIONS

Highways: Advises conditions and an informative.

Drainage: No comments received.

Historic Environment Record: Advises conditions.

Ecology: Advises an informative.

Environmental Health: Advises a condition.

PARISH COUNCIL

Wrawby Parish Council objects to the application on the following grounds:

- The development falls outside the Wrawby building line.
- The entrance is not big enough or practical for lorries to make deliveries.
- It is understood that the hedge on the western boundary contains some Japanese Knotweed.

- An objection has been received from a local resident and the council supports this objection on the above grounds.

PUBLICITY

The application has been advertised by site notice and within the local press for a period of not less than 21 days prior to writing this report. Nineteen letters have been received from 15 individuals.

Three letters object to the proposal for the following reasons:

- the site is outside the building line for Wrawby
- the development has previously been refused and dismissed at appeal
- legal issues regarding building on the land and access to Little Lane due to restrictive covenants
- no benefit to the village
- increase in traffic
- Little Lane requires repair after other building works
- Little Lane is too narrow for further property to be developed
- construction traffic would disrupt use of Little Lane
- the existing access is not historic as stated
- the existing access restricts the ability of visitors to park on the road
- the application for 22 dwellings has not been approved
- issue of Japanese Knotweed on the site
- archaeological impacts
- the shed referred to is a garage and was erected after the previous refusal
- the applicant has more than the two cars as stated
- no site notice has been posted.

Twelve letters support the proposal for the following reasons:

- the proposed dwelling is between the recent approval of 22 dwellings off Applefields and property on Little Lane
- the proposed dwelling forms a bungalow which is in demand and welcomed as most permissions are for multiple-storey dwellings
- the proposed bungalow is well designed and does not impact neighbouring property

- the development and existing property will both be served by sufficient off-road parking
- there is no evidence of Japanese Knotweed on the site.

ASSESSMENT

The application site comprises 0.13 hectares of land which forms the side garden of the residential property known as Tout Pres. Residential property, inclusive of garden, abuts the site to the north and south with Little Lane to the east. Open fields abut the site to the west where outline permission has been granted, subject to the completion of a Section 106 Agreement, for the development of 22 dwellings. Access is derived off Little Lane which partially forms a single track road. Planning permission is sought for the erection of a detached bungalow and detached garage, and relocation of an existing garden shed.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising the Planning Practice Guidance (PPG).

The main issues for consideration with regard to the determination of this application are whether the principle of residential development of the site is acceptable, whether the proposal is harmful to visual or residential amenity, and whether the development would adversely affect the safe operation of the highway.

Principle

The vast majority of the application site, including where the dwelling is to be sited, is outside the HELA DPD defined development limit for Wrawby. Accordingly, the site is, for the purposes of planning, considered to be in the open countryside. NLCS policies CS1, CS2 and CS3,, in addition to NLLP policy RD2 seek to restrict development in such a location to that which is essential for the efficient operation of agriculture or forestry or that which is justified to meet an essential need that cannot be met anywhere else. The development of an open market dwelling is contrary to the provisions of the aforementioned policies.

Notwithstanding the above, the council does not have a five-year housing land supply. The latest available statement, from spring 2016, confirms that the council only has a 3.9 year supply. Under the provisions of the NPPF, local policy relating to the delivery of housing is therefore out-of-date and determination is required under the presumption in favour of sustainable development as set out by paragraph 11 of the NPPF.

Wrawby, within the Sustainable Settlement Survey, was ranked 32nd out of 79 settlements within North Lincolnshire. Wrawby scored 21 points and had 3 out of the 7 key facilities comprising public house, community hall and primary school. Wrawby is also in close proximity to the Market Town of Brigg, a highly sustainable settlement which offers numerous facilities and services in addition to employment opportunities. The development of a single dwelling in Wrawby is therefore likely to be sustainable.

The application site itself forms the side garden of the property Tout Pres. Residential property, inclusive of garden, abuts the site to the north and south with Little Lane to the east. Open fields abut the site to west where outline permission has been granted, subject to the completion of a Section 106 Agreement, for the development of 22 dwellings. The development limit is drawn tightly against the rear of built form to properties to the west of Little Lane. Outline planning permission for the erection of a dwelling has previously been refused on the site under PA/2015/0503 when it was concluded:

“The site is located outside the development boundary of the rural settlement Wrawby where residential development is strictly controlled. The proposed development is not an affordable dwelling nor for accommodation required for an essential agricultural or forestry worker and no other justification has been submitted to justify residential development in this unsustainable location. The proposal is therefore contrary to policies CS1, CS2 and CS3 of the Core Strategy and policy RD2 of the North Lincolnshire Local Plan.”

The decision of the council was appealed and subsequently dismissed. The Inspector noted that the development limit was applied tightly to reflect the *‘edge of the built up part of the village beyond which its character changes to a more open one in which the gardens form a predominantly undeveloped transition into the adjoining open countryside.’* Objection has been received in this regard, noting that the development has previously been refused and dismissed at appeal due to conflicts with the development limit and harm as a result of the extension of the built form into the open countryside.

However, since the previous decision, two fundamental matters have changed. Firstly, that the council does not have a five-year land supply and local policies for the delivery of housing have limited weight. Secondly, land due west to the rear of the site is subject to PA/2017/674 where outline permission is sought for the erection of 22 dwellings. Members resolved to be minded to grant outline permission for the site subject to conditions and completion of a Section 106 Agreement in October 2017. At the time of writing this report, the Section 106 Agreement has not been signed and permission therefore not granted although, upon signing, permission would be granted for the site.

The Inspector’s previous dismissal found that the environmental harm caused by built form extending into the landscape of the open countryside outweighed the benefit of the erection of a dwelling. Given that the council has favourably considered residential development of up to 22 dwellings on land to west, the harm identified by the Inspector no longer exists. In the absence of a five-year housing land supply, applications for housing must be considered in accordance with the presumption in favour of sustainable development. Accordingly, the principle of development of a dwelling on the application site is considered to be acceptable due to a fundamental change in circumstances since the previous refusal and dismissal.

Design and amenity

The proposed dwelling forms a three-bedroom bungalow of modern appearance with large areas of glazing to the rear. In terms of facing materials it is proposed to render the bungalow in an off-white colour with grey-coloured roof tiles. The bungalow is L-shaped in footprint measuring a maximum of 17 metres by 17.5 metres, with the eaves height set at 2.5 metres and the ridge at 5.8 metres. There are a range of property styles on Little Lane and there is no prevailing vernacular. The dwelling, in terms of appearance and scale, is acceptable.

The dwelling forms backland development, being sited behind the property known as The Apiary, and is also beyond the applicant's property, Tout Pres. Backland development is not out of keeping with the character of the area, with examples of such existing due north of Tout Pres. It is not considered that the proposal would result in significant harm to neighbouring properties by virtue of noise and disturbance from traffic movements due to the proposed installation of boundary treatments to the northern boundary and an adjacent driveway and garage to the south. As the property is single-storey and is a significant distance from neighbouring property, it is not considered to result in a significant loss of privacy or light to others.

It is also proposed to erect a detached double garage to the east of the property between it and The Apiary. The garage is to be constructed of facing materials to match the proposed dwelling. To allow access to the site, an existing outbuilding is to be relocated to between the proposed garage and The Apiary. Both developments are acceptable in terms of their design and siting and are not considered to adversely affect residential amenity.

Highways

The proposed dwelling is to be served by an existing access to the south of Tout Pres onto Little Lane. A 30 metre driveway is proposed to lead to the set-back dwelling with detached garage and turning area. Objection has been received from neighbours in relation to the provision of the access and the removal of on-road parking. Objection has also been received in relation to the narrowness of Little Lane and difficulties of access by construction traffic. Tout Pres is served by a further access to the north and has its own driveway and parking area which will be unaffected by the proposal. The new dwelling is considered to be served by a sufficient level of off-road parking proportionate to the scale of dwelling proposed. The council's highways team has raised no objection to the proposal subject to conditions relating to loose material, ensuring highway visibility at the point of access and ensuring the provision of the access, parking and turning areas. Subject to the imposition of conditions, it is considered that the proposal would not adversely affect the safe operation of the highway. It is accepted that Little Lane is narrow and some disruption may occur during construction deliveries but this is temporary and the magnitude of such disruption is not considered significant to warrant conditions or refusal of the proposal.

Other matters

Objection has been raised in relation to the potential for Japanese Knotweed to be present at the site. However, no substantive evidence has been provided to suggest that this is indeed the case. Likewise, no substantive evidence has been provided to determine that Japanese Knotweed is not present at the site, although it is noted that a third party who works in horticulture has stated that Japanese Knotweed is not present. Advice has been sought from the council's ecologist who is not aware of the presence of Japanese Knotweed at the site but acknowledges no substantive evidence has been submitted to counter the claim that it is present. On the basis of the lack of evidence, it is not considered reasonable to impose conditions relating to determining its presence and any subsequent mitigation. The presence of Japanese Knotweed itself is not an issue but it can cause issues to neighbouring property and at this stage the council is able, under other legislation, to take action. It is recommended that the issue of Japanese Knotweed be highlighted through an informative on the decision notice following discussion with the ecologist.

In terms of drainage, no details have been provided. It is stated within the application form that surface water is to be disposed of by soakaway. No comments have been received

from the council's drainage team and the site is not within an area that is known to be at risk of flooding. Conditions are recommended to secure the provision and subsequent implementation of a foul and surface water drainage scheme.

The Historic Environment Record (HER) has objected to the proposal in relation to archaeological impact. The HER has advised that the site lies within an area where archaeological remains are anticipated following the recent discovery of a Roman occupation site. The HER states that a written scheme of investigation (WSI) should be submitted prior to determination of the proposal but advises conditions should members be minded to grant consent. It is recommended that the conditions proposed by the HER to secure provision of a suitable WSI and its subsequent implementation and reporting be imposed.

The Environmental Health team has reviewed the submitted contaminated land screening assessment and has raised no objection subject to conditions in respect of the discovery of unexpected land contamination.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must 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.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: 'Site Location Plan', 242018-03 and 242018-01.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.
No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

6.

The dwelling shall not be occupied until it is connected to the approved foul and surface water drainage system(s) that shall have previously been submitted to and agreed in writing by the local planning authority.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

7.

The dwelling hereby permitted shall not be occupied until all boundary treatments have been built/planted in accordance with details to be submitted to and approved in writing by the local planning authority. Once built/planted, the approved boundary treatments shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

8.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

9.

The dwelling and garage hereby permitted shall be constructed using only the approved facing materials as set out within section 7 of the submitted application form.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

The tree protection measures set out on drawing 242018-03 shall be fully implemented in accordance with the approved details prior to the commencement of development and shall remain in situ until such time as development is completed. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

To protect existing trees in accordance with policy LC12 of the North Lincolnshire Local Plan.

11.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a written scheme of investigation that has been submitted to, and approved in writing, by the local planning authority. The strategy shall accord with a brief provided by the North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance within the footprint of the development
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy. The archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

12.

The applicant shall notify the planning authority in writing of the intention to commence the archaeological site works at least seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. No variation shall take place without the prior written consent of the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy. The archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

13.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy. The archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

14.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the North Lincolnshire Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy. The archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

Informative 1

The applicant is advised that before development is commenced any Japanese Knotweed should be fully and appropriately treated to eliminate it from the site in accordance with the Environment Agency Code of Practice to a standard that will avoid any potential for regrowth.

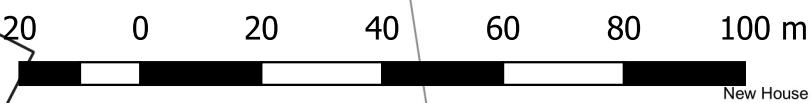
Informative 2

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

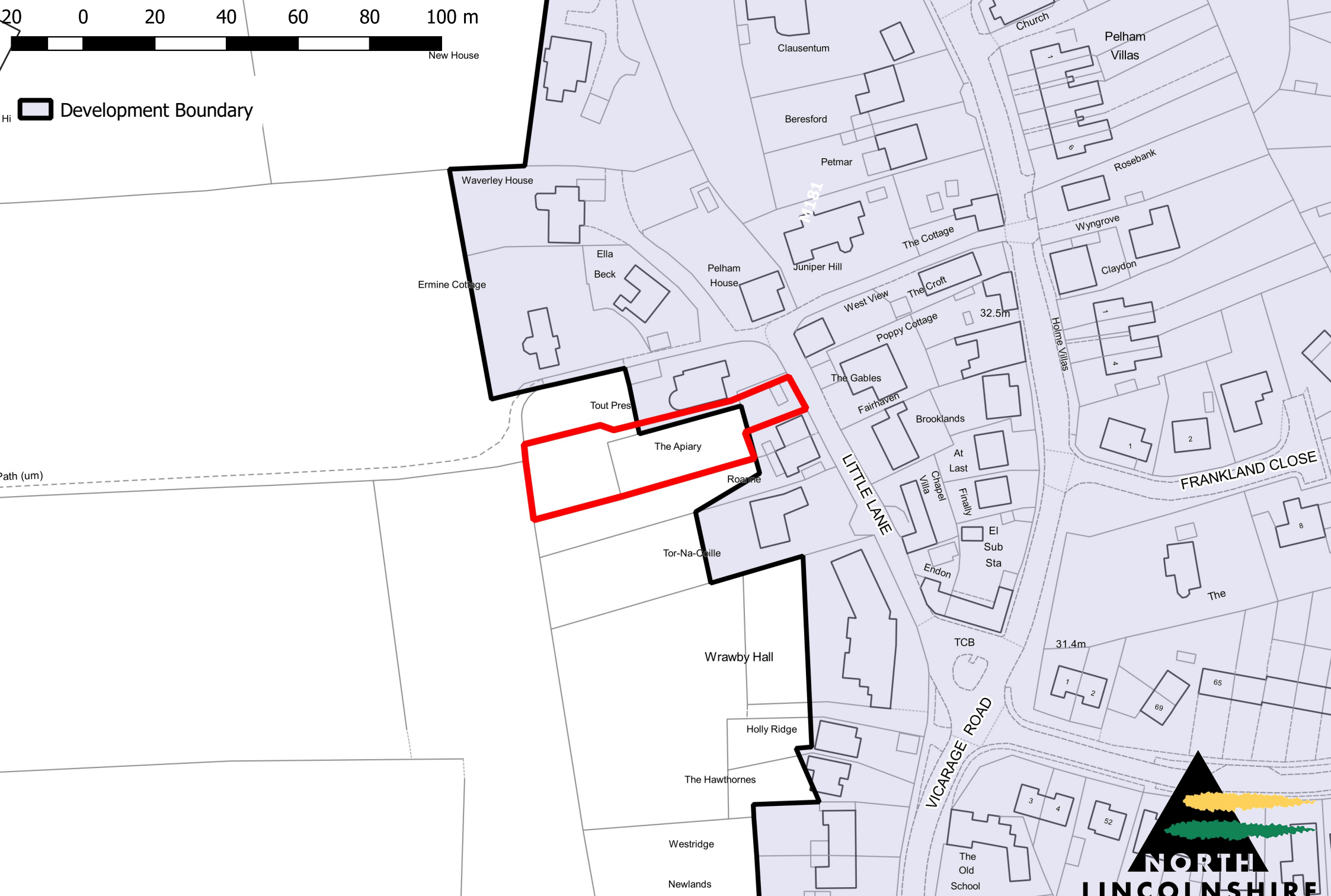
Informative 3

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Development Boundary

Path (um)



PA/2018/2356

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PA/2018/2356 Block plan (not to scale)

