

APPLICATION NO	PA/2019/460
APPLICANT	Mr Garth Stephenson
DEVELOPMENT	Outline planning permission with all matters reserved (up to six dwellings)
LOCATION	Land west of Kettleby Lane, Wrawby
PARISH	Wrawby
WARD	Brigg and Wolds
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Subject to a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the North Lincolnshire Local Plan

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy LC5 (Species Protection)

Policy LC6 (Habitat Creation)

Policy LC7 (Landscape Protection)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy T6 (Pedestrian Routes and Footpaths)

Policy DS1 (General Requirements)

Policy DS14 (Foul Sewage and Surface Water Drainage)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS17 (Biodiversity)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

CONSULTATIONS

Highways: No objection, but recommend conditions and an informative relating to works within the highway.

Historic Environment Record: This proposed development will not adversely affect any heritage assets of archaeological interest or their settings. No further recommendations.

Environmental Health: The application for residential development is a sensitive end use. In addition, the current agricultural use provides reason to believe contamination at the site may be an issue. Agricultural sites have the potential to be impacted upon by contaminants such as PAHs, Metals, Petroleum Hydrocarbons, and Asbestos, from the over-application of slurry and the illegal deposition of waste, which are harmful to human health. It is the developer's responsibility to assess and address any potential contamination risks, however no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level. In the absence of any supporting information,

recommend a condition in respect of contaminated land investigation and hours of construction/site clearance works.

LLFA Drainage: There is insufficient information to enable a drainage assessment to be carried out. A highway drain exists in the highway to the north of the site which could be utilised for outfall from the site. Recommend conditions in respect of the submission and implementation of a surface water drainage scheme, incorporating SuDS where possible.

PARISH COUNCIL

Object on the following grounds:

- The proposal is located outside the settlement boundary.
- A number of applications have recently been approved for housing in Wrawby which will have a significant impact on the village infrastructure. This proposal will exacerbate this issue.

PUBLICITY

The application has been advertised by press and site notices. Eighteen letters of objection have been received raising similar issues to the parish council, together with the following issues:

- The proposal is contrary to planning policy;
- Level of harm from the application;
- Impact on the character of the area;
- Impact of the occupants of the proposed dwelling from the operational workshop on the adjacent site;
- Potential cost to the adjacent business owner of undertaking additional sound proofing works;
- Precedent for further development should not be taken from previous planning application proposals;
- It will compound existing parking issues along Kettleby Lane;
- Potential increase in vehicular accidents;
- Impact on view and wider views;
- Potential for development on the wider piece of land in the ownership of the applicant;
- Potential for cars to be parked within the highway;
- Prominent site.

ASSESSMENT

The application site extends to 0.21 hectares in area and forms the north-eastern corner of a much larger agricultural field on the edge of Wrawby. The site is located outside the defined development limits for Wrawby, in the open countryside but adjoins the development limit along the northern boundary. The site is rectangular in shape and a field hedge is positioned along the eastern boundary of the site where it adjoins Kettleby Lane. The field occupies an elevated position above the village and there is a single-storey workshop located to the north and a line of residential properties along the eastern side of Kettleby Lane to the east. Outline planning permission is being sought to erect six dwellings on this land with all matters reserved.

The main issues in the determination of this planning application are the principle of residential development, impact on residential amenity and highway matters.

The application site is located outside of any defined settlement boundary and the proposal would represent a departure from the North Lincolnshire Local Plan. In determining whether the principle of residential development outside the settlement boundary is acceptable in this instance it is considered necessary to consider whether the proposed development is sustainable in planning policy terms.

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements, the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel.

Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Wrawby. There are no allocated housing sites within Wrawby.

LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is entirely outside the defined development boundary for Ealand and is therefore considered to be in breach of policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 11 and Footnote 7 (page 6) of the NPPF states the presumption in favour of sustainable development applies for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of housing site and that housing applications should be considered in the context of the presumption in favour of sustainable development.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021.

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental.

Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. The North Lincolnshire Sustainable Survey 2016 ranks the settlement of Wrawby as 32nd out of the 79 settlements scored within the survey and is classified as a Larger Rural Settlement, having three of the seven key facilities. Local facilities include a public house, village/church hall, and primary school within easy reach of the site on foot. There are local facilities within easy reach of the site on foot and a wide range of further services accessible by bicycle, with a direct cycle lane leading to the nearby market town of Brigg, and public transport readily available. Therefore the proposal accords with the need to site development in locations with accessible local services. These matters weigh heavily in favour of the proposal in terms of the economic and social dimensions of sustainability. In terms of the environmental dimension, the development offers the potential for landscape and biodiversity enhancement through the delivery of the housing scheme.

The planning statement submitted with the planning application states that the proposal will strike a balance between providing new housing in Wrawby and ensuring it is at a scale which is appropriate to the size of the settlement. In addition, it states that the site is located adjacent to the settlement boundary, it is a natural extension to the village, there are dwellings located beyond the site on Kettleby Lane, and that the local planning authority has approved other housing estates outside the development limit for Wrawby (these are highlighted in the document) which are located further away from the main core of the village. In response to this, it is accepted there are a number of housing

developments which have been approved outside the defined settlement boundary for Wrawby in the last year; in addition, it is accepted that this site is located in closer proximity to the existing services in Wrawby, all of which are within easy walking distance (public house, primary school, church and village hall).

The site at present forms the north-eastern corner of a large agricultural field. The proposed development would alter the character and appearance of the countryside. However, that would apply to any greenfield site, including those allocated for housing development in the Housing and Employment Land Allocations DPD, and would be an inevitable consequence of the authority striving to meet housing need. Given the fact that the site is proposed to accommodate six dwellings and doesn't extend in a southerly direction to any further extent than existing built development in Wrawby, that the site lies directly adjacent to the defined development boundary and existing built development, and that the openness of the field would largely be retained in the wider rural landscape context, it is considered that the landscape impact would be limited in this instance. Furthermore, any built development on this site would be viewed against the built framework of Wrawby to the north and east and not as an isolated form of residential development in the rural landscape. In addition, the impact of any built development upon this part of the rural landscape could be further mitigated at the reserved matters stage when the layout, scale and landscaping of the proposal is considered.

Overall, the site is considered to be of low environmental sensitivity and the magnitude of change to the character of the landscape and public views will be minor. Although there would be some limited harm to the character and appearance of the area and a conflict with the development plan in this respect, the extent of harm does not weigh heavily in the balance and the environmental dimension of sustainable development would therefore be achieved. Whilst it is acknowledged that impact on view is not a material planning consideration it is considered that the proposal extends across a small part of the field and therefore the openness of the landscape will be retained in the wider context. Any potential future application for residential development on the larger residential field in the ownership of the applicant would be considered on its own merits.

Whilst the restrictive policies of the development plan (CS2, CS3 and CS8) do still apply, the lack of a five-year supply of housing land and the scale of the shortfall limit the weight which can be attributed to these policies. Restricting development to land within development limits, if strictly applied, would severely affect the ability of the authority to address the need for housing. Overall it is considered that the proposal represents sustainable development in the context of the Framework and policy PS1 of the Housing and Employment Land Allocations DPD, which sets a presumption in favour of sustainable development. The limited adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons the principle of development is considered to be acceptable.

Residential amenity

The proposal is seeking outline planning permission with all matters reserved for subsequent consideration (through the submission of a reserved matters planning application). Matters relating to the position and heights of windows, and orientation and scale of the dwellings, would be considered at reserved matters stage; the potential loss of residential amenity arising from this subsequent planning application would be assessed at

that stage of the planning process. Notwithstanding this, it is considered that a site with an overall area of 2100 square metres is capable of providing six plots, each with an area of 350 square metres and therefore no issues are raised in respect of the density of residential development.

An issue has been raised in respect of the operational activities of the workshop located adjacent to the site to the north and the potential for loss of residential amenity. In respect of this issue, it is considered there are existing controls in place on this workshop to sufficiently mitigate potential impact on residential amenity; in addition, the approved hours of operation for this workshop are during social hours of the day (8am to 6pm Monday to Friday and 8am to 1pm on Saturdays) and the business doesn't operate on Sundays or public/bank holidays. Notwithstanding this, it is considered reasonable and necessary to recommend an informative that no habitable room windows are provided along the northern elevation of the dwelling proposed in closest proximity to this workshop and that consideration be given to installing windows with sound-proofing measures along this elevation (i.e. where they are proposed).

Highway issues

The council's Highways department has assessed the proposal with respect to its impact on highway safety. They have confirmed that the scale of the proposed development (six dwellings) is unlikely to generate a level of traffic movements that would have an adverse impact on the adjacent highway network or on pedestrian safety. These conditions will ensure that the access is suitably designed and constructed and that the dwellings on site are not occupied until the access and parking facilities serving them have been completed. Subject to these conditions, and given the lack of objection from highway officers, it is considered that the proposed development will have no unacceptable impact on highway safety in the area. In addition, it is considered there is sufficient space within the site (2100 square metres, with plot sizes of 350 square metres) to provide a minimum of two off-street parking spaces per dwelling; this space provision is considered sufficient to negate the potential for vehicles to be parked within the highway.

Other issues

Issues have been raised in relation to the number of planning applications which have been received for residential development outside the defined settlement for Wrawby and the potential knock-on effect this would have on local facilities and services. Under the guidance of policy H10 of the North Lincolnshire Local Plan, for sites of 0.5 hectares or less (as is the case here) the developer is expected to make an appropriate commuted payment to off-site recreational open space provision within the catchment area. In this case a financial contribution towards open space improvements in the catchment will be sought, which would be secured by a Section 106 agreement.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990, providing for a contribution towards the maintenance of existing off-site open space, the committee resolves:

- (i) it is mindful to grant permission for the development;**

- (ii) the decision be delegated to the Group Manager – Development Management and Building Control upon completion of the obligation;**
- (iii) if the obligation is not completed by 3 January 2020, the Group Manager – Development Management and Building Control be authorised to refuse the application on grounds of inadequate provision of essential community benefits; and**
- (iv) the permission so granted be subject to the following conditions:**

1.

Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

No above-ground works shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

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.

6.

No above-ground works shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling(s) are occupied and once built/planted it shall be retained.

Reason

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

7.

No above-ground works shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of the vehicle parking space(s) within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

8.

No above-ground works shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

9.

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.

10.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

11.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with the following details to be submitted to and agreed in writing by the local planning authority. The details shall include:

- the proposed method of forming access from the highway including the required visibility splays;
- the method of constructing/paving the drive;
- the provision of adequate drainage features;
- the provision of suitable lighting arrangements;
- the provision of street name plates which include the words 'Private Drive'.

The development shall be undertaken in accordance with the approved details and once constructed the private driveway shall thereafter be retained.

Reason

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

12.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature

and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR 11'.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part 3.

Reason

To ensure that risks from land contamination to the 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.

13.

Construction and site clearance operations shall be limited to the following days and hours:

- 7.30am to 7pm Monday to Friday
- 8am to 1pm on Saturdays.

No construction or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To define the terms of the permission and in the interests of safeguarding residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

14.

No development shall take place until a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The drainage scheme shall demonstrate that surface water run-off generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the run-off from the undeveloped site. It shall also include details of how the resulting completed scheme is to be maintained and managed so that flood risk, both on and off the site, is not increased.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of

the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

15.

The surface water drainage scheme shall be implemented in accordance with the approved submitted details, completed prior to the occupation of any dwelling or building within each phase or sub-phase of the development on site, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

16.

Within three months of the date of this permission, a biodiversity management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to hedgehogs, bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of nest boxes and bat roosting features to be installed in new buildings and retained trees;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the retention, planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

17.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the final dwelling, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

Informative 1

This application must be read in conjunction with the relevant Section 106 Agreement.

Informative 2

You are advised there is an existing operational workshop located immediately to the north of the application site. Therefore you should ensure that there are no habitable room windows proposed in the northern elevation of the most northerly positioned dwelling under any reserved matters submission. You may also wish to consider sound-proofing measures to any windows proposed to face towards the northern boundary of the site.

Informative 3

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 4

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.

