
APPLICATION DETAILS

Application No:	17/0129/VAR
Location:	Land At Grey Towers Farm Nunthorpe Middlesbrough
Proposal:	Variation of condition no 2 on previously approved planning application M/FP/0210/14/P including changes to the elevations and layout
Applicant:	Mitchells And Butlers Leisure Retail Ltd
Agent:	Mr John Wyatt
Ward:	Nunthorpe
Recommendation:	Approved with Conditions

SUMMARY

This application seeks consent to vary the approved plans for the erection of a public house / restaurant to the south of the Grey Towers housing development. The variations include:

- a) new elevations;
- b) alterations to the layout of the building;
- c) alterations to the site layout; and,
- d) removal of the residential accommodation.

Objections relating to noise, scale, mass, parking, appearance and the impact on amenities to neighbouring dwellings' have been received from four properties.

It is considered that the proposed variations will not result in significant impacts on the amenities of the nearby residential dwellings, or the visual amenities of the area. The development is considered to be appropriate in terms of its scale and design. The proposed variation meets the requirements of policies DC1, CS4 and CS5.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The site is located to the west of the Poole Roundabout in Nunthorpe. The site is approximately 0.47ha of open space. To the south of the site are existing residential dwellings, to the north is the approved Grey Towers residential development site (of which this site was included within) and to the west is Grey Towers Farm. The land to the south and west of the site is within the Nunthorpe Conservation Area.

Permission has been granted for the erection of public house/restaurant with ancillary residential use at first floor and associated external areas, boundary treatment/landscaping and car parking/access. This application seeks to vary the approved plans, the variations include:

- a) new elevations;
- b) alterations to the layout of the building;
- c) alterations to the site layout; and,
- d) removal of the residential accommodation.

The revised building consists of two-storeys located centrally with single storey wings to the sides and rear and a 2.2m noise attenuation fence is proposed around the rear service area. External seating remains to the front and west side of the building but has been removed from the east side.

The proposed building is positioned in the same location as the approved building. The separation distances remain as previously approved which are approximately 20m away from the southern boundary of the site (at its nearest point) and approximately 60m to the rear elevation of the nearest residential dwelling on Collingham Drive.

PLANNING HISTORY

M/FP/0822/14/P

Deletion of previous condition 11 (opening hours only between 11am to 11pm Monday - Sunday, bank holidays/public holidays) and replacement with 'The use hereby approved shall not be open to customers outside of the hours of 11am to 00:30am Monday to Sunday, bank holidays/public holidays'

Approved with Conditions

21st October 2014

M/FP/0210/14/P

Erection of public house/restaurant with ancillary residential use at first floor and associated external areas, boundary treatment/landscaping and car parking/access.

Approved with Conditions

27th May 2014

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance

considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- a) *The provisions of the development plan, so far as material to the application;*
- b) *Any local finance considerations, so far as material to the application; and*
- c) *Any other material considerations.*

The following documents together comprise the Development Plan for Middlesbrough;

Middlesbrough Local Plan;

- *Housing Local Plan (2014);*
- *Core Strategy DPD (2008, policies which have not been superseded/deleted only);*
- *Regeneration DPD (2009, policies which have not been superseded/deleted only);*
- *Tees Valley Joint Minerals and Waste Core Strategy DPD (2011);*
- *Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011);*
- *Middlesbrough Local Plan (1999, Saved Policies only); and*
- *Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).*

The overarching principle of the National Planning Policy Framework (NPPF) is to support sustainable development, and that it should go ahead without delay. It defines the role of planning in achieving economically, socially and environmentally sustainable development and recognises that each are mutually dependent. The NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles', which can be summarised as follows:

- *Being plan led;*
- *Enhancing and improving areas;*
- *Proactively drive and support sustainable economic development to deliver homes, business, industry and infrastructure and a thriving local economy;*
- *Always seek a high quality of design and good standard of amenity for existing and future occupants;*
- *Take account the different roles of areas, promoting the vitality of the main urban areas whilst recognising the intrinsic character of the countryside;*
- *Support the transition to a low carbon future, taking full account of flood risk, resources and renewables;*
- *Contribute to conserving and enhancing the natural environment;*
- *Encourage the effective use of land;*
- *Promote mixed use developments;*
- *Conserve heritage assets in a manner appropriate to their significance;*
- *Actively manage patterns of growth making fullest use public transport, walking and cycling and focus significant development in sustainable locations; and*
- *Take account of local strategies to support health, social and cultural well-being and deliver community and cultural facilities to meet local needs.*

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 - General Development
CS5 - Design
CS4 - Sustainable Development

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Following a consultation exercise objections were received from residents from four properties. The objections are summarised below:

- a) First application is for a public house, this is a restaurant which is a totally different proposition;
- b) If the changes to the elevations include the raising of the site elevation sound will carry more readily to adjoin properties, especially as the kitchen and car parking facilities back onto the country lane and properties on Collingham Drive;
- c) If the elevation is raised would have an adverse visual impact to the adjoining houses, the development would tower over properties on Collingham Drive;
- d) No attempt to obscure the pub at the rear nor to minimise any noise from the development;
- e) Entrance to car park runs around rear very close to properties on Collingham Drive, there will be significant light pollution, noise and disturbance from customers especially after 18:00;
- f) Noise disturbance including deliveries, kitchen extractors, staff, doors open in hot weather, emptying bottles;
- g) Over bearing and out of character;
- h) Other facilities in area;
- i) Loss of privacy;
- j) Impact on security of residential dwellings;
- k) Overshadow residential properties;
- l) Far larger than the previous building;
- m) Closer to existing residential dwellings;
- n) Pedestrian access to the rear lane compromises privacy and security and result in more noise;
- o) Reduction in value of property, residents should be entitled to a reduced rateable value of our properties;
- p) Building has increased in size and anticipated footfall;
- q) Parking provision has not increased;
- r) Does not address serious traffic danger issues relating to the new bell mouth from the roundabout right of access in place for Grey Towers Farmhouse;
- s) Inclusion of bell-mouth from access round to adjacent site;
- t) Previous proposal more in keeping in its appearance and scale;
- u) More commercial/corporate in appearance;
- v) Bears no relation to the design and access statement in terms of scale, appearance and local character;
- w) Hours of opening, not needed for a restaurant; and,
- x) Supporter of previous development, pub would have a significant positive contribution to the community, plans to change to a 'steak house' are disappointing as it will only serve a small aspect of the community.

The objections were received from the following properties:

- a) 9 Sinderby Lane;
- b) 33 Collingham Drive;
- c) 34 Collingham Drive; and
- d) Greytowers Farmhouse.

No comments have been received from the Ward Councillors, Community Council or Parish Council.

Highways - no objections subject to conditions
Environmental Health - no objections subject to conditions

Public Responses

Number of original neighbour consultations	14
Total numbers of comments received	4
Total number of objections	4
Total number of support	0
Total number of representations	0

PLANNING CONSIDERATION AND ASSESSMENT

1. Objections which relate to the principle of the development, or those which relate to parts of the development which are not altered as a result of the proposed variations are not material considerations. Such comments include those which relate to the access to the car park, the position of the car park and the lighting in the car park.
2. During the application process, and as a result of the consultee responses and Planning Officer comments, a revised design and site plan were received. The alterations included the removal of the bell-mouth into the adjacent site, the repositioning of the access point to the right of way to the south. The revised scheme is the subject of this report.

Use

3. The previous application was for the erection of a public house / restaurant. The proposed use is a restaurant which includes a bar. In planning terms both uses are a combination of A3 and A4 use. Generally speaking an A4 use bar/public house is considered to have a greater impact on the amenity of residents in the area due to noise, music, antisocial behaviour. As a result if the main use of the premises is a restaurant A3 use with an ancillary bar, it could be considered that the proposed variation will result in less impact on the adjacent residential dwellings than the previously approved public house use with ancillary A3 use.
4. It is also worth noting that if this variation is not approved the original application can be built and ultimately the use can be changed to that proposed under permitted development rights without the need for planning consent.

Noise

5. As part of the application a revised noise assessment has been submitted. This has been considered by Environmental Health who are satisfied with the content of the report and have raised no objection subject to a number of conditions which were placed on the previous application. These include restrictions on the delivery times, opening hours, site investigations a lighting scheme and details of fixed plant and machinery including air conditioning units.
6. The revised scheme does not include any doors or windows on the rear elevation other than two doors which give access to the rear service yard which is enclosed by a 2.2m high noise attenuation fence to further reduce any noise impact on residents to the south.

7. The proposed variation does not seek to alter the ground level in anyway and the residential accommodation is removed from the first floor. The size of the first floor is significantly reduced and is located centrally in the building. Windows are only proposed on the front elevation of the first floor which houses a toilet and staff facilities. As a result issues relating to noise emanating from the first floor have been significantly reduced in comparison to the previous approval.
8. Following the approval of the original scheme permission was granted to increase the opening time from 23:00 to 00:30. This application does not seek to alter the opening times. With the restaurant replacing the public house as the primary use on the site, the inclusion of the noise attenuation barrier to the rear of the service yard, and the removal of external seating to the east side of the building, it is the planning view that the alterations proposed will reduce potential noise impacts on the neighbouring properties to the south.
9. In relation to the noise impact the development is considered to be in accordance with the requirements of policies DC1 and CS5.

Access to Bridleway

10. The access to the bridleway to the south of the site was approved under the previous application. It was required to encourage sustainable transport methods to access the premises for local residents. Following comments from objectors, the position of the footpath has been altered moving it away from the adjacent Grey Towers Farm building so that it is located to the southeast of the site.
11. The position of the access point is considered to be acceptable in planning terms. Access to the right of way is provided however due to the location it further to the east it may encourage residents to use the open footpath to the north which will also benefit from street lighting.
12. The development is considered to be in accordance with the requirements of policy CS4 and DC1 in these regards.

Design / Streetscene

13. The proposed building comprises a two-storey element located centrally and measures approximately 33.5m by 28m with a height of 11m to the ridge, 6.5m to the eaves with single storey wings of differing heights up to 4.8m projecting to the sides and rear. The height of the two-storey element is only marginally higher than the previous building.
14. The amount of floor space on the first floor has been significantly reduced whilst the width of the ground floor has increased slightly. As a result of the reduced two-storey element the scale of the proposed building will have a less dominating appearance when viewed from the adjacent highways. The two storey element is also located further away from the residential dwellings to the south than the previous scheme.
15. As previously stated, there are no alterations to the ground level of the site. As a result it is considered that the development will not tower over the properties in Collingham Drive as raised by objectors, partially as a result of these properties being approximately 60m away. Existing and proposed landscaping will also soften the structure and provide a screen to the properties to the south. As a result it is considered that the proposed building will not have a dominating visual appearance from Collingham Drive.

16. The building has been designed to incorporate architectural features found in the local area. The building incorporates varying storeys, roof pitches, external chimneys, oak framed entrance porch, mock Georgian sash windows and building materials including brick, render, oak, timber cladding and slate. The design is considered to be of a high quality which is essential given the prominent location of the site when viewed from the adjacent roundabout.
17. It is the planning view that the design, scale and mass are in keeping with the surrounding area and will not result in a dominating impact on the streetscene. The landscaping on the site will further enhance the visual appearance of the site when viewed from the main access road and the adjacent bridleway. The development is considered to be in accordance with the requirements of policy CS5.

Highways / Parking

18. The vehicular access to the proposed restaurant and bar will be via the 'spine road' serving the Grey Towers Village residential development, the principal entry point to which will be from the A172/A1043 Poole Roundabout. As the Transport Statement submitted in support of the previous application (ref. M/FP/0210/14/P) demonstrated, there will be ample spare capacity at this roundabout during the AM and PM peak periods in the design year, even when the increased floor area proposed in the current application is taken into account, this application does not seek to alter the approved access.
19. Although the highway network to the north of the site (in particular A172 Dixons Bank/Stokesley Road) is heavily congested during the AM and PM peak periods, the busiest hours of operation of the proposed restaurant and bar will be outside these periods. Consequently, the proposed development will not have a detrimental impact on the operation of the surrounding highway network from either a capacity or a road safety perspective.
20. The current application is for a restaurant and bar with a gross floor area of 610 m², as opposed to a pub and restaurant with a gross floor area of 486 m² as approved in 2014. This represents an increase in gross floor area of just over 25%. However these figures include the service areas, stores, cellars etc. Taking these areas out the floor area for the previous approval was approximately 313sqm, the floor area for the proposed development is 324sqm, an increase of only 3.5%. When considering how the premises will be used, people in bars do not need a seat to be comfortable, many will stand to drink when the premises are busy. This is not the same for a restaurant where people will sit at tables to eat. As a result it is the planning view that the proposed use will not result in a significant increase in footfall when compared to the previous approval.
21. The proposed parking provision of 66 spaces is one more than previously approved. Although this falls short of the maximum provision required for a development of this type it is in a sustainable location and cycle parking has been provided. The previous approval was approved with a shortfall from parking requirement guidelines for this reason. It is considered that given the location has good links to sustainable transport, and the floor area of the public area has only increased by 3.5%, the parking provision is acceptable in planning terms. Once the use becomes operational, if parking issues do occur there is scope within the layout of the site to increase the parking provision at a later date. The development is in accordance with the requirements of policies DC1 and CS4.

Conclusion

22. The proposed variation is considered to be acceptable in planning terms. The alterations to the design of the building and the layout of the site will not result in significant detrimental impacts on any of the neighbouring premises, nor will they detract from the visual amenity of the streetscene. Although the parking provision does not meet the maximum requirements it is considered to be appropriate given the sustainable location of the premises with good links to the surrounding residential premises. The development has been considered in relation to the relevant planning policies DC1, CS4 and CS5 and on balance it is the planning view that the objections raised do not warrant the refusal of the application.

RECOMMENDATIONS AND CONDITIONS

Approved with Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in complete accordance with the plans, documents and specifications detailed below and shall relate to no other plans other than those which form part of the reserved matters:
 - a) Application Form;
 - b) Location Plan, Planning, Drawing no. 505;
 - c) Proposed Site Plan, drawing no. APO1 rev. B;
 - d) Proposed Elevations, drawing no. AP06;
 - e) Proposed Elevations, drawing no. AP05;
 - f) Proposed Ground and First Floor Plans, drawing no. AP02 rev. A;
 - g) Proposed Roof Plan, drawing no. AP03 rev. A;
 - h) Design and Access Statement, dated March 2017;
 - i) Planning Statement, dated 13th February 2014
 - j) Noise Impact Assessment, report no. P17-239-R01v1;
 - k) Statement of Design Intent for Kitchen Ventilation System, ref B2463 dated 16th January 2014;
 - l) Supporting Transport Statement, Job no. JN031, dated February 2014;
 - m) Protected Species Survey for Great Crested Newts, dated 9th June 2011;
 - n) Protected Species Survey, dated 28th July 2010;
 - o) Arboricultural Method Statement, dated 2nd December 2010;
 - p) Arboricultural Implication Assessment, dated 2nd December 2010;
 - q) Extended Phase 1 & Protected Species Survey, Drawing no. ECO-A;
 - r) Arboricultural Implication Assessment South Eastern Area, Drawing no. EXI-A;
 - s) Tree Protection Plan South Eastern Area, Drawing no. TPP-A; and
 - t) Archaeological Desk-based Assessment, report no. 2406, dated May 2010.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3. The development will be carried out in accordance with the details within the following documents and thereafter retained on site. Any alterations to the approved details must be submitted to and approved in writing by the Local Planning Authority;
 - a) Schedule of Proposed Materials, reference no. MAB15;
 - b) Phase 2 Geoenvironmental Assessment, report no. H17038 rev. 0; and,
 - c) Site Set-up Contractor Parking Plan, drawing no. AP.07.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

4. A plan showing the surface water drainage that has been designed to prevent this water from flowing onto the highway to the detriment of all highway users must be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety.

5. Before the construction of the buildings hereby approved commences a scheme for a Sustainable Drainage System (SuDS), which shall sustainably drain surface water, minimise pollution and manage the impact on water quality, shall be submitted to and approved in writing by the Local Planning Authority and thereafter to be fully implemented in line with the agreed programme of works to the satisfaction of the Local Planning Authority.

Reason: In the interests of a sustainable development.

6. The Surface water discharge from the development must be limited to a Greenfield run off rate of 5 l/s. This should be accomplished by the use of SuDs techniques.

Reason: In the interest of sustainable development

7. Construction of the Public House hereby approved shall not commence until the Local Planning Authority has received and approved an application for construction of a new vehicular access to Grey Towers Farm. Following construction of the new vehicle access road to the farm the existing access shall be closed to vehicles and construction of the public house can commence.

Reason: In the interests of highway safety

8. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

9. Before any fixed plant and machinery, including refrigeration and air conditioning equipment, is used on the premises it shall be installed and maintained so as to minimise the transmission of airborne and structure-borne sound in accordance with the Noise Impact Assessment Report No. 22121.01v1, dated January 2014.

Reason: To ensure a satisfactory form of development

10. No deliveries shall be taken or despatched from the premises outside the hours of 8:00am to 7:00pm Monday to Saturday, 9:30am to 6:30pm Sundays nor at any time on Bank holidays or Public Holidays

Reason: In the interests of the amenity of the area.

11. The use hereby approved shall not be open to customers outside the hours of 11:00am to 00:30am Monday to Sunday, Bank Holidays and Public Holidays

Reason: In the interests of the amenity of the area.

12. A scheme showing full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved, in accordance with a programme of works also to be approved by the local planning authority. These details shall include proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, refuse or other storage units, signs, lighting etc.), proposed and existing functional services above and below ground (eg; drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.), retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers, densities where appropriate; implementation programme.

Reason: In the interests of the amenities of the area.

13. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

Reason: In the interests of the general amenities of the area.

14. No development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, thereafter all tree planting shall be carried out in accordance with those details and at those times.

Reason: In the interests of the amenities of the area and the landscaping measures/features of the site.

15. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the general amenities of the area.

16. In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of five years from the date of the occupation of the building for its permitted use

- a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:1989 (with subsequent amendments)(British Standard recommendations for Tree Work);
- b) if any retained tree is removed, uprooted or destroyed or dies during the period of construction another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority. Similarly, if a retained tree dies or needs to be removed within five years of completion, and this is found to have been the result of damage sustained during development, this replanting condition will remain in force; and,

- c) the erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. Retained trees shall be protected fully in accordance with British Standard 5837:1991 (Guide for Trees in Relation to Construction). In particular, fencing must not be dismantled at anytime without the prior consent of the local planning authority.

Reason: In the interests of the amenities of the area.

17. All hedges or hedgerows on the site unless indicated as being removed shall be retained and protected on land within each phase in accordance with details submitted to and approved in writing by the local planning authority for the duration of works on land within each phase unless otherwise agreeing in writing by the local planning authority. In the event that hedges or hedgerows become damaged or otherwise defective during such period the local planning authority shall be notified in writing as soon as reasonably practicable. Within one month a scheme of remedial action, including timetable for implementation shall be submitted to the local planning authority. The approved scheme shall be implemented in accordance with the approved timetable. Any trees or plants which within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure avoidance of damage to existing hedgerows and natural features during the construction phase, to enable the development to integrate into the landscape.

18. Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences and the premises used. The details of the proposed floodlighting should include a plan of the lighting columns including the lighting levels that will be provided to the site and at the facades of neighbouring premises. The construction and use of the floodlighting shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development and in the interests of the amenities of residents.

19. The development shall be carried out in full accordance with the details and specifications within the Servicing/Delivery Noise Impact Assessment report No. P17-239-R01v1 May 2017 including the erection of the acoustic fence to the rear yard which shall be constructed and maintained on site.

Reason: To ensure a satisfactory form of development and in the interests of the amenities of residents.

REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed public house and associated works accords with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraphs 186-187 of the NPPF. In addition the public house

accords with the local policy requirements (Policies DC1, CS4, and CS5 of the Council's Local Development Framework).

In particular the public house and associated works is designed so that its appearance is complementary to the surrounding residential area and so that it will not have a detrimental impact on the amenity of any adjoining or nearby residents. The public house and associated works will be consistent with the rural setting and will not prejudice the appearance of the area. The public house and associated works does not significantly affect any landscaping nor prevent adequate and safe access to the residential area.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused

INFORMATIVES

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>).

Please be aware that where there is more than one condition a multiple fee may apply.

A Public Path exists across the site and before planning approval is granted discussion is required with the Highway Authority (tel: 01642 728156) to ensure that the line of the path is not interfered with.

The applicant is strongly advised to contact the Highway Authority (tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

Interference or alteration of the highway requires a licence under the HA 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

The applicant is reminded that they are responsible for contacting the Statutory Undertakers in respect of both the new service to their development and the requirements of the undertakers in respect of their existing apparatus and any protection/ diversion work that may be required.

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person. In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion

should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

Should the development require Street Names, Numbers and/or Post Codes the developer must contact the Councils Naming and Numbering representative Helen Green on (01642) 728640

The applicant must contact Northern Gas Networks directly to discuss requirements in detail.

Case Officer: Shelly Pearman

Committee Date: 14th July 2017

