

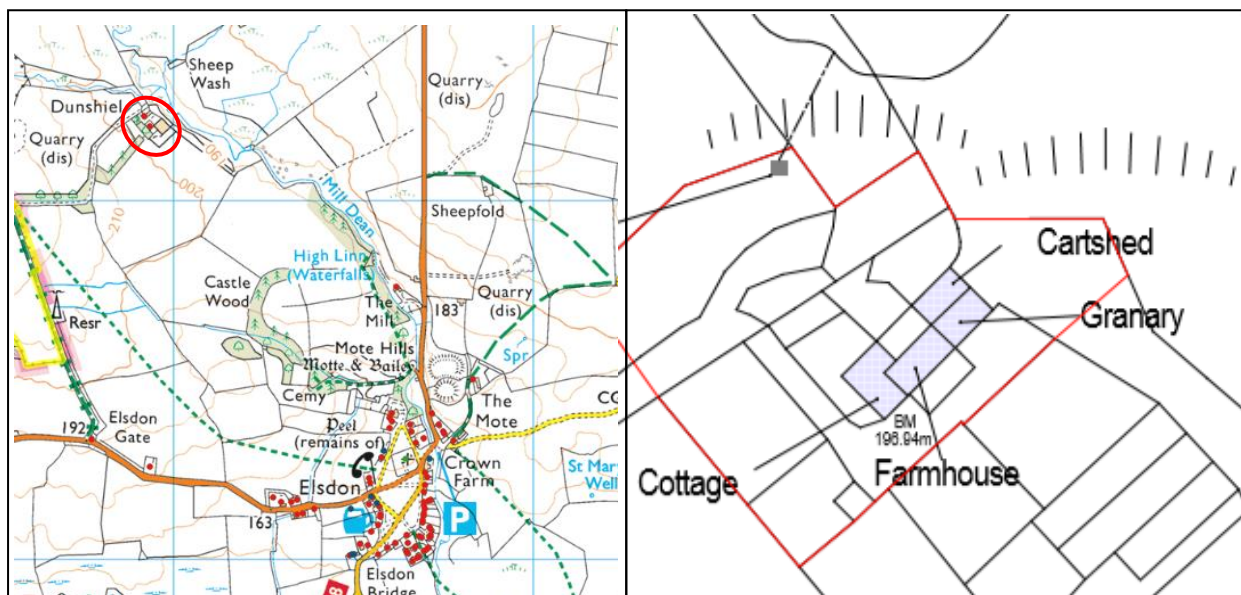


**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	20NP0068
<b>Description / Site Address</b>	Proposed refurbishment of existing cottage and farmhouse incorporating change of use of adjacent granary and cart shed to form part of the residential farmhouse accommodation at Dunshiel Farm, Dunshiel Drive, Elsdon, Northumberland, NE19 1AQ
<b>Expiry date of publicity / consultations</b>	7 December 2020
<b>Last date for decision</b>	31 December 2020 (Agreed extension to 1 February 2020)

**Details of Proposal**

This application is seeking approval for the refurbishment and change of use of buildings at Dunshiel Farm. Dunshiel Farm is located in the open countryside approximately 1km to the north of Elsdon. The property is accessed via a farm track with runs east from the unclassified road between Elsdon Gate and Leighton Hill. The site consists of a farm house which incorporates a self-contained cottage to its south-west elevation and a granary / cart-shed to the north east. A hay shed and cattle shed are located further to the south-east of the site.



**Figure 1:** Site Location

The application is seeking approval for conversion of the attached granary to provide for a new living area to the ground floor and library to the first floor. The existing cart shed which is attached to the granary along the north-east elevation is also to be converted to provide for a new lobby incorporating a WC / plant & utility room as well as a covered parking space and storage for an oil tank.



Externally, the proposed works will result in little change to the front (south-east) elevation of the property other than the replacement of existing UPVC windows and doors with new units. To the rear (north-west) elevation, the creation of the lobby will require the partial enclosure of the cart shed. This is to be achieved through the use of horizontal timber shiplap cladding with a half glazed vertical batten style door on a natural stone base course.

It is also intended to undertake a complete internal and external refurbishment of the existing farmhouse and cottage. This will include knocking through from the cottage to the farmhouse at the ground floor level to provide a single unit of accommodation. However, as this will not result in any intensification of the existing use it is not considered that this element requires planning. Similarly, the proposed external refurbishment works and internal reconfiguration would not require planning permission. It noted from the application form, observations on site and correspondence from the applicant's Ecological Consultant that works on the site have already commenced.

### **Planning Policy & Guidance**

#### **National Policies**

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

#### **Northumberland National Park Local Plan**

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM2	<i>Householder Development</i>
Policy DM6	<i>Conversion of Buildings</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>

#### **Supplementary Planning Guidance**

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

#### **Relevant Planning History**

**98NP0092GPDO** GPDO notice of intention in respect of construction of hay storage shed 1<sup>st</sup> October 1998



**95NP0092GPDO** GPDO notice of intention in respect of demolition of existing byres and replacement with mono-pitch extension to existing cattle shed *2<sup>nd</sup> August 1995*

**76NP0019** Dividing farmhouse into two cottages and making improvements on 0.03 hectares of land *Planning permission conditionally granted 23<sup>rd</sup> April 1976*

### **Consultation/Representations**

**Elsdon Parish Council: No objection**

**NCC Public Protection: No response**

**NNPA Ecologist: No objection:** Subject to the proposed mitigation measures for bats and birds being made a condition of any approval which may be issued;

**NNPA Historic Environment Officer: No objection:** A historic building survey to level 1 could be justified.

The application has been advertised by means of a site notice displayed on the 12<sup>th</sup> November 2020. No representations have been received in response.

### **Assessment**

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and amenity
- Impact on National Park special qualities;
- Highways
- Contaminated Land

### **The principle of the development**

#### **Sustainable Development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan places adopts a similar assumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report.

#### **Principle of Development**



Strategic Local Plan policy ST4 seeks to direct new development to a series of settlements named within the policy. As Dunshiel is not located within one of the named settlements, it would be considered to fall within the open countryside. In the open countryside, amongst others, policy ST4 states that development will be permitted where it *'is supported by other relevant Local Plan policies'*. Policies DM2 and DM6 are considered to be the most relevant.

Policy DM2 recognises that development within the domestic curtilage of a property is acceptable throughout the National Park subject to meeting with a number of criteria which are considered in detail below. Policy DM6 relates to the conversion of buildings. In relation to buildings in the open countryside, part 2) of the policy states that the conversion of a building will be permitted where the proposal meets a number of criteria. In summary, this requires the building to be structurally sound and capable of conversion without requiring significant alterations which would harm the character of the property or the surrounding area. Part 3 d) of the policy states that residential is an appropriate end use for a converted building where the building is within the immediate curtilage of an existing building.

While the application has not been supported by a structural survey, from observations on site it appears that the building is structurally sound and there is no indication that significant rebuilding works would be required to allow the conversion to take place. In addition, the proposals largely involve the insertion of new windows and doors with no change to the existing footprint of the building. The only new external development is the partial enclosure of the cart shed to allow for the creation of the new lobby. However, as discussed in more detail in the following sections (design and landscape) it is considered that this will not have a significant impact on the character of the property or the wider landscape.

On the basis of the above, subject to consideration of the impact on local character and special qualities of the National Park and all other material planning considerations as assessed below, the principle of a conversion to provide additional residential accommodation in this location is considered to be acceptable.

## **Design and Amenity**

### Design

Amongst others, strategic policy ST1 is supportive of development which *'Protects or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping and removal of unsightly development'* with strategic policy ST2 requiring proposals to be of a *'high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular'*.

As noted above, part d) of Policy DM6 requires proposals for the conversion of buildings to be *'of high quality design which retains existing features which contribute significantly to the character of the building or its setting'*. In this instance the existing footprint is to be retained with the only new development the erection of a WC / lobby within the footprint of the existing cart shed. As this is of



modest scale, located within the existing structure of the cart shed and located to the rear of the property, it is considered that it can be accommodated with minimal impact on the character of the property. The remaining alterations largely involve the replacement of existing doors and windows to match those in the rest of the property which again is considered to be acceptable.

On the basis of the above it is considered that the proposed works can be accommodated without an unacceptable impact on the character of the property and the proposals accord with the requirements of local plan policies ST1, ST2 and DM6 in relation to design.

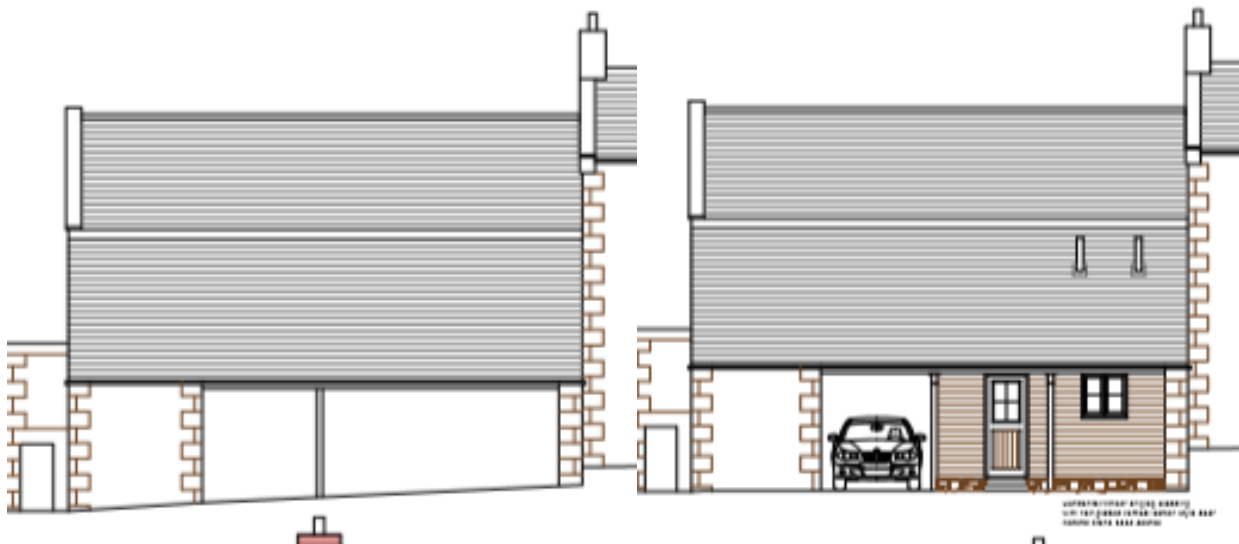


Figure x: Existing (left) and proposed (right) rear (north-west) elevation



Figure x: Existing (left) and proposed (right) front (south-east) elevation

Amenity

Amongst others, Policy ST2 states that development will be permitted where 'The proposal will not have an unacceptable adverse impact upon the amenities of occupiers' with Policy DM2 seeking to



ensure that new householder development '*does not unacceptably affect the residential amenity of neighbouring occupiers or result in adequate levels of amenity for the existing dwelling*'.

As there are no neighbouring residential properties within 500m of the application site, it is not considered that the proposals would have any material impact on the residential amenity of the occupiers of any other property. The proposals are therefore considered to accord with the requirements of Local Plan policies ST2 and DM2 in relation to residential amenity.

### **Impact on National Park special qualities**

#### Biodiversity

Local Plan policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming to '*Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets*'.

In this instance the proposals relate to the conversion of traditional stone and slate farm buildings and the application has been supported by a bat survey report together with plans showing the location of proposed ecological mitigation measures. The NNPA Ecologist has been consulted on the proposals. However, prior to responding the LPA were advised by the applicant's Ecological Consultant that unlicensed bat works had been undertaken and, amongst others, Natural England and the Police had been informed with the owner advised to immediately cease all works, which it is understood happened.

The LPA have subsequently been forwarded a summary of the results of an on-site meeting between the applicant, Agent and Ecological consultant, where it was agreed that notwithstanding the works that have been undertaken, the mitigation strategy detailed within the updated Bat Survey Report dated 20/11/20 remained appropriate with the LPA requested to continue consideration of the application on that basis.

The NNPA Ecologist has been made aware of the works undertaken on-site and has also had sight of the Bat Survey Report. Having considered the information provided, the Ecologist has noted that common pipistrelles were identified during the surveys in 2020 using up to 5 summer day roost locations, which could be lost or altered as a result of the application. In Dec 2020 the NNPA were notified by the bat consultant that work had commenced/continued on the property and offences had occurred. Taking into account this recent communication, the Ecologist has assessed the application based on the existing report and the mitigation shown on the submitted plans.

When a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 53 of the Conservation of Habitats and Species Regulations 2017. It is proposed that the work will be covered under a Natural England Mitigation Licence. Even though Natural England oversee these licences, as the competent Authority the National Park Authority must evaluate the three tests to determine if such a licence is likely to be suitable before granting planning permission.



The 3 tests are:

- The proposal must be required for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative to the proposal; and
- The proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.

The first two tests are planning related and, as the proposals are considered to be in accordance with local plan policy, are considered to have been met. The third of these tests is examined in terms of the mitigation proposals submitted by the applicant.

After looking at the documents provided and considering the changed circumstances, the Ecologist has noted that the mitigation and compensation listed in the report includes the erection of a general purpose bat box on the edge of woodland on site prior to work commencing. The locations of 3 roosts are to be retained in the renovated building and a bat tube incorporated into the wall to replace a lost location. Two bat slates are to be integrated into the roof to provide additional roost locations and the use of Non-bitumen felt has been advocated.

Natural England standing advice states that the type and function of replacement roosts should perform the same function as those which they replace. In this instance, the Ecologist has noted that the provision suggested should be sufficient. The species recorded will use bat boxes and boxes are suitable for smaller roosts. Provision will be available in the renovated building to replace/maintain those locations bats were using before, including additional provision in the roof.

The Ecologist has however noted that a non-bitumen breathable membrane has been used in the recent works although the bat report advised against this. The membrane is likely to be removed imminently using a 'Reasonable Avoidance Method'. The Ecologist has welcomed this action and is satisfied that this would not have to wait until a licence is issued.

In summary, the Ecologist has advised that despite the situation where roosts have already been affected, the mitigation suggested would be sufficient and can still be implemented to provide roosts in the coming season. The numbers of bats likely to be impacted are low, important only at the local level. If the mitigation and working methodology (given in Appendix 1 of the report and shown on plan 02/20) including supervision by an ecologist, is conditioned, it is likely to represent the best outcome for bats. The third test will be met as the proposals are unlikely to detrimentally affect the conservation status of common pipistrelle present on site.

In addition to impacts on bats, the Ecologist has noted that birds were using the buildings and the drawings show additional bird boxes on the plans. These should also be conditioned and disturbance during the bird breeding season should also be avoided.

Subject to the imposition of an appropriate condition to ensure delivery of the proposed mitigation measures for bats and birds, it is considered that, notwithstanding the situation with regard to



unlicensed works, the proposals will accord with the requirements of Local Plan policy DM10 and the NPPF in relation to biodiversity.

### Cultural Heritage

While the property is not covered by a statutory heritage designation, the farmhouse and attached farm buildings were recorded in the 1987 Historic Building Survey of the National Park and are considered to be of local interest. The pre-amble to policy DM14 of the Local Plan notes that '*locally valued (non-designated) assets [also] have historic interest and play a key role in defining place and in building local pride*' with part 3) of the policy stating that '*Development affecting the built heritage of the National Park should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction*'. Section 16 of the NPPF, notably paragraphs 197 – 199, provides the framework under which LPAs should consider applications which impact on non-designated heritage assets

As the proposals relate to a non-designated heritage asset, the NNPA Historic Environment Officer has been consulted on the proposals. Having considered the information provided, the Officer has advised that he considers that the proposals provide for an acceptable adaptive re-use of a traditional farmstead although he has questioned the use of sand: cement: lime mortar.

The Officer has noted that the building is an undesignated heritage asset of local significance and while supporting the aspiration to restore the farmstead fit for modern requirements, has expressed disappointment at the lack of any references to the building's history. While noting that the proposals accord with the requirements of Policy DM14, the Officer has advised that the internal alterations to the granary and cart shed could justify an Historic Building Survey (to Level 1 as set out in *Understanding Historic Buildings: A Guide to Good Recording Practice*) prior to alteration.

However, as works on the site have already significantly progressed, including works both internally and externally to the granary and cart shed and the proposals are considered to accord with Local Plan policy, it is not considered that such a condition would be justifiable or enforceable in this instance. On balance, the proposals are however considered to accord with the requirements of Local Plan policy DM14 and the NPPF in relation to heritage.

### **Landscape & Tranquility**

#### Landscape

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive landscape change. To achieve this, new development will need to ensure that '*the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour*' and '*the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park.*'





The proposed works will not extend the footprint of built development on site with the only extension proposed, to accommodate the new lobby, fully contained within the existing cart shed. As such it is considered that any impact on landscape character and visual amenity outside of those discussed in relation to design and cultural heritage would be negligible and insufficient to warrant refusal of the application. The proposals are therefore considered to accord with the requirements of Local Plan policy DM11 in relation to landscape.

### Tranquillity

Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies..'*

Neither the Planning Statement, application form or plans / elevations indicates that any new external lighting is to be installed. While it is acknowledged that the site is within a remote open countryside location in the Dark Sky Park, a condition restricting the installation of external lighting is not considered appropriate in this instance given that the scheme relates to an existing property. However, given the sensitivity of the location, an informative has been attached and details of lighting appropriate for use within the Dark Sky Park has been provided. The proposal is therefore considered to accord with the requirements of Local Plan policy in relation to dark skies.

As the proposals only relate to the conversion of existing agricultural buildings to provide additional residential accommodation / garaging, outside of the initial construction phase, it is considered that the proposals are unlikely to generate additional vehicle movements / traffic or noise which would have any material impact on the tranquility of the National Park.

### **Highways**

Amongst other, Policy ST2 is supportive of proposals which *'ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way'*.

The plans submitted in support of the application do not identify any dedicated parking to serve the development although significant parking is available within the site boundaries. In addition, as the proposals will result in a reduction of the number of bedrooms from five to four, and include for a new parking space within the converted cart shed, it is not considered that the proposals would result in any intensification of use which would require the applicant to demonstrate that additional parking space is available. As the site is located approximately 400m from the public highway, it is not considered that the proposals will compromise highway safety or the local road network. While it is not considered that the proposals will have any material impact on highway safety or the local road network, it considered prudent to attach standard informatives to remind the applicant not to store building materials or equipment, or deposit mud, debris or rubbish, on the highway.



Subject to the imposition of suitable informatives, the proposals are considered to accord with the requirements of Local Plan policy ST2 in relation to highway safety and parking,

### **Foul Drainage**

Planning Practice Guidance (PPG) on *'Water supply, wastewater and water quality'* states that *'When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works'*. In this instance, rather than discharging to a public sewer, the intention is to discharge to an existing septic tank. As such, the application has been supported by a Foul Drainage Assessment (FDA) along with a plan showing the nearest connection to the public sewer.

The information submitted in support of the application indicates that the nearest connection to a public sewer is located in Elsdon, approximately 1km to the south-east. Given the distances involved, the LPA is satisfied that it would be neither reasonable nor feasible for the scheme to be connected to the public sewer network. The FDA therefore indicates that the intention is to connect to an existing septic tank.

PPG advises that *'Septic tanks or package sewage treatment plants may only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible (taking into account cost and/or practicability and whether the package treatment plant poses a risk to a designated site) in accordance with Approved Document H of the Building Regulations 2010. Septic tanks must not discharge effluent to surface water and must comply with the general binding rules, or a permit will be required'*.

The proposals will lead to no intensification of use of the site (i.e. through the provision of additional bedrooms / bathrooms). As such, and given that the applicant has confirmed that the existing system complies with the general binding rules, it is considered that the existing foul drainage arrangements are acceptable and it would be unreasonable to require connection to a public sewer or new package treatment plant in this instance.

### **Contaminated Land**

The proposal is for the conversion of an agricultural building into residential accommodation. As the proposed end use is classed as 'vulnerable to the presence of contamination', the application has been supported by a *'Phase 1 Preliminary Contamination Risk Assessment'* Report and NCC Public Protection has been consulted on the proposals.

The Risk Assessment has concluded that *'When considering the findings of this Phase 1 Preliminary Contamination Risk Assessment, and the review of all the historical and environmental data, in conjunction with the site (reconnaissance) walkover survey completed, it can be seen that there are no significant contaminative sources or geotechnical hazards / issues which could affect the proposed development of the existing farmstead'*



While no response has been received from Public Protection, notwithstanding the results of the Risk Assessment, it is considered reasonable to attach a condition requiring a Method Statement to be submitted for approval by the LPA should any contamination not previously identified be discovered during the course of the development.

### **Recommendation & Conditions**

Grant conditional permission subject to the following conditions:

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

**Reason:** To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form, received 5<sup>th</sup> November 2020;
- Location Plan, Issue 1, Sheet LP, Dwg No. 02/20 received 5<sup>th</sup> November 2020;
- Site Plan, Issue 1, Revision 1, Sheet SP, Dwg 02/20 received 5<sup>th</sup> November 2020;
- Existing Floor Plans, Issue 1, Sheet 1, Dwg No. 02/20 received 3<sup>rd</sup> September 2020;
- Existing Elevations, Issue 1, Sheet 2, Dwg No. 02/20 received 3<sup>rd</sup> September 2020;
- Proposed Floor Plans, Issue 1, Sheet 3, Dwg No. 02/20 received 3<sup>rd</sup> September 2020;
- Proposed Elevations, Issue 1, Sheet 4, Dwg No. 02/20 received 3<sup>rd</sup> September 2020;
- Farmhouse Section A, Issue 1, Sheet S1, Dwg No. 02/20 received 3<sup>rd</sup> September 2020;
- Farmhouse Section B, Issue 1, Sheet S2, Dwg No. 02/20 received 3<sup>rd</sup> September 2020;
- Site Plan, Bat Mitigation, Issue 1, Sheet SP – M, Dwg No. 02/20, received 16<sup>th</sup> December 2020;
- Bat and Bird Mitigation, Issue 1, Sheet 4 – MP, Dwg no. 02/20 received 16<sup>th</sup> December 2020;
- Phase 1 Preliminary Risk Assessment, Proposed Residential Development Dunshiel Farm, Geol Consultants Ltd., received 5<sup>th</sup> November 2020;
- Foul Drainage Assessment received 5<sup>th</sup> November 2020;
- Non-mains Drainage Statement, received 5<sup>th</sup> November 2020;
- Sewer Map received 5<sup>th</sup> November 2020;
- Planning Statement, Dunshiel Farm, Michael Rathbone, Received 5<sup>th</sup> November 2020;
- Bat Survey Report, Dunshiel Farm House, Version 3, 20/11/2020, RH Ecological Surveys, received 16<sup>th</sup> December November 2020;

**Reason:** For the avoidance of doubt, to enable the local planning authority to adequately manage the development and to ensure the proposal accords with policies ST1, ST2, ST4,



DM2, DM6, DM10, DM11 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

**Reason:** To ensure that risks from land contamination to the future users of the land and accommodation are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with Local Plan policy ST2 and the NPPF.

4. The development hereby approved should be carried out in strict accordance with the proposed mitigation measures detailed within Appendix 1 of the '*Bat Survey Report, Dunshiel Farm House, Version 3, 20/11/2020, RH Ecological Surveys*', received 16<sup>th</sup> December November 2020 Report and shown on drawings '*Site Plan, Bat Mitigation*' and '*Bat and Bird Mitigation*' received on 16<sup>th</sup> December 2020. In particular, attention is drawn to the need to undertake the development in accordance with the requirements of, but not limited to, the following:

- Tool box talk for contractors;
- Replacement of lost roost with bat tube;
- Retention of roosts;
- Provision of two bat tiles;
- Installation of a Schwegler 2F bat box prior to works commencing;
- Supervision of work by the project ecologist;
- Nesting check for birds if works undertaken between March-August;
- Provision of bird nesting box.

**Reason:** To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Local Plan policy DM10, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

### **Informative Notes**

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.



- (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

4. The application site is located within the Northumberland International Dark Sky Park. The '*Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park*' and an additional guide to unacceptable / acceptable lighting is attached. It is recommended that any external lighting required in connection with the development is undertaken in accordance with the Guidance.
5. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licenses.
6. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

### **Background Papers**

Application File 20NP0068  
EIA Screening Report



	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	C Godfrey	20th January 2021
<b>Head of Planning and Policy</b>	<i>Susannah Buylla</i>	20/01/2021