

COMMITTEE REPORT

Date: 16 August 2012 **Ward:** Rural West York
Team: Major and **Parish:** Copmanthorpe Parish
Commercial Team Council

Reference: 11/02985/FULM
Application at: Fox and Hounds 39 Top Lane Copmanthorpe York YO23 3UH
For: Construction of 11no. Dwellings following demolition of existing public house
By: Enterprise Inns PLC
Application Type: Major Full Application (13 weeks)
Target Date: 5 June 2012
Recommendation: Approve subject to Section 106 Agreement

1.0 PROPOSAL

1.1 The Fox and Hounds Top Lane Copmanthorpe comprises a two storey buff brick built structure circa 1970s set within large grounds to the north east of the village adjacent to the A64. Following a decline in trade the pub is now closed and planning permission is sought for the demolition of the building and the construction of 11 dwellings on the cleared site accessed from both Top Lane and Tadcaster Road. Subsequent to the submission of the proposal the details have been amended with an up-dated layout which addresses earlier highway concerns and an outline foul and surface water drainage scheme has been submitted which addresses concerns in respect of the drainage of the site. Two of the properties would be designated as being "affordable". Planning permission for the erection of a development of 8 flats on the pub car park was previously given in October 2006 ref:-06/01762/OUT.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CGP15A

Development and Flood Risk

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CYH2A
Affordable Housing

CYH4A
Housing Windfalls

CYL1B
Loss of local leisure facilities

CYL1C
Provision of New Open Space in Development

CYGP1
Design

CYNE1
Trees, woodlands, hedgerows

CYNE6
Species protected by law

CYGP4A
Sustainability

3.0 CONSULTATIONS

INTERNAL:-

Lifelong, Learning and Leisure

3.1 No objection to the proposal subject to the payment of a commuted sum in lieu of the provision of on-site open space.

Design, Conservation and Sustainable Development

3.2 No objection to the proposal subject to the retention of the existing landscape planting along the site boundary where ever possible, mitigating for the potential presence of bats, the introduction of further landscape planting and the inclusion of a requirement for an archaeological watching brief on any permission.

Environmental Protection Unit

3.3 Raised concern in respect of the lack of information submitted in respect of potential ground contamination. Details of site investigation work have subsequently been submitted.

Highway Network Management

3.4 Initially raised concerns in respect of the proposed access arrangements to the site but now raise no objection subject to a commuted payment being made in respect of the cost of traffic regulation orders along Top Lane and also improvements to bus stop information along Top Lane.

Housing

3.5 No objection to the proposal.

Flood Risk Management Team

3.6 Express concern in respect of the information submitted with the proposal in respect of surface water drainage.

Adults, Children and Education

3.7 No requirement for a contribution towards education facilities.

EXTERNAL:-

Copmanthorpe Parish Council

3.8 Object to the proposal on the grounds that the proposal would represent over-development of the site and would give rise to a pattern of development alien to the local community involving three storey houses. Furthermore in terms of parking and traffic generation it would give rise to conditions prejudicial to the safety and convenience of highway users and insufficient justification has been advanced for the loss of the public house.

Safer York Partnership

3.9 No objection to the proposal.

Yorkshire Water Services Limited

3.10 No objection to the proposal subject to any permission being conditioned to require submission of details of foul and surface water drainage works for prior approval.

Ainsty Internal Drainage Board

3.11 No objection to the proposal subject to a suitable surface water outfall being identified.

Neighbour Notification and Publicity

3.12 Eight letters of objection have been received in respect of the proposal. The following is a summary of their contents:-

- * Concern at the impact of additional traffic generation upon the surrounding road network;
- * Concern at the density of the proposed development compared with its surroundings;
- * Concern at the impact of the proposal upon the visual amenity of the street scene;
- * Concern at the impact of traffic noise from the A64 on the amenity of future occupiers of the proposed development;
- * Concern at the impact of the proposal upon the existing mature landscaping to the west of the site;
- * Concern at the impact of additional access points and on-street parking on the safe and free flow of traffic in the locality;
- * Concern that the loss of the public house has been insufficiently justified;
- * Concern at the loss of mature trees of townscape value;
- * Concern at the need to control on street parking along Top Lane.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- * Impact upon the visual amenity of the wider street scene;
- * Impact upon the safety and convenience of highway users utilising the local highway network;
- * Impact of road traffic noise upon the amenity of future occupants of the development;
- * Sustainability of the proposal;
- * Provision of affordable housing within the site;
- * Impact of the proposal upon the local pattern of surface water drainage;
- * Loss of the existing public house;
- * Impact upon the habitat of bats;
- * Open Space Issues.

IMPACT UPON THE VISUAL AMENITY OF THE WIDER STREET SCENE:-

4.2 Policy H4a) of the York Development Control Local Plan sets a firm policy presumption in favour of residential development on land not previously allocated where the site is vacant, derelict or underused , it is of an appropriate scale and

density to surrounding development and it would not have a detrimental impact upon existing landscape features. The proposal envisages the construction of 7 two storey and 1 x2 storey properties with dormers and rooms on the roof accessible from Tadcaster Road and 3 x 2 storey properties with dormers and rooms in the roof accessible from Top Lane. There would be a mix of dwelling types with a predominance of 4 bedroom detached houses, with 3, 5 bedroom detached executive houses and a pair of 3 bedroom semi-detached houses for "affordable" occupation adjacent to the Tadcaster Road/Top Lane junction. The site slopes markedly between Top Lane and Tadcaster Road which has the effect of limiting the available options in terms of layout and ultimately density. In terms of scale and massing the proposal would respect that of adjoining development which dates predominantly from the 1960s with earlier development along Top Lane to the rear. In terms of materials it is proposed to use a mix of brick and render with clay plain tile roofs. This reflects the practise adopted in respect of other recent developments in the area.

4.3 Concern has been expressed in respect of the proposed density and layout of the proposal and its consequent impact upon the wider street scene in the vicinity of the key approach to Copmanthorpe from the City Centre to the north east. The proposal envisages the construction of 11 houses on a site some 0.8 hectares in area giving an overall density of 14 houses per hectare. This is relatively low by modern standards and reflective of the density of development surrounding. The sloping topography of the site has necessitated a particular pattern of access to the various plots from both adjoining roads with the appearance of a degree of regimentation in respect of the properties along Tadcaster Road. This is necessary in order to avoid giving rise to an impact upon residential amenity arising from overlooking from the properties along Top Lane. Furthermore the scheme as amended, in addition to addressing concerns in respect of access issues, would more closely reflect the local pattern of development in terms of external amenity space and the relationships between properties.

4.4 The Adopted Copmanthorpe Village Design Statement encourages the use of a range of plot sizes with a scale and massing that respects that of surrounding development with the use of local detailing and the choice of materials which reflects those commonly used in the village. The current proposal makes use of a range of plot sizes and a pattern of scale and massing reflective of the surroundings, thereby broadly following the requirements of the Village Design Statement. It is therefore felt to be acceptable in terms of its impact upon the visual amenity of the wider street scene and the terms of Policy H4a) of the Draft Local Plan have therefore been complied with.

4.5 Concern has been expressed in respect of the loss of trees of significant townscape value along the Tadcaster Road frontage of the site and adjacent to 37 Top Lane. A tree survey has been submitted with the proposal which shows them to be broadly in good health. However they are mostly deciduous fruit species which

make little overall contribution to townscape value and they are poorly related to the existing building. The trees adjacent to 37 Top Lane would be removed as part of the proposal along with all but one of the trees facing on to Tadcaster Road. Two areas of landscape planting would be incorporated in the scheme, one along the south eastern boundary of the site adjacent to Top Lane and the other at the junction of Top Lane with Tadcaster Road. The substantial hedge along the boundary with residential properties to the west would be retained as part of the scheme. The proposal is therefore felt to be acceptable in this respect.

4.6 The application site forms a significant visual gateway into Copmanthorpe from the north east. Views along Top Lane are therefore particularly significant. The applicant has agreed to the provision of a 1.8 metre high brick wall with a landscape belt to the Top Lane road frontage. Associated with this would be an informal landscaped sitting out area which, in addition toward contributing towards the requirement for open space provision, would help secure the visual character of the approach into Copmanthorpe.

IMPACT UPON THE SAFETY AND CONVENIENCE OF HIGHWAY USERS:-

4.7 Concern has been expressed in relation to the potential impact of the proposal in terms of traffic generation and highway safety. The majority of properties would be accessed from Tadcaster Road with three accessed from Top Lane. The scheme has been significantly amended to take account of these concerns notably the possibility of conflict between traffic entering and leaving Merchant Way with traffic entering and leaving the plots located along Top Lane. The location of the access point to Plot 1 has been altered to reflect this and it is recommended that any permission be made subject to a Section 106 agreement requiring a payment be made towards the cost of a Traffic Regulation Order restricting parking along Top Lane and Tadcaster Road. Concern has also been expressed in respect of the number of access points giving onto Tadcaster Road with the potential for conflict with pedestrians and cyclists. The plots facing onto Tadcaster Road have been realigned to increase the length of unencumbered footway and the location of plots 10 and 11 have been significantly re-aligned in order to gain a more acceptable standard of visibility at the junction of Tadcaster Road with Top Lane. Top Lane is a significant bus route between the centre of Copmanthorpe village and the City Centre and the proposed development would impact upon the pattern of usage of public transport it is therefore recommended that a commuted sum be sought by a Section 106 agreement to secure a BLISS or real time information system be available at the existing stop. On balance it is felt that the amendments have resulted in an acceptable layout for the scheme.

IMPACT OF ROAD TRAFFIC NOISE UPON THE AMENITY OF FUTURE OCCUPIERS OF THE PROPOSED PROPERTIES:-

4.8 Concern has been expressed in respect of the impact of noise from the A64 upon the residential amenity of those properties facing on to Tadcaster Road. A detailed noise survey has been submitted with the application. This indicates that the existing mitigation measures along the boundary of the A64 consisting of defensive planting together with an acoustic fence are proving highly effective. However, in order to achieve the required internal noise readings for each dwelling it is felt that a scheme of further noise insulation covering the front facades of the new buildings facing on to Tadcaster Road should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

PROVISION OF AFFORDABLE HOUSING WITHIN THE SITE:-

4.9 Policy H2a) of the York Development Control Local Plan sets a firm policy requirement for the provision of affordable housing within new volume housing developments based upon targets derived from local market conditions and which are regularly reviewed. The current Interim targets were adopted in April 2011 and in areas outside of the main built up area of the City a rate of 25% affordable provision for schemes of above ten houses is stipulated. This may be adjusted downwards if viability considerations rule against such a level of provision. The applicant has indicated that he would be able to comply with the current target by providing two units on site together with a commuted payment of £15,427 in respect of further off-site provision. It is therefore recommended that any permission be made subject to a Section 106 agreement securing the terms of the provision and the maintenance of the property in affordable use in perpetuity.

IMPACT OF THE PROPOSAL UPON THE LOCAL PATTERN OF SURFACE WATER DRAINAGE:-

4.10 Policy GP15a) of the York Development Control Local Plan sets a firm policy requirement that developers must satisfy the Local Planning Authority that any flood risk will be successfully managed with the minimum environmental effect and ensure that the site can be developed, serviced and occupied safely. The application site lies in Flood Zone 1 and is therefore at the lowest perceived risk of flooding. The site also incorporates a significant area of existing hard surfacing and the existing building has a connection to both foul and surface water drainage within Tadcaster Road. Following on from concerns being expressed, in particular, in respect of surface water drainage a series of broad principles for the drainage of the site have been submitted by the applicant, these indicate a preference for connection to the existing systems in respect of foul sewerage with a mix of connection to the existing system and attenuation in respect of surface water. It is recommended that the detail of both foul and surface water treatment be reserved by condition for further approval as part of any permission.

LOSS OF THE EXISTING PUBLIC HOUSE:-

4.11 Policy L1b) of the York Development Control Local Plan sets a firm policy presumption that planning permission which would result in the loss of a leisure facility including a pub will only be given where it can be demonstrated that a need for the facility no longer exists or that appropriate alternative facilities exist within the catchment area. The Fox and Hounds has suffered a steady decline in trade since the alteration to the layout of the A64 in the vicinity in 2004. The applicant has indicated that the pub has been marketed during 2011 without success, having previously been marketed without success in 2007 and trading at a considerable loss between 2006 and 2011, notwithstanding being refurbished by the ground landlord Enterprise Inns in 2007. The Parish Council have sought to challenge to challenge the substance of the viability report based on the population density served by pubs in the local area. This does not however allow for specific local factors such as accessibility, local income pattern and the type of management in operation. Furthermore the applicant draws attention to the relative proximity of the Royal Oak in the centre of Copmanthorpe village which is also owned by Enterprise Inns. It is argued that the transfer of trade from the Fox and Hounds would secure the long term viability of the Royal Oak and that the terms of Policy L1b) can therefore be complied with.

SUSTAINABILITY OF THE PROPOSED DEVELOPMENT:-

4.12 Policy GP4a) of the York Development Control Local Plan sets out a clear policy requirement that new development should have clear regard for the principles of sustainable development. These notably include accessibility by means of transport other than the car, the minimisation of the use of non-renewable resources, the minimisation of pollution, the maximisation of the usage of renewable energy and the making of adequate provision for the storage of refuse and recycling. This follows on from the core planning principles of Central Government Planning Policy outlined in the NPPF notably support for a transition to a low carbon future and encouraging the effective use of land that has been previously developed providing it is not of high environmental quality. The application site lies within the built envelope of Copmanthorpe and it is readily accessible by bus and cycleway to the City Centre and is within a 15 minute walking distance of the shops and amenities of Copmanthorpe village centre. The re-development of the site for housing furthermore reduces pressure for release of green field land elsewhere.

4.13 The applicant has submitted a Sustainability Statement which emphasises the use of energy efficient lighting and heating, the provision of a generous area for recycling bin storage and the use of additional insulation to reduce noise pollution whilst at the same time rendering the development as energy efficient as practicable. These measures may be secured by condition on any permission requiring compliance with a Code for Sustainable Homes Level 3 Assessment. The

proposed palette of materials would match that of nearby properties and would be locally sourced wherever possible. The properties would furthermore be orientated on a north south alignment which would maximise any solar gain. Reference is made within the Sustainability Statement to the use of solar panels which could be located on each property to maximum effect and which can ensure that a significant proportion of the energy needs of each property can be met by renewable means. Providing such renewable generation is secured by condition on any permission then the terms of Policy GP4a) of the Draft Local Plan can be complied with.

IMPACT UPON THE HABITAT OF BATS:-

4.14 Policy NE6 of the York Development Control Local Plan sets a firm policy presumption that planning permission will not be forthcoming for development that would result in demonstrable harm to a protected species or their habitat. The current proposal has been subject to a bat scoping survey which has not shown any evidence of bat activity within the existing buildings. There is however, some evidence of bat foraging in the surrounding area. It is therefore recommended that any permission be conditioned to secure a scheme of mitigation to protect the foraging habitat. The terms of Policy NE6 would thereby be complied with.

OPEN SPACE ISSUES:-

4.15 Policy L1c) of the York Development Control Local Plan sets out a requirement for the provision of open space either on-or off site via commuted payment in respect of residential and substantial employment related developments. In the current case an informal landscaped sitting out area is to be provided on site facing on to Top Lane. A further requirement is however, sought in respect of off-site provision in respect of requirements in the surrounding area. This would total some £29,192 and would be obtained via a commuted sum through a Section 106 Agreement. The terms of Policy L1c) would thereby be complied with.

5.0 CONCLUSION

5.1 The Fox and Hounds Top Lane Copmanthorpe comprises a two storey brick built pub set within large grounds circa 1970s. The pub has undergone a steep decline in trade since the alterations to the layout of the A64 in 2004 removed one of the principal points of access and this has continued notwithstanding the grant of a planning permission for erection of 8 flats on the car park in 2006 and a substantial refurbishment in 2007.

5.2 The scale, massing and palette of materials of the proposed properties would closely match that of neighbouring properties and the proposed density of 14 per hectare is felt to be reasonable in local circumstances. The proposed development is felt to be sustainable and has the capacity to include within it renewable energy generation that would meet as significant element of the site's needs. A modest

sitting out area would be provided on site as part of the required open space with the remainder being met off-site. It is felt that the proposed access and parking arrangements are acceptable subject to payment of a commuted sum in respect of a Traffic Regulation Order and that on balance sufficient effort has been made to try to retain the building in the existing pub use.

5.3 Two of the housing units within the site have been designated as being for "affordable" occupation with a further commuted payment towards off-site provision being made. The permission should be made subject to a Section 106 Agreement which secures the management of the two designated units as affordable in perpetuity with associated off-site commuted payment , contributions towards a real time assisted or BLISS information bus stop, a Traffic Regulation Order on Top Lane and the provision of off site open space. Providing these requirements are secured and the detail of the foul and surface water drainage of the site is secured by condition then the proposal is felt to be acceptable in planning terms and approval is therefore recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve subject to Section 106 Agreement

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs:- E/12/03/K ; E/12/02/B ; E/12/05/A ; E/12/06/A; E/12/07 and E/12/02/C. Date Stamped 27th July 2012.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ8 Samples of exterior materials to be app -

4 VISQ7 Sample panel ext materials to be approv -

5 VISQ4 Boundary details to be supplied -

6 DRAIN1 Drainage details to be agreed -

7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A,B,C,E and F of Schedule 2 Part 1 of that Order shall not be erected or constructed.

Reason: In the interests of the amenities of the adjoining residents and the visual amenity of the wider street scene the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 1995.

8 ARCH2 Watching brief required -

9 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of what measures are to be provided within the new buildings to accommodate bats. The work shall thenceforth be completed in strict accordance with the details thereby approved. Features suitable for incorporation for this group include the use of special tiles, bricks, soffit boards, bat boxes etc.

Reason:- To take account of and enhance the habitat of a protected species and to secure compliance with Policy NE6 of the York Development Control Local Plan.

10 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees, shrubs and other planting. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

11 Trees shown as being retained on the approved plans/drawing E/12/03 K shall be protected in accordance with BS: 5837 Trees in relation to construction.

Before the commencement of development including demolition, building operations or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing; phasing of works; site access for demolition/construction and methodology; type of construction machinery/vehicles to be used (including delivery and collection lorries and arrangements for loading/off-loading); parking arrangements for site vehicles;

locations for storage of materials; locations of utilities. Details of existing and proposed levels and surfaces shall also be included.

The protective fencing line shall be adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zones: excavation, raising of levels, storage of any materials or top soil, lighting of fires, mechanical cultivation or deep digging, parking and manoeuvring of vehicles, there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new pipe runs for services or drains. The fencing shall remain secured in position through out the construction process including the implementation of landscape works. A notice stating "tree protection zone-do not remove" shall be attached to each section of fencing.

Reason:- To ensure the protection of existing trees before, during and after development which are covered by a Tree Preservation Order and/or make a significant contribution to the amenity of the area in accordance with Policy NE1 of the York Development Control Local Plan

- 12 NOISE7 Restricted hours of construction -
- 13 HWAY10 Vehicular areas surfaced, details reqd -
- 14 HWAY18 Cycle parking details to be agreed -
- 15 HWAY19 Car and cycle parking laid out -
- 16 HWAY21 Internal turning areas to be provided -
- 17 HWAY40 Dilapidation survey -
- 18 HWAY31 No mud on highway during construction -

19 The development shall not be first occupied until all existing vehicular crossings not shown as being retained on the approved plans have been removed by reinstating the verge to match adjacent levels.

Reason: In the interests of good management of the highway and road safety.

20 Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of site clearance/preparatory and construction works shall submitted to and approved in writing by the Local Planning Authority. Such a statement shall include at least the following information:

* Where contractors will park;and

* Where materials will be stored within the site.

The development shall thenceforth be undertaken in strict accordance with the details thereby approved.

Reason: - To ensure that the development can be carried out in a manner that will not be to the detriment of the amenity of local residents and secure compliance with Policy GP1 of the York Development Control Local Plan.

21 Prior to the commencement of development, a report demonstrating that the dwellings hereby authorised would comply with the Code for Sustainable Homes Level 3 Assessment for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved report.

Reason: - To ensure that the proposal complies with the principles of Sustainable Development and to secure compliance with Policy GP4a) of the York Development Control Local Plan.

22 Prior to the commencement of development, full details of a renewable energy strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include i) each dwelling's proposed renewable energy generation, which shall be at least 10% of total energy generation ii) measures to reduce energy demand iii) measures to reduce CO2 emissions to a level lower than required under Building Regulations Part L. The development shall then be carried out in accordance with the approved assessment.

Reason: - To ensure that the proposal complies with the principles of Sustainable Development and to secure compliance with Policy GP4a) of the York Development Control Local Plan.

23 Prior to the commencement of the development hereby authorised a detailed scheme of noise insulation outlining the proposed internal dBa levels to be achieved for the properties to be erected facing Tadcaster Road shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thenceforth be undertaken in strict accordance with the details thereby approved.

Reason: - To safeguard the amenities of future occupiers of the approved development and to secure compliance with Policy GP1 of the York Development Control Local Plan.

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the visual amenity of the wider street scene, impact upon the safety and convenience of highway users, impact of road traffic noise upon the amenity of future occupants of the site, provision of affordable housing impact upon the local pattern of surface water drainage, the sustainability of the development and loss of a public house. As such the proposal complies with Policies L1c), GP1, NE1, NE6, GP15a), H2a), H4a), GP4a) and L1b) of the City of York Development Control Local Plan.

2. CONTROL OF POLLUTION ACT 1974:-

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday 08.00 to 18.00

Saturday 09.00 to 13.00

Not at all on Sundays and Bank Holidays.

(b)The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(c) All plant and machinery to be operated sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(d) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(f) There shall be no bonfires on the site

3. WORKS WITHIN THE HIGHWAY:-

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

4. CONTACT UTILITIES:-

You are advised that this proposal may have an affect on Statutory Undertakers equipment. You must contact all the utilities to ascertain the location of the equipment and any requirements they might have prior to works commencing.

5. SECTION 62/72 OF THE 1980 HIGHWAYS ACT:-

You are reminded of the need to enter into an agreement with the Local Highway Authority under Section 62/72 of the 1980 Highways Act in order to secure the provision of new footways and street lighting to service the development hereby approved.

Contact details:

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