

COMMITTEE REPORT

Date: 17 November 2016 **Ward:** Rural West York
Team: Major and Commercial Team **Parish:** Parish Of Rufforth With Knapton

Reference: 16/00534/FULM
Application at: Yorwaste Harewood Whin Tinker Lane Rufforth York
For: Variation of condition 4 of permitted application 00/02689/FUL (extension of Harewood Whin Waste Disposal Site) to extend time period for tipping operations for a further 15 years
By: Yorwaste Ltd
Application Type: Major Full Application (13 weeks)
Target Date: 1 December 2016
Recommendation: Approve

1.0 PROPOSAL

1.1 Harewood Whin comprises a substantial waste processing site by landfill with ancillary facilities dating to the mid 1980s lying within a Green Belt site to the west of the City Centre. Planning permission is presently sought under Section 73 of the 1990 Town and Country Planning Act to vary condition 4 to planning permission 00/02689/FULM to allow for an extension of a further 15 years to the previously approved land-filling operation at the site in the eventuality that it is not possible process the anticipated volumes of waste through the approved Allerton Park Energy from Waste Plant. The proposal falls within Schedule 2 to the 2011 Town and Country Planning (Environmental Impact Assessment Regulations) and is subject to an addendum to the previous EIA.

2.0 POLICY CONTEXT

2.1 2005 Draft Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

2.2 2005 Draft Policies:

CGP15A - Development and Flood Risk

CYGB1 - Development within the Green Belt

CYMW8 - Waste handling

CYMW5 - Landfill/land-raising - considered on merits

3.0 CONSULTATIONS

INTERNAL:-

3.1 Public Protection raises no objection to the proposal on the basis that the site is subject to the Environmental Permitting Regulations regulated by the Environment Agency.

3.2 Planning and Environmental Management was consulted in respect of the proposal on 6th September 2016. Any comments received will be reported to Committee.

3.3 Highway Network Management was consulted in respect of the proposal on 6th September 2016. Any comments received will be reported to Committee.

3.4 Public Rights of Way was consulted in respect of the proposal on 6th September 2016. Any comments received will be reported to Committee.

EXTERNAL:-

3.5 Natural England raises no objection to the proposal.

3.6 The Environment Agency raises no objection to the proposal.

3.7 Rufforth with Knapton Parish Council raises no objection to the proposal.

3.8 The Ainsty (2008) Internal Drainage Board raises no objection to the proposal.

3.9 "Treemendous" York raises no objection to the proposal.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- Impact upon the open character and purposes of designation of the York Green Belt;
- Impact upon the residential amenity of neighbouring properties;
- Impact upon local biodiversity;
- Impact upon the safety and convenience of highway users;
- Impact upon the local pattern of surface water drainage.

PLANNING POLICY:-

Development Plan

4.2 Section 38(6) of the Planning and Compensation Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for York comprises the saved policies of the Yorkshire and Humber Regional Spatial Strategy (RSS) relating to the general extent of the York Green Belt. These are policies YH9(C) and Y1 (C1 and C2) which relate to York's Green Belt and the key diagram insofar as it illustrates general extent of the Green Belt. The policies state that the detailed inner and the rest of the outer boundaries of the Green Belt around York should be defined to protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

Local Plan

4.3 The City of York Draft Local Plan Incorporating the Fourth Set of Changes was approved for Development Management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF.

Emerging Local Plan

4.4 The planned consultation on the Publication Draft of the City of York Local Plan, which was approved by the Cabinet of the Council on the 25 September 2014, has been halted pending further analysis of housing projections. The emerging Local Plan policies can only be afforded very little weight at this stage of its preparation, in accordance with paragraph 216 of the NPPF. However, the evidence base that underpins the proposed emerging policies is capable of being a material consideration in the determination of the planning application.

4.5 The National Planning Policy Framework (NPPF) was published in March 2012. It sets out government's planning policies and is material to the determination of planning applications. The NPPF is the most up-to date representation of key relevant policy issues (other than the Saved RSS Policies relating to the general extent of the York Green Belt) and it is against this policy Framework that the proposal should principally be addressed.

4.6 Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development, unless specific policies in the NPPF indicate development should be

restricted. Your officer's view is that this presumption does not apply to this proposal as the more restrictive policies apply in Section 9 to the NPPF.

4.7 GREEN BELT:- As noted above saved Policies YH9C and Y1C of the Yorkshire and Humber Side Regional Strategy define the general extent of the York Green Belt and as such Government Planning Policies in respect of the Green Belt apply. Government Planning Policy as outlined in paragraphs 79 to 90 of the National Planning Policy Framework state that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of the Green Belt are its openness and permanence. The Green Belt serves five key purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns;
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.8 New built development is automatically taken to be inappropriate and therefore harmful to the Green Belt unless it comes within one of a number of excepted categories. Inappropriate development may only be permitted where "very special circumstances" have been demonstrated. Paragraph 88 of the National Planning Policy Framework indicates that "very special circumstances" will only exist where potential harm to the Green Belt and any other harm is clearly outweighed by other considerations. Policy GB1 of the 2005 DCLP is also capable of being a material consideration and includes a policy presumption against inappropriate development within the Green Belt. The Emerging Draft Local Plan is also a material consideration although it may only be afforded very limited weight at the present stage in the plan preparation.

4.9 AMENITY ISSUES: - Central Government Planning Policy as outlined in paragraph 17 of the National Planning Policy Framework "Core Principles" urges Local Planning Authorities to give significant weight to the need to provide and safeguard a good standard of amenity for all new and existing occupiers of land and buildings.

4.10 HABITAT AND BIODIVERSITY: - Central Government Planning Policy as outlined in paragraph 118 of the National Planning Policy Framework indicates that Local Planning Authorities should seek to conserve and enhance biodiversity by ensuring that planning permission is not granted for development that would result in the loss of irreplaceable unless clear public benefits can be demonstrated that outweigh the harm caused by the loss.

4.11 SURFACE WATER DRAINAGE AND FLOOD RISK:-Central Government Planning Policy as outlined in paragraph 103 of the National Planning Policy Framework indicates that when determining planning applications Local Planning Authorities should ensure that flood risk is not increased elsewhere.

4.12 ENVIRONMENTAL IMPACT ASSESSMENT: - The 2011 Town and Country Planning (Environmental Impact Assessment) Regulations through Schedules 1 and 2 identify clear categories of development including waste management facilities which are likely to have significant non-local environmental effects. Schedule 3 and the accompanying Circular gives clear guidance as to how those effects can be assessed and mitigated against. The current proposal falls within Schedule 2 to the 2011 Town and Country Planning (Environmental Impact Assessment) Regulations being a waste disposal by landfill site of over 1 hectare in area.

IMPACT UPON THE OPEN CHARACTER AND PURPOSES OF DESIGNATION OF THE GREEN BELT:-

4.13 The application site occupies a prominent location within the York Green Belt to the west of the City Centre and is of some long standing, occupying the northern section of a former military airfield. As a change of use the development does not come within any of the categories of development identified as not being inappropriate within the Green Belt contained within paragraphs 89 and 90 of the NPPF. A requirement to establish a case for "very special circumstances" therefore applies. Paragraph 88 of the NPPF is clear that in order for "very special circumstances" to be established it must clearly outweigh any harm to the Green Belt by reason of inappropriateness and any other harm.

4.14 As very special circumstances, the applicant cites the National Planning Policy for Waste (2014) which identifies the need for Waste Planning Authorities to give significant weight to the need to extend the life of existing land fill sites where necessary as recyclable/reusable waste forms are transferred up the waste hierarchy. At the same time the site has been proposed to be safeguarded as a Strategic Waste Management site in view of its importance for the treatment of recyclable and non-recyclable waste within the southern section of North Yorkshire as well as the City itself, within the Issues and Options Paper for the York and North Yorkshire Joint Minerals and Waste Local Plan. The Plan is currently at approved draft publication stage, and at the time of Committee will be within the consultation period. It can therefore be afforded some limited weight. On the basis of the national policy context and emerging local context, it is felt that a sufficient case for "very special circumstances" to justify the continued use of the site exists.

IMPACT UPON THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES:-

4.15 The application site lies within open countryside to the north east of the village of Rufforth although a number of residential properties lie within a 500 metre radius and as a consequence of the elevated nature of the site longer distance effects are sometimes experienced in terms of noise from processing machinery. The site is however subject to a detailed noise management plan which has proved highly effective in recent times and it is felt that there has been no material change in circumstances in respect of impacts upon residential amenity since planning permission for extension of the landfill activity was initially given in 2004.

IMPACT UPON BIODIVERSITY:-

4.16 The application site comprises the partially degraded and over-grown site of a former military airfield. There are no sites of designated habitat or biodiversity importance within the direct vicinity and no specific evidence of protected species either resident or foraging within the environs of the site. Both the phase restoration and overall restoration plans do however make provision for habitat development and enhancement as part of the overall work and form a central element of the longer term treatment of the site. As such the development is felt to be acceptable in biodiversity terms and there has been no material change in circumstances since the initial permission was given.

IMPACT UPON THE SAFETY AND CONVENIENCE OF HIGHWAY USERS:-

4.17 The application site lies directly to the north of and is accessed from the B1224 Wetherby Road to the east of Rufforth village. With current circumstances the site receives significant traffic flows of waste vehicles associated with the landfill operation evenly spaced throughout the day. With the development of the energy from waste plant at Allerton Park and other re-cycling activities at the site the balance of vehicle movements will change and then generally lessen. The traffic impact of the land filling has been effectively regulated by the existing permission and subsequent permissions including that for the Waste Transfer Station associated with Allerton Park ref 16/00357/FULM have provided an effective degree of regulation of wider traffic flows into and out of the site. Continued land fill activity is therefore felt to be acceptable in planning terms over the proposed period.

IMPACT UPON THE LOCAL PATTERN OF SURFACE WATER DRAINAGE:-

4.18 The application site has its own pattern of surface water drainage linking in to the Foss beck flowing to the Ouse to the north east at Nether Poppleton. The proposal if implemented would allow for the realignment of the beck and the controlled disposal of the surface water from the additional land fill cells would be effectively regulated by the continuance of the conditions to the previous permission.

It is felt that once again there has not been a material change in circumstances since the previous permission and the proposal is felt to be acceptable in drainage terms.

5.0 CONCLUSION

5.1 Harewood Whin comprises a substantial waste processing site by landfill with ancillary facilities dating to the mid 1980s lying within a Green Belt site to the west of the City Centre. Planning permission is presently sought under Section 73 of the 1990 Town and Country Planning Act to vary condition 4 to planning permission 00/02689/FULM to allow for an extension of a further 15 years to the previously approved land-filling operation at the site in the eventuality that it is not possible process the anticipated volumes of waste through the approved Allerton Park Energy from Waste Plant. The proposal falls within Schedule 2 to the 2011 Town and Country Planning (Environmental Impact Assessment Regulations) and is subject to an addendum to the previous Environmental Statement, This analyses the impact of the proposal in terms of air quality and odour, noise, flood risk, ecology, and traffic and transport, It is felt that there has not been a material change in circumstances since the previous grant of permission and approval is therefore recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 Written notification of the date of commencement of site preparation, installation of liners and associated infrastructure, and land-filling of waste shall be sent to the Local Planning Authority within 21 days of such commencement.

Reason: to enable the planning authority to monitor the operations and to ensure compliance with this permission

3 The developer shall notify the Local Planning Authority in writing within one month of the dates of commencement/completion of the following:

- a. Commencement of each new phase of tipping;
- b. Completion of each phase of tipping;
- c. Completion of restoration of each tipping phase;
- d. Completion of the landscape/planting scheme;
- e. Completion of final restoration and;

f. estimated date for completion of aftercare.

Reason: to enable the Local Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission.

4 This permission shall be limited to a period of 15 years from the notified date of commencement of the development by which time tipping/operations shall have ceased and the site have been restored in accordance with the scheme to be approved under condition 26 below and shall be the subject of aftercare for a period of five years unless with the prior agreement in writing of the Local Planning Authority.

Reason: to provide for the completion and progressive restoration of the site within the approved timescale in the interest of the amenity of residents and as need for a waste disposal facility for this period of time has been proven.

5 Unless otherwise approved in writing by the Local Planning Authority, the working and restoration of the site shall be carried out only in accordance with the engineering principles, working programme, description of operations, phasing plans, environmental monitoring, restoration and aftercare details described and illustrated in Chapter 2 'Landfill Design and Operation' of the submitted Environmental Impact Assessment dated June 2002. Operations on the application site shall be carried out in accordance with the approved plans, working scheme and details and no part of the operations specified therein shall be amended or omitted without the prior written approval of the Local Planning Authority.

Reason: to enable the Local Planning Authority to control the development and to minimise its impacts on the amenities of the local area and to ensure the site is restored within the time

6 Notwithstanding the provisions of Part 4 and (where relevant) 21 24 and 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order);

(a) no fixed plant or machinery, building, structures and erections, or private ways shall be erected, extended, installed, or replaced within the site without the prior approval in writing of the Local Planning Authority;

(b) no additional lights or fences shall be installed or erected at the site unless details of them have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that uncontrolled development does not harm the openness of character and appearance of the Green Belt or the amenity or residential amenity

7 No waste vehicle shall enter or leave the site and no working, except for landfill gas combustion plant and leachate treatment plant or working in the case of emergencies or by prior approval in writing by the Local Planning Authority, shall take place except between the hours of 07.30 and 17.00 Mondays to Sundays. There shall be no working on Christmas Day, Boxing Day and New Years Day.

Reason: In the interest of the amenity of residents.

8 Unless otherwise approved in writing by the Local Planning Authority, final landform and surface restoration levels shall accord with the landform and the finished restored contours shown on Figure 2.iv Rev A and 2.v Rev A of Chapter 2 of the submitted Environmental Impact Assessment dated June 2002. To that end, no land-filling shall be commenced until a scheme of final tipping levels (including allowance for anticipated settlement and final cover) has been submitted and approved in writing by the Local Planning Authority. When those levels have been achieved, no further tipping will be allowed other than final capping and cover, and provision for minor infilling to prevent ponding and to ensure satisfactory surface drainage.

Reason: To ensure the proper restoration of the site in accordance with the submitted plans.

9 As the operation approaches final fill levels and in any case before the final grading of cover and before the spreading of subsoil, the surface levels shall be checked by competent land surveyors. Thereupon markers shall be erected to indicate the approved final fill levels, approved restored surface level and any appropriate approved intermediate levels.

Reason: To ensure proper restoration of the site.

10 No waste other than those waste materials defined in the application shall enter the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: Waste materials outside these categories raise environmental and amenity issues which may require consideration a fresh consideration.

11 All access to and egress from the site shall be via the existing site access. No other access shall be used by traffic entering or leaving the site and appropriate signs and markings, which shall first have been approved by the Local Planning Authority, shall be provided and implemented prior to the new access being brought into use.

Reason: In the interests of highway safety.

12 Prior to commencement of the development a sign shall be erected and thereafter maintained at the site exit, advising drivers of vehicle routes agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of local residents.

13 Prior to the commencement of development a scheme to ensure that all vehicles leaving the site are in such conditions as not to emit dust or deposit mud, slurry or other debris on the highway shall be submitted to and approved in writing by the Local Planning Authority. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site.

Reason: In the interests of highway safety and to prevent mud and dust getting on the highway.

14 No development shall be commenced until a scheme to minimise the emission of dust from the development hereby authorised (including measures to monitor emissions) has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include (the water spraying of access and haul roads to suppress dust in periods of prolonged dry weather), and shall be implemented in full and the suppression equipment thereafter maintained in accordance with the manufacturers instructions for the duration of the permission, unless with the prior written approval of the Local Planning Authority to a variation.

Reason: To protect the amenities of local residents.

15 No land-filling shall be commenced until a scheme for controlling scavenging birds has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during the hours of daylight throughout the life of the site.

Reason: To protect public health and/or residential amenity and air safety.

16 Prior to the commencement of the development hereby permitted a Noise Management Protocol scheme for the management and minimisation of noise shall be submitted to and approved in writing by the Local Planning Authority. The approved Protocol shall include:

- i. A protocol for the regular monitoring of noise levels from the site by site operators to ensure compliance with these conditions and/or other statutory noise limits.
- ii. A protocol for the use of audible reversing alarms and their alternatives.

- iii. Proposals for the siting, silencing, enclosure and screening of fixed plant and machinery.
- iv. A protocol for the use of portable acoustic screens around temporary plant.
- v. A protocol for the use of quieter plant and machinery nearer to noise sensitive locations.
- vi. A protocol for the recording, investigation and reporting of noise complaints to City of York Council.

Reason: to minimise noise in the interest of the amenity of residents and the area generally.

17 Prior to the commencement of the development a scheme for the erection of acoustic screening and earth bunds shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and in place prior to the commencement of any operations and shall remain in place thereafter in accordance with the approved scheme.

Reason: to minimise noise in the interest of the amenity of residents and the area generally.

18 Noisy activities including the formation of earth bunds, soil stripping, the preliminary excavation and construction of the cells shall be limited to 8 weeks per year and during these activities the level of noise emitted from the site shall not exceed the following specified limits between the hours of 08.00 to 18.00 from Monday to Friday and 09.00 to 13.00 on Saturday as measured at 3.5 metres from the nearest facade of the following properties, unless otherwise agreed in writing by the Local Planning Authority:

55 dB LAeq, 1 hour (free field) at Huntsham Farm, Hessay

54 dB LAeq, 1 hour (free field) at Little Garth, Rufforth

52 dB LAeq, 1 hour (free field) at Well Garth House, Rufforth

45 dB LAeq, 1 hour (free field) at Milestone Avenue, Rufforth and Low Moor, Hessay

Reason: to control noise in the interest of the amenity of residents and the area generally.

19 During normal working operations of the site (excepting those described in condition 18 above), the level of noise emitted from the site shall not exceed the following specified limits between the hours of 07.00 to 18.00 from Monday to Sunday as measured at 3.5 metres from the nearest facade of the following properties, unless otherwise agreed in writing by the Local Planning Authority:

47 dB LAeq, 1 hour (free field) at Huntsham Farm, Hessay

54 dB LAeq, 1 hour (free field) at Little Garth, Rufforth

52 dB LAeq, 1 hour (free field) at Well Garth House, Rufforth

45 dB LAeq, 1 hour (free field) at Milestone Avenue, Rufforth and Low Moor, Hessay

Reason: to control noise in the interest of the amenity of residents and the area generally.

20 The level of noise emitted from the site shall not exceed 42 dB LAeq, 1 hour (free field) between the hours of 18.00 to 23.00 from Monday to Sunday as measured at 3.5 metres from the nearest facade of the following properties, unless otherwise agreed in writing by the Local Planning Authority :

- Huntsham Farm, Hessay
- Little Garth, Rufforth
- Well Garth House, Rufforth
- Milestone Avenue, Rufforth
- Low Moor, Hessay

Reason: to control noise in the interest of the amenity of residents and the area generally.

21 The level of noise emitted from the site shall not exceed 30 dB LAeq, 5 minutes (free field) between the hours of 00.00 to 07.00 and 23.00 to 24.00 from Monday to Sunday as measured at 3.5 metres from the nearest facade of the following properties, unless otherwise agreed in writing by the Local Planning Authority:

- Huntsham Farm, Hessay

- Little Garth, Rufforth
- Well Garth House, Rufforth
- Milestone Avenue, Rufforth
- Low Moor, Hessay

Reason: to control noise in the interest of the amenity of residents and the area generally.

22 There shall be no discharge of contaminated waste water from the site into any Environment Agency "controlled waters" viz. Soak-aways, ditches, watercourses, ponds or lakes.

Reason: To safeguard water quality.

23 The development hereby permitted shall not be commenced until details of the following works have been submitted and approved in writing by the Local Planning Authority:

(a) Details of works proposed to control surface water within and adjacent to the site.

(b) Control, management and monitoring measures to safeguard the adjacent watercourse, including measures for monitoring and controlling

(i) groundwater levels and quality (in relation to dewatering and its land use implications);

(ii) surface water levels in and adjoining the landfill area, including groundwater discharge areas and surface water drains, to safeguard against siltation or erosion affecting the heath land. These procedures shall include trigger levels and contingency measures to be put into effect in the event that these levels are exceeded.

Reason: In the interests of amenity and to protect the adjacent watercourse.

24 Topsoil and subsoil stripping:

a) The topsoil shall be stripped to the full depth and shall, wherever possible, be immediately re-spread over an area of reinstated subsoil. If this re-spreading is not practicable, the topsoil shall be stored separately for subsequent replacement.

b) When the subsoil is to be retained for use in the restoration process, it shall be stripped to a depth to be agreed in writing with the Local Planning Authority and shall, wherever possible, be immediately re-spread over the replaced overburden/low permeability cap. If any re-spreading is not practicable the subsoil shall be stored separately for subsequent replacement. Subsoil not being retained for use in the restoration process shall be regarded as overburden.

Reason: To minimise structural damage and compaction of the soil and to aid the final restoration of the site.

25 All work of soil stripping, stockpiling and reinstatement should be carried out when the material is in a dry and friable condition, and then only along clearly defined routes. Both when being moved to storage locations and when being moved to final surface position, topsoil and subsoil shall be transported, and not bladed.

Reason: To minimise structural damage and compaction of the soil and to aid the final restoration of the site.

26 The site shall be progressively reclaimed and managed for woodland and agriculture purposes in accordance with a scheme to be submitted for approval to the Local Planning Authority before the commencement of the development hereby permitted. The scheme shall include details of:

a) the nature and extent of the intended after use of the site, including the creation of woodland, pasture, watercourses and public footpath,
b) the sequence and phasing of restoration showing clearly the relationship to the working scheme

c) the re-spreading over the floor of the excavated area of subsoil and topsoil previously stripped from the site, in that order.

d) the re-spreading on completion of each phase of filling, of a total depth of at least 1 metre of final cover consisting soil or other cover material suitable as a rooting medium, free of (large) stones or other obstructions to cultivation. This final cover shall be placed in layers. Any suitable cover material previously stripped from the site being placed first as a base layer then subsoil as an intermediate layer, then topsoil as the uppermost layer to a depth to be agreed and seeded with a suitable herbage mixture

e) the ripping of any compacted layers of cover to ensure the adequate drainage and aeration, such ripping should normally take place before placing of the topsoil

f) the machinery to be used in soil spreading operations

g) the final levels of the restored land (and the gradients of the restored slopes around the margins of the excavation) to be no higher than the original ground levels (except where essential in order to allow effective surface water run-off) and graded to prevent ponding of surface water.

h) drainage of the restored land including formation of suitably graded contours to promote natural drainage and the installation of artificial drainage

i) the reinstatement of the plant site and access roads by clearing plant, buildings, machinery and concrete or brickwork, deep cultivation in both directions to remove rocks and other obstructions, replacing of subsoil and then topsoil previously stripped from the sites

j) grass seeding of restored areas with a suitable herbage mixture as part of the aftercare and a schedule of the number, size, species, spacing and distribution of shrubs and trees to be planted

k) monitoring of settlement and remedial measures to be adopted

i) a timetable for implementation;

and upon approval such scheme shall be implemented as approved.

Reason: To ensure that the site is restored in an orderly manner to a condition capable of beneficial after use and in the interests of the amenity of local residents, the appearance of the area and the promotion of biodiversity.

27 ARCH2 Watching brief required

28 Before the development hereby permitted is commenced details of all external floodlighting and other illumination proposed at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: height of the floodlighting posts, intensity of the lights (specified in Lux levels), spread of light including approximate light spillage to the rear of floodlighting posts (in metres), any measures proposed to minimise the impact of the floodlighting or disturbance through glare (such as shrouding), and the times when such lights will be illuminated.

Reason: in the interest of the appearance of the site.

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies including the imposition of appropriate conditions, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

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