

1.4 There were no pre-application discussions sought for this proposal.

1.5 The proposed development does not comprise 'Schedule 1' or 'Schedule 2' development (The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015) where an Environmental Impact Assessment is required. It is the view of Officers that the proposed site is not within or adjacent to an environmentally sensitive area (as specified in the regulations) and taking into account the characteristics of the proposed development, the location of the development, and characteristics of the potential impact and the proposed development would not result in significant environmental effects and therefore an Environmental Impact Assessment is not required.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

Contaminated Land GMS Constraints:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP1 Design

CYGP4A Sustainability

CYGP9 Landscaping

CYGP14 Agricultural land

CGP15A Development and Flood Risk

CYNE6 Species protected by law

CYGB1 Development within the Green Belt

CYGB10 Major development sites in GB

CYED5 Further and Higher Education Institutions

3.0 CONSULTATIONS

INTERNAL CONSULTATIONS

Landscape Architect

3.1 Any comments received prior to Committee will be reported.

Ecology Officer

3.2 A breeding bird survey was undertaken of the buildings in April 2015 .

3.3 Past signs of nesting behaviour (old nests) were recorded within the small agricultural shed and within the dairy unit building. All wild birds are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended) against deliberate killing and injury, and their nests and eggs are protected against destruction / damage. It has been recommended that a breeding bird check should be undertaken by a suitably qualified ecologist within 7 days of work commencing, and if any active nests are found then works will have to be delayed until the nest is deemed inactive, seek via condition.

Flood Risk Management Team

3.4 No objections

Public Rights of Way

3.5 There is a public footpath located adjacent to the application site. It appears that as the area to be used for the development is located west of the existing buildings, there is no likelihood of any adverse affect on the public footpath.

3.6 It is assumed that access to the site for materials etc will be along the public footpath which is also one of the main vehicular access routes to the different college areas. Require method statements and health and safety requirements to ensure the safety of pedestrians who are using the public footpath whilst development is on progress.

3.7 Request that a dilapidation survey is undertaken prior to the commencement of any development, any deterioration of the surface of the public footpath during these works whether or not as a direct result of the works, it will be the responsibility of the applicant/landowner/person responsible for the damage to restore the surface of the path, to the satisfaction of the PROW department, to a standard fit for use.

EXTERNAL CONSULTATIONS/REPRESENTATIONS

Askham Bryan Parish Council

3.8 No comments received

Environment Agency

3.9 The Environment Agency has assessed this application as having a low environmental risk. Due to workload prioritisation they are unable to make a full response to this application.

Ainsty Internal Drainage Board

3.10 This application sits just outside of the Ainsty (2008) Internal Drainage Board district and while there are no Board maintained watercourses adjacent to the site, there are Board assets located in the area, which are already running at capacity therefore the Board would not condone additional volumes of water to enter them.

3.11 The site is in an area where drainage problems exist and development should not be allowed until the Authority is satisfied that surface water drainage has been satisfactorily provided for. Any approved development should not adversely affect the surface water drainage of the area and amenity of adjacent properties.

3.12 The applicant has stated soakaways as a potential method of surface water disposal; the Board is unaware as to the suitability of soakaways for this site and would suggest the applicant carry out BRE Digest 365 testing to assess whether this is a viable option. If successful, the applicant should develop a design of soakaway capable of accommodating a 1 in 30 year event, plus 20% for climate change, with no overland run-off or internal flooding of buildings in a 1 in 100 year event.

3.13 The applicant has also stated that disposal to a pond or lake is an option. Should it be found that water from any water body discharges to a Board maintained watercourse, the applicant would have to prove that surface water already discharged from the site to the watercourse; should this not be the case, then the Board would not support this connection as it would represent a 100% increase from the site to a Board asset. In the event that it is proven to drain to this watercourse the Board would note that consent to discharge at a Board approved run-off rate would be required from the applicant.

3.14 The Board would have no objections to the principle of this proposed development; however there is a need to develop a robust drainage strategy that would have no adverse effect on the local area or on any Board maintained watercourse.

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY:-

- 15/00378/FULM - Erection of a silage clamp and relocation of existing silos - Pending
- 13/02946/FULM - Erection of educational and associated buildings and related parking, circulation areas and landscaping (for animal management centre, farm and equestrian purposes, 2 staff dwellings, animal housing), siting of animal shelters, silos and feed bins, erection of security fencing, formation of external equine training areas including polo field, formation of new access to York Road, reorganisation of existing access and parking areas, formation

- of ponds, change of use of existing buildings, temporary student accommodation and providing glazed roof to existing quadrangle - Approved
- 13/02969/OUTM - Erection of educational and associated buildings and related parking, circulation areas and landscaping (for animal management centre, farm and equestrian purposes, 2 staff dwellings, animal housing), siting of animal shelters, silos and feed bins, erection of security fencing, formation of external equine training areas including polo field, formation of new access to York Road, reorganisation of existing access and parking areas, formation of ponds, change of use of existing buildings, temporary student accommodation and providing glazed roof to existing quadrangle - Approved
 - 10/02602/FULM - Construction of steel framed agricultural building (Beef unit) to the rear of Westfield Cottages - Approved
 - 10/02243/FUL - Construction of earth banked slurry lagoon - Approved
 - 03/04089/FUL - Erection of new building to house beef cattle at Westfield Farm - Approved
 - 03/00508/FUL - Erection of new dairy unit and cattle shed to replace existing dairy unit and farm outbuildings - Approved
 - 00/02355/FUL - Change of use with alterations of redundant pig buildings to animal housing for small animal courses - Approved

4.2 KEY ISSUES:-

- Planning policy
- Green belt and consideration of very special circumstances
- Design and landscape considerations
- Ecology
- Drainage
- Public Rights of Way

ASSESSMENT

PLANNING POLICY

4.3 The site is within the City of York Green Belt as defined on the City of York Development Control Local Plan Proposals Map (2005) (DCLP). The DCLP was approved for development control purposes in 2005. Its policies are material considerations in the determination of planning applications although it is considered that their weight is limited except when they are in accordance with the NPPF.

4.4 The saved policies of the Yorkshire and Humber Regional Spatial Strategy (May 2008) set out the general extent of the City of York Green Belt. The site falls within the general extent of the Green Belt. Whilst the Regional Strategy for Yorkshire and Humber (the RSS) has otherwise been revoked, its York Green Belt policies have been saved together with the key diagram which illustrates those policies and the

general extent of the Green Belt around York. These policies comprise the development plan for York.

4.5 In the emerging local plan the site is allocated as green belt land. However following the motion agreed at Full Council in October 2014, the publication draft of the York Local Plan is currently not progressing through its statutory consultation; pending further consideration of the Council's housing requirements and how it should meet those requirements. At this stage the emerging local plan is considered to carry very little weight in the decision making process.

4.6 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.

4.7 The NPPF sets out the presumption in favour of sustainable development , unless specific policies in the NPPF indicate development should be restricted. This presumption does not apply in Green Belt locations.

4.8 The Askham Bryan Parish Plan (2006) discusses the College site and its importance to the area. The design guidelines set out in the Plan refer to the setting of the village and the retention of the agricultural character of the village and there is little mention of the college site.

GREEN BELT

4.9 The campus is identified as a "major developed site in the Green Belt" within Policy GB10 the Development Control Local Plan (2005), the policy states that the preferred use of the site is for education. The proposed development falls outside of the developed site envelope shown in the proposal maps. The halted local plan does not make any such allocation. Neither of these Local Plans have been adopted and the NPPF does not make reference to major developed sites, it is considered that the major developed site envelope can be given only very limited weight when considering this application.

4.10 The NPPF states that the fundamental aim of the 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 5 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; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.11 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. NPPF paragraph 89 states that the construction of new buildings is inappropriate in the Green Belt, save in the case of a list of exceptions which include: buildings for agriculture; the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land). For the purposes of the assessment against Green Belt policy the proposed extended buildings are considered to be an 'educational' building as that is its main purpose. By virtue of the size and location of the extensions to the dairy and heifer shed, they are not considered to fall within limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land). For the same reasons the proposals are not considered to fall within the extension or alteration of a building as they would result in disproportionate additions over and above the size of the original building. The proposed development does not fall within the exceptions to inappropriate development set out in the NPPF, therefore the proposed building is inappropriate development.

4.12 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the green belt. 'Very special circumstances' will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

OPENNESS AND PURPOSES OF THE GREEN BELT

4.13 The application site is on the western edge of the college campus and farm complex set on a ridge. The dairy unit consists of three structures. The proposed development will result in an extension to the dairy unit to create a general purpose agricultural building measuring 2141sq.m. The extension to the heifer shed would be 735 sq.m and will accommodate calves and sheep whilst the heifers would be moved into the building to the south of the dairy unit. The additional floor space is to replace the middle shed which is to be demolished to create a new access through the farm area. Currently there is one access route into the farm unit. The proposed development would allow the segregation of traffic in order to isolate mud and other farm material to one area. The proposed development including the demolition of the middle shed would result in a net increase in footprint of 1966 sq.m.

4.14 As part of planning permission 13/02943/FULM a detached general purpose building was approved on the same site as the proposed extension to the dairy. The detached building would measure 48.4 metres by 43.9 metres and 7.4 metre in height. The extension subject of this application is taller at 9.5 metres; the proposed extension would not project any further west than the previously approved general purpose building.

4.15 The proposed extension to the heifer shed is large and would be a significant increase in size to that approved in planning permission 13/02946/FULM (17.9 metres by 13.5 metres). The agricultural purpose building and the extension to the heifer shed approved in planning permission 13/02946/FUL would have resulted in a net increase in footprint of 2366.4 sq.m.

4.16 The proposed development subject of this application would result in a smaller footprint than that approved in planning permission 13/02946/FULM, however by virtue of their location (and the height of the agricultural purpose extension) on the edge of the campus and on a ridge it is considered to result in an increase in prominence and would result in harm to the openness and visual amenity of the greenbelt.

4.17 The fundamental purpose of Green Belt policy to preserve openness. The proposal gives rise to harm to the green belt by reason of inappropriateness and harm to openness and encroachment into the countryside. However whilst the development would further extend the campus along this ridge, it would be reasonably well related to the farm complex whilst retaining its own landscaped periphery.

4.18 The NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the green belt. 'Very special circumstances' will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

VERY SPECIAL CIRCUMSTANCES

4.19 The agent has referred to the planning permission 13/02946/FULM and states that the very special circumstances put forward for that application are relevant to this application. The agent states that the very special circumstances for this application are that the principle of the extensions has previously been accepted (planning permission 13/02946/FULM). Part of the development approved in planning permission 13/02946/FULM has been constructed (Animal Management Centres 1 and 2, temporary student accommodation).

4.20 This application and the previous planning permission are part of a re-development of the campus to update facilities and to attract more students. The reasoning put forward for the campus redevelopment including works to the farm complex approved in planning permission 13/02946/FULM is as follows:

- The campus is sited in this location and therefore the proposed development cannot be located other than within or adjacent to the existing campus.
- The proposals will provide the basis for a significant financial input into the campus over an extended period. Construction value is estimated to be £33,972,000. The successful contractor could potentially employ local sub-

contractors and suppliers. As such there is the potential for the development to affect the local economy.

- The development will allow student numbers to increase by 65%, and the number of full time students who are resident on the site will double. This will generate a need of 120+ teaching and support staff, potentially adding £2 million per annum into the local economy.
- Further input into the economy will occur from the on-going supply of domestic and housekeeping services, estimated at £150, 000 per annum (excluding wages) which as far as possible will be sourced locally.
- The proposed developments are inter-related, mutually supportive and in terms of their importance to the future development and status of the college, comprise a long term development and all the elements are essential.
- There is insufficient land to accommodate the development within the existing boundaries of the campus.
- Will allow the range of courses to be increased and the standard of residential and social facilities available and thus contributing to the reputation of the college and by associate the city.
- The equine centre will rival any currently existing in the UK and together with the polo pitch will provide a facility of international standard.
- The links to the Council and the wider community in respect of students assisting in land-based and conservation projects and the uses of the college facilities during the holidays will be strengthened and extended to the economic, social, and cultural benefit of the city.

ASSESSMENT OF APPLICANT'S VERY SPECIAL CIRCUMSTANCES

4. 21 In terms of the above that is relevant this particular development, the nature of the use and its integral function with the rest of the agricultural college would as stated make it impracticable to site the development elsewhere off campus in a non green belt location. The site is within the body of the campus and the further investment helps to secure the long term future as an educational and employment centre. The proposed facilities are required for the college to expand and compete, and improve existing courses; this is supported by local and national policy. The proposal is unlikely to set a precedent for other development within the Green Belt.

DESIGN AND LANDSCAPE CONSIDERATIONS

4.22 The Government attaches great importance to the design of the built environment. The NPPF states that good design is a key aspect of sustainable development, and is indivisible from good planning, and should contribute positively to making places better for people. Development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of

uses and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

4.23 Previous development of the campus has maintained a building line along the ridge with development on the northern slope of the ridge. The proposed extensions would form part of the existing farm complex of the college campus. The subsequent larger buildings would be visible from a distance by virtue of the siting on the brow of the ridge and being on the edge of the campus. The external materials of the proposed extensions would be the same as the host buildings and would be of an agricultural appearance not at odds with the surroundings and would be visible against the context to the existing farm complex. From the A64 and the wider greenbelt it would have the appearance of a farm.

4.24 The plans propose a tree belt to the north of the extended heifer building and this would help break up the large elevation, it is considered prudent to condition that the tree belt is planted. The existing farm complex has a tree belt to the south which provides an element of screening of the site from the A64 and the wider area. There are a few trees to the south of the slurry pit however these are not considered to be sufficient to break the large mass of the proposed general purpose extension or the resulting building as such it is considered prudent that soft landscaping is proposed/enhanced to the south to create some visual break.

ECOLOGY

4.25 The NPPF sets out that the Planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; minimising impacts on biodiversity and providing net gains in biodiversity where possible.

4.26 There is a badger sett in close proximity of the silage clamp. The ecology report confirmed that there are no new signs of badger activity within the application boundary. The previously identified activity is located over the accepted distance from within which heavy machinery will cause disturbance and therefore will not be impacted by the works. However as badgers are highly mobile a condition for mitigation measures during construction is considered prudent.

4.27 The submitted breeding bird survey has identified nests within the both host buildings. All wild birds are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended) against deliberate killing and injury, and their nests and eggs are protected against destruction / damage. The measures set out in the bird survey included a breeding bird check to be undertaken within 7 days of work commencing, and if any active nests are found then works will have to be delayed until the nest is deemed inactive. It is considered that this measure can be sought via condition.

DRAINAGE

4.28 The NPPF requires that suitable drainage strategies are developed for sites, so there is no increase in flood risk elsewhere. Local Plan policy GP15a: Development and Flood Risk advises discharge from new development should not exceed the capacity of receptors and water run-off should, in relation to existing run-off rates, be reduced.

4.29 Drainage details have been submitted which demonstrate that the surface water drainage can be adequately disposed of by soakaways. The Flood Risk Management Officer has viewed a successful soakaway test on site. Therefore to ensure that the development is constructed in accordance with these details it is considered prudent that they are part of a condition (Condition 1).

PUBLIC RIGHTS OF WAY

4.30 There is a public footpath (AB 2/7) running along the access lane from York Road through the yard to the east of the dairy unit. It is considered prudent to condition a method statement as to how the continued use of the footpath during construction will be allowed and how their safety of users would be ensured. The Public Rights of Way team have also requested that a dilapidation survey of the footpath is undertaken prior to works to assess any deterioration of the path as a result of the proposed construction works.

5.0 CONCLUSION

5.1 The application site is within the general extent of the Green Belt. Planning policy dictates that substantial weight should be given to any harm to the Green Belt and that inappropriate development should not be permitted unless very special circumstances exist. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.

5.2 The proposed development is considered to constitute inappropriate development within the Green Belt, and by virtue of the scale and siting of the proposed development would impact and cause harm to the openness and visual amenity of the Green Belt. Central Government advice in the NPPF makes it clear

that such development should not be approved, except in very special circumstances. The proposed development is required for the college to expand and compete, and improve existing courses; this is supported by local and national planning policy. The proposed development would be required in proximity to the current campus and cannot reasonable be sited elsewhere. The proposal is unlikely to set a precedent for other development within the Green Belt. As such, even when substantial weight is given to the harm to the Green Belt, it is considered that very special circumstances exist that clearly outweigh the harm to the Green Belt and any other harm.

5.3 Approval is recommended, subject to the referral of the application to the Secretary of State under The Town and Country Planning(Consultation) (England) Direction 2009 and the application not being called in by the Secretary of State for determination.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve subject to the following conditions should the application not be called in by the Secretary of State for determination (the application to be referred to the Secretary of State for Communities and Local Government).

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

Drawing Number (05)05 'Farm Area: Location Plan' received 10 June 2015

Drawing Number (05)07 'Farm Area: Proposed Site Layout 'received 10 June 2015

Drawing Number (05)09 Revision AB 'Farm Area: Existing Heifer Shed Extensions Proposed Calf + Sheep Shed' received 10 June 2015;

Drawing Number (05)11 Revision B 'Farm Area: Remodelled Existing Dairy + Proposed Heifer Shed + General Purpose Building' received 10 June 2015;

Flood Risk Assessment and Drainage Statement (ref :12905Y) received 29 May 2015;

Surface Water Drainage Design Proposals and Calculations (ref: 12905Y) received 29 May 2015;

Drawing Number 12905.109 'Proposed Drainage Plan' received 10 June 2015;

Drawing Number 12905.108 'Proposed Surface Water Drainage Details' received 10 June 2015;

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

2 TIME2 Development start within three years

3 Details of the external colour finish of the Yorkshire Boarding and the metal profile sheeting to be used shall be submitted to and approved in writing by the

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Local Planning Authority prior to the construction of each building hereby approved. The development shall be carried out using the approved colour finish.

Note: Because of limited storage space at our offices it would be appreciated if sample materials could be made available for inspection at the site. Please make it clear in your approval of details application when the materials will be available for inspection and where they are located.

Reason: So as to achieve a visually cohesive appearance.

4 Prior to the first use of the calf and sheep shed extension hereby approved a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs in the tree belt to the north of the extension of the calf and sheep shed initially indicated in Drawing Numbers (05)07 received 11 June 2015 shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented prior to the first use of the calf and sheep shed.

A detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs to the south of the General Purpose shed extension and the existing slurry pit shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented prior to the first use of the General Purpose shed extension.

Any trees or plants which within a period of five years from the completion of each phase of the approved landscaping scheme 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. To ensure that the screening of the calf and sheep shed extension General Purpose shed extension is undertaken to help the proposal fit comfortable within the landscape.

5 The (middle) shed between the dairy building and the proposed heifer shed shown as removed in Drawing Number (05)07 (received 10 June 2015) shall be demolished within 1 month of the first use of the development hereby approved.

Reason: To ensure the development hereby approved does not have materially greater impact on the greenbelt. The time period is to allow the movement and reorganisation of operations to the approved extensions.

6 No works to or demolition of buildings or structures, or removal of hedgerows, trees or shrubs, that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that breeding birds are protected from harm during construction. All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981, as amended. Badger activity has been recorded in the general area of the site and so precautions to protect this species should be taken during construction.

7 No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority. These measures may include:

(i) creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and

(ii) open pipework greater than 150 mm outside diameter should be blanked off at the end of each working day.

Reason: To ensure that badgers are not trapped and harmed on site (Protection of Badgers Act 1992) and also to ensure that badgers do not cause problems for future site operation e.g. blockage of pipes.

8 Prior to the start of construction and demolition a method statement detailing how the safety of pedestrians using the public right of way (AB 2/7) will be ensured during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The measures set out in the statement shall be in place prior to the start of construction and will be maintained during the full construction and demolition phase.

Reasons: To ensure the safety of the users of the public right of way (AB 2/7).

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) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Request revised plans and additional information
- Use of conditions

2. PUBLIC RIGHTS OF WAY INFORMATIVE

Prior to works starting on site the developer should contact the CYC Public Rights of Way Team regarding a dilapidation survey of the public right of way (ref AB 2/7) adjoining the site. The dilapidation survey shall be jointly undertaken with the Council and the results of which shall be agreed in writing with the Public Rights of Way Team. In the interests of the safety, maintenance and good management of the public right of way.

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