

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	14/10/19
Planning Development Manager authorisation:	TF	15/10/19
Admin checks / despatch completed	CC	15/10/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	15/10/19

**Application:** 19/01273/FUL **Town / Parish:** Tendring Parish Council

**Applicant:** Mr & Mrs Carter

**Address:** Church Farm House Lodge Lane Tendring

**Development:** Conversion of a traditional Essex barn into a dwelling.

### 1. Town / Parish Council

Tendring Parish Council Tendring Parish Council have no objection to this application.

### 2. Consultation Responses

ECC Highways Dept The information that was submitted in association with the application has been fully considered by the Highway Authority.

The proposal is utilising and sharing the existing vehicle access to Church Farm House and retains adequate room and provision for off street parking and turning, for the existing and proposed dwelling therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. Prior to occupation of the dwelling a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1.

2. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

3. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent

footway/cycleway/carriageway in the interest of highway safety in accordance with policy DM1.

4. There shall be no discharge of surface water onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.

5. The proposed/any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety and in accordance with Policy DM1.

6. Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.

7. The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

8. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway/carriageway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway/carriageway (delete as appropriate) is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative 1: Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

Informative 2: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

Essex County Council  
Archaeology

Informative 3: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The proposed development comprises the conversion of an undesignated historic barn. The cartographic evidence associated with the Historic Environment Record shows the farm complex in existence in the 19th century, at that period being much more extensive than it is today. Cartographic evidence also shows that the farm complex was in existence in 1777 as it is marked on the Chapman and Andre maps. The barn proposed for conversion was part of a larger farmstead associated with Church Farm. There is some evidence for alterations and repairs to the buildings however much of the historic fabric survives.

Recent work published in the East Anglian Archaeology: Research and Archaeology: A Framework for the Eastern Counties 2. Research Agenda and Strategy states that the East Anglian Farmstead (1750-1914) are a crucial, but understudied component of the East Anglian Landscape. The area was of major international importance in the development of the 'Victorian High Farming tradition' when new ideas culminated in significant alterations in the design and layouts of buildings. The conversion of farm buildings to new uses will ultimately result in the loss of historic fabric, the internal spatial configuration together with their working character. It is therefore important that a record is made before any conversion takes place.

The following recommendations are made in line with the Department for Communities and Local Government National Planning Policy Framework:

**RECOMMENDATION: A Programme of Historic building recording**

1. No development or preliminary ground-works can commence until a programme of historic building recording has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the planning authority
2. Following completion of the historic building recording the applicant will submit to the local planning authority a report (within six months of the completion date, unless otherwise agreed in advance with the planning authority), and a full site archive ready for deposition at the local museum.

**Further Recommendations:**

A professional historic buildings specialist should undertake the recording work. A brief outlining the level of archaeological investigation will be issued from this office on request. Tendring District Council should inform the applicant of the recommendation and its financial implications.

Essex County Council  
Ecology

Thank you for consulting Place Services on the above application. Holding objection due to insufficient information on Protected species (bats)

**Summary**

We have reviewed the Bat and Barn Owl Report (Liz Lord Ecology,

May 2019) submitted in support of the above application.

We note that a small number of bat droppings of varying ages including fresh were found inside the main barn, confirmed via DNA testing to be Brown long-eared bat and Common Pipistrelle bat. Brown long-eared bat(s) appear to have been using part of the building as an irregular feeding perch and possible night roost; the common pipistrelle bat(s) are likely to use the building as a day / night / transitional roost. Small numbers of common bat species are confirmed to be using the building.

The Bat and Barn Owl Report states that "In order to inform a possible mitigation scheme and licence, two to three dusk / dawn surveys of the building should be carried out between May and September inclusive. The surveys should be carried out the season of, or immediately prior to, the licence application. Any licence application will need to be accompanied by full planning permission"

The report also states that "Replacement crevice type roosting features can easily be incorporated into the development proposals. If bats are confirmed to be present, it will also be necessary to apply for a European Protected Species Mitigation (EPSM) from Natural England or register the site under a Bat Mitigation Class licence prior to the commencement of any works."

Until full results of the above bat surveys are available for assessment, there is insufficient information available on European Protected Species (bats) to provide certainty to the LPA of likely impacts. This information is needed prior to determination to support a lawful decision.

We are therefore not satisfied that there is sufficient ecological information available for determination. This is necessary to enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

We look forward to working with the LPA to overcome our holding objection and re-consultation when the bat survey & assessment is available.

### **3. Planning History**

93/00215/FUL	Continued use for car valeting business [renewal of planning permission TEN/1374/90 and TEN/91/0162]	Approved	31.03.1993
94/01398/FUL	Continued use of premises for car valeting and additional use for display and sale of cars	Refused	07.03.1995
96/01005/FUL	Conversion of barn into residential unit	Refused	01.10.1996
97/00458/FUL	Barn conversion to residence	Refused	27.05.1997
05/01148/FUL	Two storey extension to provide kitchen, utility room, wc, dressing room, ensuite and new master bedroom.	Approved	23.08.2005

91/00162/FUL	Variation of Condition 7 of TEN/1374/90 to allow additional working hours of 1pm until 6pm Saturdays and 9am to 12 non Sundays.	Approved	24.04.1991
09/01311/FUL	Erection of first floor and two storey extensions (revised scheme to that approved under planning permission 05/01148/FUL).	Refused	05.02.2010
10/00215/FUL	Erection of two storey rear extension and first floor rear extension.	Approved	30.04.2010
19/00554/FUL	Conversion of a traditional Essex barn into a dwelling.	Refused	31.07.2019

#### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

COM6 Provision of Recreational Open Space for New Residential Development

EN1 Landscape Character

EN6 Biodiversity

EN6A Protected Species

EN11A Protection of International Sites European Sites and RAMSAR Sites

HG9 Private Amenity Space

HG14 Side Isolation

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

HP5 Open Space, Sports & Recreation Facilities

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

SPL1 Managing Growth

SPL3 Sustainable Design

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for

housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

## 5. Officer Appraisal

### Site Description

The application site is Church Farm House, which a two storey dwelling located at the junction of Lodge Lane and School Road, within the parish of Tendring. The building specifically the subject of this application is a traditional timber framed barn currently used for domestic storage located to the south-east of the main dwelling. There is a lean-to element to the southern gable that is used for the keeping of chickens.

This section of Lodge Lane contains sporadic residential dwellings, either detached or semi-detached, while Tendring Primary School is sited approximately 75 metres to the west. The site falls outside of a recognised Settlement Development Boundary within both the Saved Tendring District Local Plan (2007) and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017).

### Description of Proposal

This application seeks planning permission for the conversion of the existing outbuilding into a residential dwelling to be served by four bedrooms.

Works involved will see the demolition of the lean-to on the southern gable as well as dilapidated structures occupying the northern range, and the construction of a kitchen/breakfast and garage area to the northern elevation.

### Site History

Under planning reference 19/00554/FUL, planning permission was refused for an identical scheme. The reason for the refusal focussed solely on the lack of a completed Unilateral Undertaking to account for financial contributions towards both RAMS and Open Space.

### Assessment

#### 1. Principle of Development

Policy ER11 of the Adopted Local Plan 2007, relates to the re-use or conversion of rural buildings for business purposes. Whilst this does not, therefore, deal with the re-use or conversion of a rural building for residential purposes the thrust of the policy and its considerations would appear applicable:

a) the type and scale of activity proposed and its compatibility with the character of the surrounding area;

*The site is not situated within a Settlement Development Boundary, as defined by both the adopted Tendring District Local Plan (2007) and emerging Publication Draft (2017). However it is noted that within a recent appeal decision in close proximity (appeal reference APP/P1560/W/18/3213566 - The Fat Goose Public House, Heath Road, Tendring, dated 31 May 2019) the Inspector confirmed "the location of the proposed development may be considered suitable in terms of social and economic considerations." The site is therefore considered to be a sustainable location for residential occupation. Further, the proposed residential use of the building is in-keeping with the immediate surrounding area that sees a scattering of residential properties to the east and further out to the west.*

b) the suitability of the building for the use proposed;

*The building is of a good size, comfortably able to accommodate the one residential dwelling being proposed. While some minor alterations are proposed as part of the scheme, the building will largely remain as existing. There is also sufficient amenity space to meet the requirements of Policy HG9 of the Saved Tendring Local Plan 2007.*

c) the level of traffic generated;

*There is not considered to be significant additional traffic generated as a result of one residential dwelling. Further, alternative commercial uses would involve a likely higher volume of traffic, and therefore the proposed residential use is preferable.*

d) the effect on the external appearance of the building;

*The proposal is predominantly a change of use of an existing building. However given some elements of the building are in a poor state of repair the plans proposed to remove the lean-to extension to the southern elevation and replace a section to the northern elevation. It is noted the form of the new build element to the northern elevation will maintain the existing layout.*

*The most important elevation is the western elevation given the prominent views from School Road to the west. The plans have directed new fenestration to the less conspicuous eastern elevation to ensure views of the western elevation are less altered. The roof is to be replaced with slate and clay pantile, which is seen as an enhancement to the existing structure, while the external wall materials will be re-used where possible, with new materials to be black timber weatherboarding. This results in the buildings traditional appearance being maintained and in some parts enhanced. The design is therefore considered to be of good visual merit, making great effort to incorporate the design within the surrounding landscape and minimise the harm to the existing buildings, and will therefore be a positive addition in reinvigorating this non-designated heritage asset.*

e) the scale and visual impact of any open storage areas associated with the proposed use;

*This criterion is not applicable.*

f) the location of the building in relation to other buildings, the landscape and the highway network;

*The building is sited forward of the adjacent dwelling to the west but set back from the residential properties located to the east. The building is rather prominent but positively contributes to the local landscape.*

*Essex County Council as the Highways Authority have stated they do not object to the proposal, subject to conditions relating to a vehicular turning facility, no discharge of surface water, the use of no unbound materials, and any gates being set back a minimum of 6 metres from the highway.*

*An additional condition relating to cycle parking provision was requested. However given there is sufficient space within the site to accommodate cycle parking, it would not be reasonable to include this as a condition to this decision.*

*Adopted Car Parking Standards state that for a dwelling of two or more bedrooms, provision should be made for a minimum of two parking spaces measuring 5.5m x 2.9m or a garage, if being used as one of the parking space, should have a minimum internal measurement of 7m x 3m. While the proposed garage does not meet these requirements, there is significant space to the side of the dwelling to accommodate the necessary parking.*

g) the impact on local amenity; and

*There are neighbouring properties located to the north-west and south-east. However, given there is an existing separation distance of 4m and 10m respectively, and that the building is in existence, there is not considered to be any significant loss of light. The building will remain single storey, thereby significantly reducing overlooking opportunities.*

h) the impact on the historical value of the building.



*While the building is not a designated heritage asset by virtue of neither being listed nor sited within a Conservation Area, the building does display a considerable degree of historic and architectural features. As such it is recognised as a non-designated heritage asset worthy of preservation. As previously stated, the works involved are to elements of the building in a poor state of repair and will therefore result in an enhancement to the existing structure. Main views are from School Road to the west, and accordingly the western elevation sees less alteration. The proposal will therefore result in an enhancement to the historical value of the building.*

## 2. Biodiversity

Given the impacts of the proposal to an area that has the potential to be occupied by bats and barn owls, a Phase 1 Habitat Survey has been submitted. The survey has confirmed barn owls are not currently using the site and that there is a likely presence of a common pipistrelle and brown long-eared bat day / night / transitional roost within the main barn, and an occasionally used brown long-eared bat feeding perch, with small numbers of other roosting bat species possible. However the presence of large numbers of roosting bats, or a breeding roost appears highly unlikely.

To determine whether bats are still using the buildings to roost during the active season, two to three dusk/dawn surveys should be carried out between May and September inclusive, with at least one/two of the surveys between May and August. The Council's external Ecology consultant has stated this information should be provided prior to the determination of this application. However it is acknowledged that during the determination of the same proposal (19/00554/FUL) in July 2019, the agent and the Local Planning Authority agreed that this could be conditioned. Given there have been no changes to the proposed scheme it would therefore not be reasonable to insist this is completed prior to determination. This will therefore be attached as a condition to this decision.

None of the buildings are likely to be used as a roost which will require the provision of a purpose built loft space as mitigation following the conversion works. It is very likely that any roosts present will be adequately mitigated for within the external fabric of the converted building with the current proposed layout and design. Future design changes following bat surveys are very unlikely to be required.

The report also highlights a number of mitigation measures, including the installation of bat boxes, any external lighting being located at a height of 2 metres or lower, and that building works should commence during October to February inclusive. These measures would have been attached as conditions had the application been recommended for approval. Therefore, subject to these mitigation measures no significant residual effects would be anticipated as a result of the proposed scheme.

## 3. Tree and Landscapes Impacts

No trees or other significant vegetation will be affected by the development proposal.

The site benefits from an existing boundary hedge comprising of primarily Hawthorn. There is a young Horse Chestnut in, or close to the hedge, which adds to the appearance on the public realm but will not be affected by the development proposal.

## 4. Archaeology

The proposed development comprises the conversion of an undesignated historic barn. The cartographic evidence associated with the Historic Environment Record shows the farm complex in existence in the 19th century, at that period being much more extensive than it is today. Cartographic evidence also shows that the farm complex was in existence in 1777 as it is marked on the Chapman and Andre maps. The barn proposed for conversion was part of a larger farmstead associated with Church Farm. There is some evidence for alterations and repairs to the buildings however much of the historic fabric survives.

Recent work published in the East Anglian Archaeology: Research and Archaeology: A Framework for the Eastern Counties 2. Research Agenda and Strategy states that the East Anglian Farmstead (1750-1914) are a crucial but understudied component of the East Anglian Landscape. The area was of major international importance in the development of the 'Victorian High Farming tradition' when new ideas culminated in significant alterations in the design and layouts of buildings. The conversion of farm buildings to new uses will ultimately result in the loss of historic fabric, the internal spatial configuration together with their working character. It is therefore important that a record is made before any conversion takes place. As such a condition to ensure a programme of historic building recording has been secured will be attached to this decision.

## 5. Habitats Regulation Assessment

Following Natural England's recent advice and the introduction of Zones of Influences around all European Designated Sites (i.e. Ramsar, Special Protection Areas and Special Area of Conservation). Within Zones of Influences (which the site falls within) Natural England are requesting financial contributions to mitigate against any recreational impact from new dwellings.

Legal advice has been sought in relation to the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which supports the view that Tendring District Council can seek financial contributions in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). A Habitat Regulations Assessment has therefore been undertaken to confirm that the mitigation will be the RAMS level contribution as recommended by Natural England. It is therefore considered that this contribution is sufficient to mitigate against any adverse impact the proposal may have on the Hamford Water Ramsar and SPA. The contribution is secured by unilateral undertaking. There is therefore certainty that the development would not adversely affect the integrity of the Hamford Water Ramsar and SPA in accordance with policies EN6 and EN11a of the Saved Tendring District Local Plan 2007, Policy PPL4 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

## Other Considerations

Tendring Parish Council have no objection to the proposed development.

There have been no other letters of representation received.

## 6. **Recommendation**

Approval.

## 7. **Conditions**

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

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 1231/06, 1231/01, 1231/02, 1231/03, 1231/04, 1231/05, the documents titled 'Bat and Barn Owl Report' and 'Planning Statement', and the untitled Site Location Plan.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to occupation of the dwelling a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed/ set aside and maintained free from obstruction within the site at all times for that sole purpose.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

- 4 There shall be no discharge of surface water onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- 5 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

- 6 1. No development or preliminary ground-works can commence until a programme of historic building recording has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority; and

2. Following completion of the historic building recording the applicant will submit to the Local Planning Authority a report (within six months of the completion date, unless otherwise agreed in advance with the Local Planning Authority), and a full site archive ready for deposition at the local museum.

Reason - The proposed development will ultimately result in the loss of historic fabric, the internal spatial configuration together with their working character. It is therefore important that a record is made prior to any conversion.

- 7 No development shall be commenced until dusk/dawn bat surveys have been completed, three surveys in Section 1 and two surveys in Sections 2, 3 and 5 as detailed within paragraph 5.13 of the Bat and Barn Own Report dated 9th May 2019. The surveys must be undertaken between May and September inclusive, with at least one or two of the surveys between May and August. Full details of the surveys, and any recommended mitigation measures, shall be submitted to and approved in writing by, the Local Planning Authority. Any agreed mitigation measures shall be installed prior to first occupation of the dwelling and retained as approved thereafter.

Reason - To determine whether bats are still using the buildings to roost during active season, and to ensure there is suitable mitigation measures in place.

- 8 The recommendations as highlighted within Section 5 of the submitted document titled 'Bat and Barn Own Report' shall be implemented prior to occupation of the dwelling and maintained in perpetuity thereafter.

Reason - In order to enhance the development of the site for local wildlife.

## **8. Informatives**

### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### Highways Informatives:

Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

