

Development Control Committee
Meeting to be held on 7th October 2020

Electoral Division affected: Wyre Rural East

Wyre Borough: Application Number. LCC/2020/0031

Erection of a new building to accommodate production plant and bagging equipment including linked loading canopy. Erection of a building for product manufacturing rooms and erection of a new roof over wet crumb storage area. Creation of hardstanding and car park area.

Foggs Farm, Hobbs Lane, Claughton on Brock.

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Executive Summary

Erection of a new building to accommodate production plant and bagging equipment including linked loading canopy. Erection of a building for product manufacturing rooms and erection of a new roof over wet crumb storage area. Creation of hardstanding and car park area. Creation of hardstanding and car park area. Fogg's Farm, Hobbs Lane, Claughton on Brock.

Recommendation - Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, hours of working, highways, materials, drainage, landscaping, noise and dust.

Applicant's Proposal

Planning permission is sought for the erection of two new buildings, a roof over an existing storage area and a hardstanding and car parking area at Fogg's Farm, Hobbs Lane, Claughton on Brock. The site currently operates as a base for the applicant (Envirosystems) who manufactures agricultural animal beddings and biological slurry and silage additives.

The proposal includes the erection of a building which would be used as a new mixing, bagging, and dispatch area with a drive through loading bay. The building would measure approximately 42m x 18m with a height of 8m and would be constructed from metal cladding sheets coloured olive green with a pitched roof coloured natural grey. Connected to the proposed mixing, bagging and dispatch area would be another building which would be used as production and testing laboratory measuring

approximately 30m x 6m with a height of 4m. The building would be attached to the building described above and constructed from vertical timber cladding coloured brown with a mono pitched roof coloured mid grey. Also proposed is the creation of a hardstanding area south of the building covering a total of 500m² which would be used as a car parking area with a total of 7 spaces.

The other aspect of the development is for the construction of a building over an existing outside storage area. The building would measure approximately 30m x 15m with a maximum height of 5.3m. This building would also be constructed from weathered vertical timber cladding coloured brown with a pitched roof coloured grey.

The proposal also includes landscaping works including the planting of 587 trees and 1032 shrubs to be planted to the northern, western and southern boundaries of the site.

Description and Location of Site

Fogg's Farm is located off Hobbs Lane, an unclassified road approximately 4km south east of Garstang within the Forest of Bowland Area of Outstanding Natural Beauty. The site has been historically used as a large dairy farm but ceased to be a working farm in 1998. The surrounding land is comprised of agricultural grazing land. The farm complex is comprised of a range of portal frame and stone farm buildings together with an external drying unit, all of which have been used since 2017 for the applicant's business which is the production of agricultural bedding products from waste paper pulp.

There is one residential dwelling immediately adjacent to the farm complex which is occupied by the landowner's gamekeeper and also used as mess / office accommodation for the business. A public right of way crosses the access track and farm land immediately to the east and north of the site. Other properties are located at other farm complexes, the nearest of which are around 350m from Fogg's Farm.

The building proposed to be used as a bagging and dispatch area would be located west of the existing production building and would be sited on an existing grass and hardstanding area. Immediately south of this site is an existing hardstanding and car parking area but forms part of this planning application. The building which is proposed to be used for the storage of wet storage crumb product is located adjacent to the north western boundary of the site on an existing hardstanding area currently used for outside storage of waste paper pulp.

Background

History

The site is currently used as a facility for manufacturing agricultural animal bedding materials from waste paper pulp. Permission for this use was granted in March 2017 and was for the change of use of existing buildings and land to use for the production of agricultural bedding materials from imported waste paper products including installation of drying equipment and biomass boiler, installation of flue and weighbridge, erection of new storage building, formation of hard standing, access

alterations and siting of two portacabin buildings for offices / rest rooms and toilet / shower block. (LCC/2016/0084)

Planning permission was granted in July 2017 for the erection of a new building for the storage of plant and equipment with a linked canopy for the loading of waste products. (LCC/2017/0036)

Planning permission was granted in October 2017 for the variation of condition 3 of planning permission LCC/2017/0036 to allow the storage of waste materials and plant and machinery within the building. (LCC/2017/0065)

Planning permission was granted by Wyre Borough Council in July 2020 for a change of use of ground floor of residential dwelling to B1 office (ancillary to business on site) (20/00158/FUL). The office space permitted is intended to replace the use of portacabin units which were permitted by LCC/2016/0084.

Planning Policy

National Planning Policy Framework

Paragraphs 7 - 14, 80 - 82, 83 - 84, 102 - 111, 108 - 111, 124 - 132, 170 - 173 are relevant with regards to the presumption in favour of sustainable development, building a strong competitive economy, supporting the rural economy, promoting sustainable transport, considering development proposals, achieving well designed places, conserving and enhancing the natural environment.

National Planning Policy for Waste

Section 7 is relevant with regards the determination of applications for waste development.

Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document

Policy CS7 - Managing our Waste as a Resource

Policy CS8 - Identifying Capacity for Managing our Waste

Policy CS9 - Achieving Sustainable Waste Management

Joint Lancashire Minerals and Waste Local Plan

Policy DM2 - Development Management

Policy WM3 - Local Built Waste Management Facilities

Wyre Borough Local Plan

Policy SP1 - Development Strategy

Policy SP2 - Sustainable Development

Policy SP4 - Countryside Areas

Policy SP5 - Forest of Bowland Area of Outstanding Natural Beauty

Policy CDMP3 - Design

Policy CDMP4 - Environmental Assets
Policy CDMP6 - Accessibility and Transport
Policy EP8 - Rural Economy

Consultations

Wyre Borough Council - Objection raised. Policy SP5 of the adopted Wyre Local Plan requires that major developments in an Area of Outstanding Natural Beauty will not be permitted except where it is demonstrated that the harm is outweighed by the benefits in the public interest and in exceptional circumstances. The applicant has provided information attempting to comply with these policy but it is considered further information should be submitted with the application to demonstrate the impacts on the local economy, as what has been submitted with the application is at a strategic level. This should include details on 'local carrier ingredients' and if local construction installers are to be used and any other benefits to the local economy.

It is considered that further information is required to fully assess the potential harm on the wider area and countryside to the south, including from Bleasdale Lane and the south end of Gonder Lane, and wider fells and vantage points, including Beacon Fell and Parlick / Fairsnape. Also, it is requested that the need for the height of the development proposed should be justified. Can information be provided on the need for a ridge height of 8.6m, and if this height could only be provided for part of the building, for example, do the mixing area, HGV loading bay and link to the existing building need to be at this height. On the basis of the above assessment and current information, the council cannot withdraw its objection to the planning application, but welcomes the submission of further information.

Cloughton on Brock Parish Council - No objection.

Environment Agency - No objection, the applicant should ensure that the site's infrastructure and drainage is in compliance with the existing environmental permit requirements.

Lancashire County Council Highways Development Control - No objection and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Landscape Specialist (Jacobs) - No objection, the proposed scheme would benefit from reinforcement of nearby hedgerow field boundaries with tree and shrub species to help integrate the large sheds into the local landscape pattern and, the introduction of oak species into the planting mix. The overall layout, appearance and planting around the development is considered acceptable for landscape and views.

Cadent Gas - No objection, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Public Rights of Way - No observations received.

Lead Local Flood Authority - No observations received.

Ramblers Association - No observations received.

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. No objections have been received but six representations of support have been submitted from groups including the Confederation of Paper Industries, Paper Industry Technical Association, Royal Association of British Dairy Farmers and local councillors raising the following points:

- The importance of the operations at the site by providing a sustainable outlet for the by-product of paper recycling which help thousands of tonnes of material to be diverted from landfill.
- The development will be an opportunity for employment opportunities and economic activity in rural areas.
- The proposed development would help increase productivity and efficiency for dairy farming and farming in general during an unstable economic climate.

Advice

Planning permission is sought for the erection of two new buildings, the roofing - over of an outside storage area and a hardstanding and car parking area at Fogg's Farm, Hobbs Lane, Claughton on Brock.

The site currently operates as a base for the applicant who manufacture products used for agricultural animal beddings and biological slurry and silage additives. Planning permission was originally granted at the site in 2017 for the change of use of part of the farm complex to a facility to convert waste paper pulp into agricultural bedding materials. This proposal was considered acceptable at the Fogg's Farm site as it largely utilised existing redundant farm buildings. Within the same year the applicant applied to develop a storage building at the site and to provide a canopy at a height of 8m between the storage building and the existing building. This application was approved (LCC/2017/0036) but the building was never constructed as the development could not meet the applicant's operational requirements at that time. The current application is to provide for the additional space which the applicant states is required to meet their demands and also to provide a cover over the external storage area so that the product can be retained in a dry condition.

National Planning Policy for Waste requires that waste materials should be managed at the highest level possible within the waste hierarchy. The site operations assist in recycling paper wastes into useful products therefore moving the management of such wastes higher in the waste hierarchy. Policy CS7 of the Lancashire Minerals and Waste Core Strategy DPD seeks to manage waste as a resource, while Policy CS8 of the Core Strategy DPD seeks to ensure an adequate provision of suitable waste facilities across the county to ensure that waste can be managed as a resource.

The site has been an established waste management site since 2017 and the proposed development would generally accord with the aims of the National Planning Policy for Waste document. However as the site is located within a rural area

designated as an Area of Outstanding Natural Beauty and served by a network of minor roads, it is necessary to consider whether extending the site to the extent proposed is appropriate in its location and ensuring the protection of important landscapes in the area.

Paragraph 172 of the National Planning Policy Framework sets out that the scale and extent of development within Areas of Outstanding Natural Beauty should be limited with planning permission refused for major development except in exceptional circumstances and where the development is demonstrated to be in the public interest. The consideration of such applications should include an assessment of;

- a) the need for the development, including any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing elsewhere outside the Area of Outstanding Natural Beauty designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Policy SP5 of the Wyre Local Plan requires that major developments in Areas of Outstanding Natural Beauty will not be permitted except where it is demonstrated that the harm is outweighed by the benefits in the public interest. Also the policy states a planning application must be accompanied by an assessment of the need for the development including any national considerations and the impacts of permitting it or refusing upon the local economy.

The applicant states for the past two years the operations at Fogg's Farm have reached a critical point where the utilisation of the existing buildings at the site and servicing its operation by staff and resources based at its secondary site in Pasture View, Barton can no longer be sustained with limited space to expand the site. The applicant has stated that without additional, fit-for-purpose floor space at Fogg's Farm they would not be able upgrade the manufacturing process to improve the quality of their products to meet customer expectations and be flexible to react to the industry market.

Whilst the primary purpose of designating a site within an Area of Outstanding Natural Beauty is to conserve and enhance natural beauty, further guidance which complements the National Parks and Access to Countryside Act 1949, goes on to say that in pursuing the primary purpose of its designation, account should be taken of the needs of agriculture, forestry, and other rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.

The applicant manufacturer's products at the site which are used by the agricultural industry in particular dairy farming. More recently the applicant's business plan has stated that it is committed to helping livestock farming in the country to become more

sustainable by using natural biological technologies for use in silage production and the management of slurry. Currently the product manufacturing aspect of the applicant's operations is split between two sites (Fogg's Farm and Pasture View, Barton) which means that staff are traveling between the two sites numerous times a day. The benefits of the proposed development includes reducing the need for staff to travel, provide further indoor space to store finished product, on site testing facilities for the operator, machinery to produce finished bagged product ready for distribution and a covered space for raw material. Currently the raw paper waste is stored outside and therefore additional energy is required to dry the material for conversion into a bedding product.

The applicant has provided details of the benefits of the development to the farming industry including a cost analysis and a detailed geographical breakdown of the number of farm holdings who benefit from their products. The proposed development would also have on site testing facilities which would facilitate the applicant's research and development project which aims to find new product introductions that would benefit livestock and soil productivity. Six letters of support have been received from the waste paper, farming industry and local councillor's which have included comments that the development would provide a sustainable outlet for the by-product of paper recycling which will help to safely repurpose paper pulp to agricultural use, help thousands of tonnes of material to be diverted from landfill and provide further employment opportunities in rural areas.

The applicant states if planning permission was to be refused at Fogg's Farm they would be forced to move their operational base to another area which would have further cost implications. Their preference is the development at Fogg's Farm to be approved due to investment they have made at the site and available space and its close proximity to rural areas which is the prime market for their products. Another option which the applicant has investigated is to erect the bagging plant within the existing building at the site. However due to the large scale of the machinery and limited space inside the building this was deemed not to be possible. The applicant has also investigated moving the Fogg's Farm operation to their site at Pasture View, Barton but due to limited space and close proximity to other existing units at that site this was deemed to not be feasible.

Policy CDMP3 of the Wyre Local Plan states that all development will be required to be of a high standard of design and appropriate to the end use. All development must be designed to respect or enhance the character of the area and minimise energy consumption having regard to a number of issues, including density, siting, layout, height, scale, massing, orientation, landscaping and use of materials. Also policy SP4 of the local plan states that development which adversely impacts on the open and rural character of the countryside will not be permitted.

The design of the development has a major bearing on how successfully it can be integrated into the landscape and countryside. The National Planning Policy Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. The applicant has submitted different architectural designs to mitigate the visual presence of the building using different colours and materials.

The proposed production building would measure approximately 42m x 18m with a height of 8m and would be approximately 2m higher than the existing buildings at the site. The applicant has confirmed that this building needs to be at 8m due to the height and scale of the machinery which is proposed to be installed within this building which will also include dust extraction equipment to capture dust from the mixing area. The loading bay would also have to be at a similar height to allow adequate clearance space for large vehicles. Whilst the building is of a large scale, when considering its visual impacts of, it is important to note the permission which has previously been granted for the storage building which has never been constructed. The building would utilise modern materials in its construction with metal cladding being proposed on the elevations to help reduce noise impacts from the development. Connected to the proposed mixed, bagging and dispatch area would be another building which would be used as production and testing laboratory rooms measuring approximately 30m x 6m with a height of 4m. Both buildings would have the general form and character of buildings that are generally found on farm complexes.

Part of the development includes the erection of a building which would be used for the storage of wet crumb material. This would measure approximately 30m x 15m with a maximum height of 5.3m and includes a drop off pad with a 1.2m high concrete wall. The original proposal consisted of this building being erected at a height of 7m. To minimise the visual amenity impacts of this part of the development, the applicant agreed to lower the height by 1.7m. This building would be faced in vertical timber cladding coloured brown with a pitched roof coloured grey which has been chosen to be in keeping with the rural landscape and surrounding area.

The proposed site is in a relatively remote location and at least 450 metres from the nearest road. However the applicant's proposal is substantial in context of the existing development at the site. The development would still be within the footprint of the original farm complex and even though it would not be particularly visible from Hobbs Lane it would be visible from the public right of way which crosses the field, adjacent to the site. To minimise the visual impacts, the applicant proposes a landscaping scheme comprised of 587 trees and 1032 shrubs to be planted to the north, western and southern boundaries of the site. The applicant has also submitted 3D modelling drawings in combination with a local viewpoint assessment showing the development configuration and impact on the surrounding landscape. After assessing the submitted design, scale and mitigation measures with the inclusion of further landscaping, the landscape impacts of the new buildings are considered acceptable. Conditions can be attached to any planning permission dealing with the final selection of building materials to the design of the buildings and details of the landscaping scheme.

Paragraph 109 of the National Planning Policy Framework states that proposals should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. The proposed development would not increase operational vehicle movements in and out of the site. There would be an increase during building construction works but these would be relatively short term. The proposed development would upgrade the quality of their manufacturing process and the HGV movements in and out of the site would still be within the limitations contained within the 2017 permission (two HGVs per day). The only changes to the vehicle movements is that four members of staff would be permanently located at the site. However, this

would not significantly add to the car movements as these staff already travel between Fogg's Farm and Pasture View on a regular basis. Although the site is served by a network of small rural roads, as the development would not increase HGV movements to the site, LCC Highways do not object to the development and the proposal is therefore considered acceptable in terms of highway impacts. The site is served by a long stone access road and therefore the matters requested by LCC Highways in terms of a construction management plan and wheel cleaning measures are not considered necessary.

The National Planning Policy Framework and the Joint Minerals and Waste Local Plan recognise that waste developments have the potential to give rise to adverse impacts on the quality of life of people for a variety of reasons including noise and dust. More specifically, Policy DM2 of the Joint Minerals and Waste Local Plan supports development for waste management operations where it can be demonstrated that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. In assessing proposals, account should be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to which its impacts could be controlled in accordance with current best practice and recognised standards.

Paragraph 183 of the National Planning Policy Framework states the focus of planning decisions should be on whether the development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. The proposed development may cause some additional noise impacts from the bagging plant operating at the site but it is considered due to the rural nature of the site and nearest properties located at a considerable distance these impacts would be negligible. Other environmental impacts resulting from the development would not be significantly increased by the proposed development due its proposed use as laboratory rooms and storage space. A precautionary measure is recommended by way of a condition to control the majority of construction working operations to the typical working day. Subject to the recommended condition it is considered that it would be unlikely that construction activities would have any detrimental impact on neighbouring landowners or local residents due to the site being located in a rural area and the separation from sensitive receptors.

Even though it is considered that the proposed development would have some impact on the Area of Outstanding Natural Beauty, these impacts are not considered to be significant due to the design of the development, its location on a former farm site and the distance to the nearest viewpoints. The applicant has demonstrated special circumstances showing that the products which are manufactured at the site are of importance to the agricultural industry locally and further afield, using waste material promoting recycling. The applicant has also provided evidence of the implications of refusing the development locally and nationally complying with policies in the National Planning Policy Framework and the Wyre Local Plan.

In conclusion, the proposed development would be required for the installation of a bagging plant used in conjunction with the permitted activities to process wet paper pulp into agricultural animal bedding materials. The site has been an established as an agricultural products manufacturing site for a period of three years and the

operations at the site have facilitated economic growth in a rural area utilising disused agricultural buildings. The proposal does include new large buildings that would be visible within the landscape from both local and more distant elevated viewpoints. However, the treatment of the external finish of the buildings and landscaping scheme has evolved through the determination process to ensure that the development could be integrated into the landscape such that there would be no significant landscape or visual impacts. On balance, the development is therefore considered acceptable in terms of policies in the local plan.

Overall it is considered that the development is an acceptable use of the site and it is unlikely that there would be any unacceptable impacts provided that any permission is subject to the recommended conditions. The site operations helps in the re-use of waste which reduces reliance on landfill and moves the management of waste up the waste hierarchy. Subject to the imposition of conditions, as stated above, it is considered that the development accords with the requirements of the National Planning Policy Framework, Policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy, and Policies NPPF 1, DM1, DM2 of Joint Lancashire Minerals and Waste Local Plan.

In view of the nature, scale and location it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

That planning permission be **Granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following:

a) The Planning Application received by the County Planning Authority on 4th June 2020.

b) Submitted Plans and documents

Drawing Number - 20-1133-L01 - Rev C / Site Location Plan

Drawing Number - 20-1133-P01 - Rev D / Shed 1 - Plans, Sections & Elevations

Drawing Number - 20-1133-P02 - Rev B / Shed 4 - Plans and Elevations

Drawing Number - 633901 - Rev C - Landscape Proposal - Mound

Drawing Number - 633902 - Rev A Landscape Proposal - Sections

Drawing Number - 633903 - Hedgerow Enhancement

Drawing Number - VS01A - Existing and Proposed Visuals
Drawing Number - 20-1133-P03 - Indicative Drainage Plan

c) All schemes and programmes approved in accordance with this permission.

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and policies SP2, SP5, and CDMP3 of the Wyre Local Plan.

Hours of Working

3. No construction development shall take place outside the hours of:

08.00 to 18.00 hours Monday to Friday (except Public Holidays),
08.00 to 14.00 hours on Saturday.

No construction development shall take place at any time on Sundays or Public Holidays.

This condition shall not however operate so as to prevent the carrying out, outside of these hours, of essential repairs to plant and machinery used on the site.

Reason: To safeguard the amenity of local residents and adjacent properties and land users and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and policy SP1 of the Wyre Local Plan.

Highway Matters

4. Within 3 months of the commencement of development, details and location of electric vehicle charging points and cycle storage facilities, shall be submitted to the County Planning Authority for approval in writing.

The ELV charging points and cycle storage facilities shall be implemented in accordance with the approved details prior to the development being brought into use.

Reason: To promote alternative means of accessing the site and to comply with Policy CDMP3 of the Wyre Local Plan.

5. Measures shall be taken at all times during the construction phase of the development to ensure that no dust, mud or other deleterious materials are transferred onto the public highway by vehicles leaving the site.

Reason: In the interests of highway safety and local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Development Framework Site Allocations and Development Management Policies DPD.

Materials

6. No external cladding or finishes to any building or structure shall be applied until details of the building materials to be used for the external elevations and the roof of all buildings, have been submitted to and approved in writing by the County Planning Authority. Thereafter, only those materials approved by the County Planning Authority shall be used.

Reason: To safeguard the visual amenity of the area and to mitigate visual impacts to the Area of Outstanding Natural Beauty and to comply with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policies SP4, SP5 and CDMP3 of the Wyre Local Plan.

Drainage

7. No development shall commence until a scheme and programme for the management and attenuation of surface water from the development has been submitted to and approved in writing by the County Planning Authority.

The measures for the management and attenuation of surface water from the development shall be implemented as part of the construction works and maintained in operational condition thereafter.

Reason: In the interests of surface water control and to prevent flooding and to conform with policy CDMP4 of the Wyre Local Plan.

Landscaping

8. The landscaping works detailed on Drawing Number 6339.01Rev B - Landscape Layout - Mound and Drawing Number - 633903 - Hedgerow Enhancement shall be implemented within the first planting season, as defined in this permission, following the completion of the development and shall thereafter be maintained for a period of five years including replacement of dead and dying species, weed control and maintenance of protection measures.

Reason: In the interests of the visual amenities of the area and to conform with policies SP5 and CDMP4 of the Wyre Local Plan.

Noise

9. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the development.

Reason: To safeguard the amenity of local residents and adjacent properties / landowners and land users and to conform with policy CS9 of the Joint Lancashire Minerals and Waste Development Framework Core Strategy and

policy SP1 and SP2 of the Wyre Local Plan.

Dust

10. Measures shall be taken at all times during the development to ensure that no dust or wind-blown material from the site is carried on to adjacent property.

Reason: To safeguard the amenity of the local area and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and policies SP1, SP2 and CDMP4 of the Wyre Local Plan.

Notes

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

The applicant's attention is drawn to the observations of the Environment Agency in their letters on the 15th July.

Definitions

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Local Government (Access to Information) Act 1985 List of Background Papers

None

Reason for Part II

N/A