

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 8 APRIL 2015 IN THE COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr Christopher Newbury (Chairman), Cllr John Knight (Vice-Chair), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Dennis Drewett, Cllr Magnus Macdonald, Cllr Pip Ridout, Cllr Jonathon Seed, Cllr Roy While and Cllr Fleur de Rhé-Philippe (Substitute)

Also Present:

Cllr Terry Chivers

32 Apologies for Absence

An apology for absence was received from Councillor Horace Prickett who was substituted for the duration of the meeting by Councillor Fleur de Rhé-Philippe.

33 Minutes of the Previous Meeting

The minutes of the meeting held on 25 February 2015 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 25 February 2015.

34 Chairman's Announcements

The Chairman gave details of the exits to be used in the event of an emergency.

35 Declarations of Interest

Councillor Ernie Clark stated that when application 15/00661/FUL was considered by Hilperton Parish Council, he had abstained from a vote. He confirmed that he would consider the matter at this meeting with an open mind.

Councillor Jonathon Seed stated that he had recently been appointed as the Cabinet Member for Housing. This role, in his opinion, did not prevent him from considering individual applications on their merits.

Councillor Magnus MacDonald stated that he had registered a pecuniary interest in relation to item 6 b – 15/00420/FUL, and would not take part in the deliberations of that item.

36 Public Participation and Councillors' Questions

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

37 14/11851/OUT - Kingsdown Farm, Lords Hill, Longbridge Deverill, Warminster, BA12 7DY

Public participation:

Mr Payne spoke in support of the application.

Cllr Ian Bell, of Longbridge Deverill Parish Council, spoke in relation to the application.

Councillor Fleur De Rhe Phillippe spoke as the local member.

The Senior Planning Officer outlined the report which recommended that the application for approval subject to conditions.

Members of the public were invited to speak on the application as listed above.

Issues discussed in the course of the debate included: the location of the proposed application and that the site is within an Area of Outstanding Natural Beauty (AONB); the impact of the proposals on the landscape; the existing vegetation on the site; the views of the agricultural consultant regarding the need for the dwelling; the topography of the site; and the views of the AONB team.

Councillor Trevor Carbin proposed and Councillor Magnus MacDonald seconded that the permission should be granted in line with the officers recommendations.

At the end of the debate the meeting;

Resolved to approve permission subject to the following conditions:

- 1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

REASON: To comply with the provisions of Section 92 of the

Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4. The development shall be carried out in accordance with the following approved plans:**

Drawing: Site Location Plan received on 12 December 2014; and Drawing: Proposals Plan and Cross Sections received on 12 December 2014 (in respect of red-outline site plan) Read together with any plans subsequently approved under and Application for the Approval of Reserved Matters.

REASON: In order to define the terms of this permission.

- 5. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.**

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E shall take place on the dwellinghouse hereby permitted or within its curtilage.**

REASON: The dwelling in this location is only permitted on the basis of the special agricultural justification presented and any dwelling must remain, in terms of the amount of accommodation provided, commensurate to the essential agricultural need. This will ensure that the amenity of the area and appearance of the AONB will be protected and enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements in light of the on-going essential agricultural need at any given period.

7. The Gross Internal Area (GIA) of the proposed dwelling shall not exceed 140m² in extent and the maximum ridge height shall be 6m above adjacent ground level.

REASON: In order to reflect the special justification and essential need demonstrated; and to define the terms of this permission.

8. No development shall commence on site until details of the existing and proposed site levels, including no raising of ground levels and details of the proposed ground floor slab levels, have been submitted to and approved in writing by the local planning authority.

REASON: In the interests of visual amenity.

9. No development shall commence on site until details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

10. The landscaping details provided in accordance with Condition 2 shall include details of habitat creation to enhance the biodiversity value of the site to include native, species-rich hedgerow creation with locally characteristic species.

REASON: To provide biodiversity enhancements in accordance with paragraph 118 of the National Planning Policy.

11. The development hereby approved shall be carried out in accordance with the recommendations made in section 6.1 of the Extended Phase 1 Habitat Survey report dated November 2014 prepared by Sedgemoor Ecology Ltd, unless otherwise agreed in writing with the local planning authority.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats.

- 12. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, 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 otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.**

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 13. No development shall commence within the area indicated (proposed development site) until:**

A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

INFORMATIVE TO APPLICANT

The Archaeological investigation work should be conducted by a professional archaeological contractor and there will be a financial implication for the applicant.

38 **15/00420/FUL - 68 Berryfield Park, Melksham, SN12 6EE**

Public participation:

Mr Walsh spoke in support of the application.

The Senior Planning Officer outlined the report which recommended that the application for approval subject to conditions, including the proposal for an additional condition addressing the concerns of the parish council regarding construction methodology and traffic management.

Members of the public were invited to speak on the application as listed above.

Councillor Roy While spoke as a local member.

Issues discussed in the course of the debate included: The siting of the application; the impact of the proposals on the amenity of local residents; the views of the ecological officer; the designation of the locality as a small village and the context of the local plan; the views of the local resident and the concerns over the loss of open space.

Following consultation with the officers, it was proposed that, should the application be granted, condition 10 should be amended to provide protection to the areas designated for open space within the proposals.

Councillor Ernie Clark proposed and Councillor Chris Newbury seconded that the permission should be granted in line with the additional recommendations.

At the end of the debate the meeting;

Resolved to approve permission subject to the following amended 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 provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

REASON: In the interests of visual amenity and the character and appearance of the area.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C, E, F and Part 2, Class A shall take place on the dwellinghouses hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements; and in the interests of creating a sustainable form of development that will not have a detrimental impact on the surface water drainage and flooding within the area.

4. The development hereby permitted shall be carried out in complete accordance with the Flood Risk Assessment prepared by Barnaby Associates (Revision 1 dated 14th January 2015). Finished floor levels shall be set no lower than 36.0m above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

REASON: In order to reduce the risk of flooding to the proposed development and future occupants.

5. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

6. No development shall commence until a surface water drainage scheme for the site (including surface water from any access / driveway or any hard surface to be created), based on sustainable drainage principles (incorporating sustainable drainage details and permeability test results to BRE365) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The development shall not be first occupied until surface

water drainage has been constructed in accordance with the approved scheme. The approved and implemented scheme shall be maintained as such in perpetuity.

REASON: To ensure that the site can be adequately drained

7. No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of road safety and amenity.

8. No development shall commence until an amended site layout plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall show the exact location of a new robust fence at the northern limit of the buffer area to the Berryfield Brook (entitled "6 metre vole buffer zone from bank on site layout plan 3774/002 Rev H).The scheme shall be implemented in accordance with the approved details and maintained as such in perpetuity.

REASON: In the interests of biodiversity.

9. No development shall commence until, a Construction Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the local planning authority. The Plan shall provide details of the following:
 - a. Installation of fencing at northern edge of 6m buffer area to prevent access during construction and to protect the buffer area during the course of construction.
 - b. Sensitive site clearance to take account of potential presence of nesting birds, amphibians, reptiles and hedgehogs
 - c. Site compounds and storage of materials outside the 6m buffer area
 - d. Implementation of recommendations in section 7.5 of Ecological Survey report by Michael Woods Associates dated January 2015
 - e. Development shall be carried out in full accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats.

10. No development shall take place on site, until a Landscape and Ecology Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include the following:

- a. Implementation of recommendations in sections 7.5 and 7.6 of Ecological Survey report by Michael Woods Associates dated January 2015
- b. Enhancements for nesting birds, roosting bats, reptiles, amphibians and hedgehogs; including the installation of integral bat boxes/tubes and nest boxes for House sparrows, Starlings and Swifts within the new dwellings
- c. Landscaping scheme, including a wildflower seed mix within the grassed part of the 6m buffer area to the Berryfield Brook, retention of the majority of the scrub within the 6m buffer area with planting of additional tree and shrub species to provide fruit, berries and seeds for wildlife, and appropriate native riparian species on the bank of the brook; this shall include species names, species provenance, supplier details, location on site, preparation and planting methodologies, aftercare and maintenance
- d. Maintenance of the fencing to protect the 6m buffer zone and prevent access by residents and dogs
- e. Long-term management of retained and newly created habitats
- f. Long-term management of retained open space
- g. The approved plan shall be complied with during and after the completion of the development hereby approved and in relation to the open space within the site, this shall thereafter be retained as open space.

REASON: To ensure the enhancement and appropriate management of priority habitats and mitigation for protected species.

11. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
 - a. A Construction Traffic Management Plan;
 - b. the parking of vehicles of site operatives and visitors;
 - c. loading and unloading of plant and materials;
 - d. storage of plant and materials used in constructing the development;
 - e. hours of construction, including deliveries has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the

natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

12. No external lighting shall be installed on site until plans showing the type of light appliances, the height and position of fittings, illumination levels and light spillage have been submitted to and approved in writing by the local planning authority.

REASON: to minimise light spillage into the adjacent brook corridor habitats to maintain dark foraging and commuting corridors for bats, in the interests of biodiversity.

13. The development hereby permitted shall be carried out in accordance with the following approved plans: 3774 – 001 Rev B Site Location Plan; 3774 – 002 Rev H Site Plan; 3774 – 004 Plans and Elevation Plots 1-4; 3774 – 005 Plans and Elevations Plots 5-6; 3774 – 006 Plans and Elevations Plots 7-8; 3774 – 007 Site section and Street Scene; 3774 – 008 Roof Plans; The Application Form, the Transport Technical Assessment; The Ecological Survey (January 2015); The Flood Risk Assessment and Drainage Strategy (January 2015).

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE TO APPLICANT

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. All British bat species are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural England should be contacted for advice on any special

precautions before continuing (including the need for a derogation licence). Please see the Council's website for further information: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment.htm> or visit <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

INFORMATIVE TO APPLICANT

There are public storm and foul water sewers crossing the site, for which the sewerage undertaker normally operates a no build over/near with a clear zone each side of the sewer. The applicant should seek confirmation as soon as possible from the undertaker on this issue with shown layout and whether the undertaker will require formal diversion of their apparatus under a Water Industry Act agreement to achieve the current layout

There will be a need to obtain formal Land Drainage Consent for any proposed outfall to a water course to cover any permanent and/or temporary works to form the outfall prior to construction of any Stormwater drainage works on site as required under the Land Drainage Act 1991 in order to comply with LDC legislation – please note that if changes are required to drainage proposals to obtain LDC you may need to apply for variations of any planning approved scheme

INFORMATIVE TO APPLICANT

Water Supply and Waste Connections:

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk.

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence. Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

Protection of Existing Assets:

A public surface water sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public surface water sewers. It is recommended that the applicant contacts Wessex Water Sewer Protection Team for further advice on this matter. Building over

existing public surface water sewers will not be permitted (without agreement) from Wessex Water under Building Regulations.

Building Near to a Public Sewer:

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Wessex Water. Please contact our Sewer Protection Team to discuss further 01225 526333.

Separate Sewer Systems:

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

INFORMATIVE TO APPLICANT

When discharging the surface water condition, the following is expected:

- i. Whilst submitting technical details and design calculations may help illustrate that surface water management can be achieved, there also needs to be a supporting formal strategy report which explains the technical information presented and can be readily understood by the non-technical reader. If the development comes forward in discreet phases, each phase will need to be supported by 'phase specific' documents.
- ii. Adequate attenuation arrangements should be provided from the outset of development ensuring that no uncontrolled surface water is permitted from the site at any stage of development.
- iii. Any outflow from the site must be limited to existing run-off rates and volumes and discharged incrementally for all return periods up to and including the critical 1 in 100 year event.
- iv. Sufficient attenuation volume must be provided within the site to hold the surface water run-off from the developed site up to the critical 1 in a 100 event, including 30% allowance for climate change for the lifetime of the development. Attenuation areas must not be situated in areas at risk from flooding (i.e. fluvial, surface water, ground water etc.). Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).
- v. Exceedence flow occurs during short but very intense rain storms, or if system blockage occurs etc. The large volume of runoff generated from impermeable surfaces during such events may not all be captured by the drainage system and unless otherwise intercepted a proportion could flow uncontrolled onto land under

other ownership or into a watercourse/floodplain. CIRIA good practice guide for designing for exceedance in urban drainage (C635) requires that the run-off from the site during the critical 1 in 100 year storm plus climate change allowance must not be permitted to flow uncontrolled from the site (unless alternative arrangements have been made) and must not reach unsafe depths on site. For surcharge / flooding from the system (which is indicated by the preliminary calculations within the FRA), overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing.

- vi. Where infiltration forms part of the proposed storm water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- vii. The adoption and maintenance of the drainage system for the lifetime of the system must be addressed and clearly stated.

INFORMATIVE TO APPLICANT

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written Flood Defence Consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the River Mude which is designated as 'main river'. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of our controls and to obtain an application form please contact Daniel Griffin on 01258 483421.

INFORMATIVE TO APPLICANT

There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively. This would apply, for example, to the existing overland flow paths shown on the Flood Map for Surface Water. Water Efficiency and Climate Change

INFORMATIVE TO APPLICANT

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- a. the use of plant and machinery
- b. oils/chemicals and materials
- c. the use and routing of heavy plant and vehicles
- d. the location and form of work and storage areas and compounds

e. the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

39 **15/00661/FUL - Whaddon, Hilperton, Trowbridge Wiltshire BA14 6NR**

Public participation:

Ms Fisher and Mr Brackenbury spoke in objection to the application.
Mr Pearce spoke in support of the application.

The Senior Planning Officer outlined the report which recommended that the application for approval subject to conditions.

Members of the public were invited to speak on the application as listed above.

Councillor Clark spoke as the local member.

Issues discussed in the course of the debate included: the views of the Highways and Environmental Health Officers; the planning history on the site; how conditions could be used control use on the site; the layout and proposed uses for the proposals; and the views of the local community regarding highways and environmental issues.

Councillor Ernie Clark proposed and Councillor Trevor Carbin seconded that consideration of the application be deferred to enable a site visit to be arranged.

The proposal was debated and, being put to the vote, was lost.

Councillor Andrew Davis proposed and Councillor Magnus MacDonald seconded that the proposal be granted subject to the conditions set out in the report.

At the end of the debate the meeting;

Resolved to approve permission subject to the following 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 provisions 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: LDC.1754_005A, LDC.1754_007, LDC.1754_001

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, or the installation of any outdoor plant/machinery.

4. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site, and no outside burning of materials or waste shall take place at the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

5. No industrial processes, plant or machinery shall be carried out/installed outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

6. The use hereby permitted shall only take place between the hours of 07:30 in the morning and 18:00 in the evening from Mondays to Fridays and between 08:00 in the morning and 13:00 in the evening on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

7. Any spraying shall be restricted to the designated spray booths identified on the approved plans. No spraying shall commence on site until details of the extraction system, including the filtration system to

serve the spray booths (including details of its position, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority. The ventilation/extraction equipment shall be installed prior to the designated spray booths being first used for spraying and shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area.

8. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge into the bund. The development shall not be first brought into use until such facilities have been constructed and completed in strict accordance with plans approved by the Local Planning Authority.

REASON: To prevent pollution of the water environment

INFORMATIVE TO APPLICANT

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species

http://www.naturalengland.org.uk/Images/ProtectedSpeciesLists_tcm6-25123.pdf, or to damage or disturb their habitat or resting place.

Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist

<http://www.ieem.net/members-directory> and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website

<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/default.aspx> for further information on protected species.

INFORMATIVE TO APPLICANT

The track which is the site access is also a public bridleway (HILP19). This must be kept clear of vehicles and materials at all times so users can freely pass along here.

40 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 3.00 - 4.16 pm)

The Officer who has produced these minutes is Will Oulton, of Democratic Services,
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