

APPLICATION NUMBER: 22/01152/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01152/FUL	Tom Hiles	24 February 2023

Address: Lane Foot Farm, Ealees, Littleborough, OL5 0HJ

Proposal: Change of use and conversion of redundant stable building to one dwelling including alteration to fenestration on front and side elevations

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	Approve with conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 09.05.23

SITE

The application site is a small stables block faced with stone and slate, forming part of a rural property (understood to be a former farm) comprising a main dwelling and equestrian facilities, located within the Green Belt to the south-east of Littleborough.

The site is accessed off a private lane which leads to West View in Littleborough. The lane also serves two dwellings located closer to the town.

The stables appears to have been built at some point between 2003 and 2006. An additional stables building and a menage have been added at the property more recently, positioned to the west and north of the application building. The stables and the menage are enclosed by a close-boarded timber fence, running adjacent to the lane. The property operates as a horse rehabilitation charity and also provides alternative education/training provision licenced by the Council.

There is a neighbouring house to the immediate north-east of the site, which is understood to be in separate ownership, and which shares the access lane.

The site is encircled by Ealees Brook / Shore Lane Brook at the west, south and east. Parts of the property are within flood risk zones 2 and 3, associated with the river running at the west, but the stables building is outside these.

Public rights of way run across the property.

The site is not subject of any ecological designations or protections.

The site is within an area designated in the Greater Manchester Joint Minerals DPD 2013.

PROPOSAL

The application seeks permission to change the use of the stables into a dwellinghouse. A small area of the land around the building would form the curtilage of the dwellinghouse, to provide parking spaces and outdoor amenity space.

External alterations to the building would be limited to replacing existing doors at the front and north-east side elevation with full-height windows. No details on the design of these windows have been submitted.

Internally, the converted building would comprise a combined kitchen-diner-living space, two bedroom and a bathroom.

Access would remaining as existing. The proposed site plan indicates that two car parking spaces would be provided within the fence, and that an existing shed at the south-west elevation of the stables would be removed. Limited outdoor space would be provided at the front and sides of the building, with the curtilage drawn at the immediate rear of the building. Beyond the rear curtilage an open field would remain, with the menage and retained stables positioned around 20m away.

The equestrian operation at the rest of the complex, which appeared to accommodate around 6-8 horses and ponies at the time of the site visit, would remain.

It is understood that the applicant intends that the converted building would accommodate a family member who currently lives at the main house.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

P1 - Improving image

P2 - Protecting and enhancing character, landscape and heritage

P3 - Improving design of new development

G4 - Protecting Green Belt

G7 - Increasing the value of biodiversity and geodiversity

G8 - Managing water resources and flood risk

G9 - Reducing the impact of pollution, contamination and land instability

T1 - Delivering sustainable transport

T2 - Improving accessibility

DM1 - General development requirements

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

21/00099/FUL - Installation of 2 no. glamping pods with timber decking and toilet block with associated amenity block providing cooking and washing facilities. Refused 02/12/21, appeal dismissed.

22/00393/PRA56 - Prior approval for change of use and conversion of stables to dwellinghouse. Refused, 2022-05-13

15/01373/FUL - Change the use of the farm to provide teaching/training accommodation and a visitors centre and continuation of racehorse rehabilitation use. Approved, 2016-06-22

12/55914/FUL - Erection of barn including three stables and tack room (resubmission of 12/55650/FUL). Approved, 2012-10-31

12/55650/FUL - Erection of stable block including formation of three car parking spaces. Refused, 2012-08-07

08/D50963 - Variation Of Condition 05 Of Planning Permission D45705 To Allow Stables To Be Used For Private And Commercial Use (Racehorse Rehabilitation). Approved, 2008-08-27

05/D45705 - Erection Of Stable Block. Approved, 2005-09-12

04/D43543 - Change Of Use And Alterations And Extensions To Existing Garage And Outbuilding To Form Detached Dwelling Including Diversion Of One Public Right Of Way.. Approved, 2004-07-15

03/D42635 - Change Of Use, Rear Extension And Alterations To Storage Building/Garage To Form Dwelling. Approved, 2004-02-04

02/D40815 - Change Of Use, Rear Extension And Alterations To Storage Building / Garage To Form Dwelling. Refused, 2003-09-23

CONSULTATION RESPONSES

Highways And Engineering

Highways have previously raised concerns regarding development on this farm related to road safety and the suitability of the existing vehicular access to support additional traffic. Although the conversion of the stables to residential is likely to be neutral in traffic generation terms there is likely to be increases in parking demand and servicing requirements.

From the submitted plans it would appear that this application includes two parking spaces within the application site boundary which meets current Council standards.

As the application site is remote from the adopted highway network and lacks any turning area for a standard sized refuse collection vehicle we would also need confirmation of how the new residential property will be serviced in relation to refuse collection.

If the servicing of the proposed dwelling issue can be resolved Highways would raise no objection to this application.

Env Health - Noise/Odours

No objection, it's in a rural location and the odour/noise will be that associated with its environment

Tree Officer

No comments received to date

United Utilities

No comments received to date

Environment Agency

*This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the bank of Shore Lane Brook which, is designated a 'main river'. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.*

Lead Local Flood Authority/Drainage

There is no public foul sewerage system in the vicinity of this site. Therefore, if the stables are to be converted to a dwelling, a new 'packaged sewage plant' is required. The current septic tank that services the existing house is currently unauthorised; the UK Government deadline to upgrade septic tanks which discharge to streams was January 2020. Both the house and the stable need a 'package sewage plant' in order to comply with the UK Government's Environment Agency's "General Binding Rules"

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

	Okay to discharge to stream?	Okay to discharge to soakaway?	Okay to discharge to drainage field?
Septic Tank	No	No	✓
Packaged Sewage Plant	✓	No	✓

For more information, contact Suppliers and Installers of packaged sewage plant. You can find them on Yellow pages or online. A packaged sewage plant must be located at a minimum distance of 5m but ideally 10m from any dwelling, for odour reasons.

The Applicant has provided no details of how the Stables drains the roof and any hard-standing areas. They should be sent to a soakaway and not be connected directly to Ealees brook.

SUGGESTED DRAINAGE CONDITIONS

No development shall commence until a foul & surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include:

- (i) Details of the required 'packaged sewage treatment plant' on a dimensioned plan drawing, with separation distances, from dwellings according to those specified in Building Regulations Part H.*
- (ii) Details of the surface water drainage for roof and any hard-standing.*
- (iii) Construction details for permeable paving of the driveway, if this forms part of the proposed dwelling's sustainable drainage system. Otherwise soakaway details for the driveway shall be provided.*

The duly approved scheme shall be implemented prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Rights Of Way Officer

...there are two definitive footpaths within the vicinity one of which could be impacted on with the proposal.

There should not be any requirement to impede on the definitive route running along the access road from Ealees Road to Lane Foot however I presume they will have to run along this route with the delivery of materials/machinery and possibly Contractors to undertake the work, the footpath should not be obstructed at any time, and, any damage caused to the footpath to make it difficult to use or cause the land to fall into

the river due to excess weight shall be repaired at their own expense and without delay.

The second definitive footpath running around Lane Foot and through between Owlett Mews and Lane Foot could be disturbed whilst undertaking the works, a temporary closure order should be applied if this is to be obstructed at any time. Without a temporary closure access should be available to the general public at all times. If necessary whilst works are being undertaken and machinery is driving backwards and forwards across the route a banksman should be placed to ensure the safety of the general public. This banksman should ensure users of the footpath are given the priority of use before.

Gtr Manchester Ecology Unit

(Summary) No objections in terms of impacts on bats or nesting birds. Recommend condition requiring approval of further measures for bats in addition to those set out in the submitted bat survey report, and informative on legal obligations on nesting birds.

REPRESENTATIONS

A site notice was posted in the vicinity of the site on 09/01/2023. Letters were issued to the adjoining property on 22/12/2022. A press notice was published on 18/01/2023, due to the application effecting a public right of way.

No comments were received from members of the public.

ANALYSIS

Principle of Development - Green Belt

The application site falls within the Green Belt. Core Strategy policy G4 - Protecting Green Belt notes that:

Development will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated.

We will encourage the continued operation of major developed sites in the Green Belt and support limited infilling and redevelopment where this maintains beneficial uses and does not harm the Green Belt.

Paragraph 149 of the NPPF 2021 notes that the construction of new buildings as inappropriate in the Green Belt, but goes on to specify the exceptions to this, as the forms of development which will be considered appropriate in the Green Belt in principle. These are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Paragraph 150 notes that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, being:

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

In this case, the proposal is considered to comprise a form of development as described by paragraph 150 d).

The stables is of permanent and substantial construction, apparently being constructed relatively recently of concrete blocks and faced with stone and slate. It is considered that its re-use (comprising a change of use to residential) would not result in any harm to openness including the visual and spatial aspects of openness.

In terms of the visual aspect of openness, it is noted that the application does not propose any extensions to the building, and that the curtilage of the resulting dwelling would be very limited, and would therefore not result in a significant domestication of the site or urbanisation of the area, which might otherwise be associated with extensive garden areas.

In terms of the spatial element, whilst the use of the building would likely result in an increase in residential activity at the building resulting from the creation of a new independent dwelling, including normal domestic activities, comings and goings, deliveries etc, it is not considered that this would be a substantial change to the human activity associated with the building in its current equestrian use. As such it is not considered that the change of use would result in harm to the spatial element of openness of the Green Belt.

The curtilage of the resulting dwelling would be very limited and as such it is not considered that potential additions which could be undertaken under householder permitted development would be likely to have a significant further impact upon the openness of the Green Belt.

In terms of conflict with the purposes of the Green Belt, paragraph 138 notes that these are:

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

The site is located well outside the boundaries of the nearest built-up areas and towns, and as such the proposal would not conflict with purposes a) and b). The proposal would not extend the curtilage associated with existing building, which forms part of a well-defined complex of buildings and as such would not result in encroachment into the countryside. The site is located well away from the nearest town and is well-enclosed by the surrounded topography and woodlands, and as such would not have an impact on the setting or special character of Littleborough or any other historic towns. The creation of one small residential unit would not have a significant impact on demand for housing and the resulting viability of urban regeneration, and as such would not be in conflict with paragraph e).

For these reasons it is not considered that the proposed development would comprise a form of development as described by NPPF paragraph 150 d), and would therefore comply with the NPPF in this respect, and with CS policy G4, and as such would be acceptable in principle.

Highways and Access

Core Strategy policy DM1 General development requirements notes that all development proposals will be expected to demonstrate that they provide satisfactory vehicular access, with adequate parking, manoeuvring, and serving arrangements taking into account the proposed use and location. NPPF paragraph 111 notes that development should only be prevented or 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 site is accessed via a long, narrow private lane from Ealees, which currently serves the existing house and the neighbouring property, as well as rural land at the east and south of the site. The proposed site plan indicates the dwelling would include two off-street parking spaces, sufficient to meeting adopted standards for a dwelling of this size.

The comments from the Highways officer are noted. It is noted that the access track to the site is unmade and in poor condition at certain points. In accordance with the comments from Highways, waste services have been consulted and have confirmed that domestic waste collection services could be provided to the additional dwelling. As such it is considered that the issues raised by Highways have been satisfied. Accordingly it is considered that the proposal would be acceptable in terms of access arrangements and impacts on highway safety, and approval would be consistent with DM1 and NPPF paragraph 111.

The comments from the Rights of Way officer are noted. It is suggested that the applicant should be informed of these requirements as an informative, in the event of approval.

Ecology

Policy G7 *Increasing the value of biodiversity and geodiversity* notes that:

Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.

The comments from the Ecological Unit are noted. In accordance with their advice, it is considered that the proposed development would be acceptable in terms of impacts on wildlife, ecology and biodiversity, subject to the imposition and compliance of the suggested conditions, and would therefore accord with policy G7.

Amenity - Quality of Accommodation

NPPF Paragraph 130 notes that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The dwelling is proposed as a 2-bedroom unit and would have an internal floorspace of around 60m². The Nationally Described Space Standards set out the amount of internal space (and other design metrics) which new dwellings should achieve in order to achieve a good quality of accommodation. The space standards note minimum internal floorspace depending on numbers of bedrooms, numbers of storeys, and numbers of occupants. For a single-storey, two-bedroom unit, the minimum internal floorspace is 61m² if occupied by up to three people, and 70m² if occupied by up to four people. If configured as a one-bedroom, two-occupant dwelling, the unit would well exceed the minimum floorspace of 50m². As the proposal is for a conversion, it is considered that the shortfall against the minimum standard would be acceptable in this case.

The converted dwelling would be located in relatively close proximity to the retained stables building and paddocks accommodating horses and ponies. Whilst the comments from the environmental health officer are noted, it is considered that this close arrangement would have the potential to give rise to issues relating to odour and noise. If the new dwelling were to be occupied by a separate household or in separate ownership, it is considered that these conditions could lead to an unacceptable living environment for future occupants of the proposed dwelling.

However, it is understood that the applicant intends that the dwelling would be occupied by family members, whilst they remain at the existing adjacent house. It is considered that this intended arrangement would likely mean that any odour and noise issues would be self-managing within the household. It is therefore suggested that the proposed conversion and occupation of the building as a dwellinghouse would be acceptable only if it was restricted to being inhabited by occupants of the existing main house, their family members and visitors. In the event of approval, it is considered that a suitably worded planning condition could achieve this satisfactorily.

Similarly, it is noted that the proposed dwelling would have very limited external amenity space. Given the rural location, with access to the surrounding countryside by public rights of way, it is considered that some shortfall against typical expectations for a new dwelling would be more acceptable in this case, but it is not considered that this would fully justify the lack of private outside space at the converted dwelling. However, given the understood intention for the dwelling to be

occupied by family members rather than as a fully separate household, the shortfall is nonetheless considered to be acceptable.

Owing to the scale, nature and location of the application site, it is not considered that the proposal would result in any amenity implications for the occupants of any other dwellings or buildings.

Design

CS policy P1 *Improving image* notes that the Council will ensure new development improves the image of the borough by measures including requiring design which is of a high standard, demonstrating innovation and originality.

Policy P2 *Protecting and enhancing character, landscape and heritage* notes that the Council will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes.

The external alterations to the existing building would be minimal and would be appropriate to its character, subject to the approval of design details for the doors and windows to be fitted. Limited details of landscaping and boundary details were submitted with the application, but owing to the relatively small scale of the site it is considered that approval of these can reasonably be secured by condition. Subject to these matters it is considered that the proposed conversion scheme would be acceptable in design terms and would comply with local policies P1 and P2.

Flood Risk and Drainage

Policy G8 *Managing water resources and flood risk* notes that the Council will ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources.

The site is placed close to the river which encircles the property but is outside of the nearby areas which are within flood risk zone 2 and 3, associated with the river. With this in mind it is considered that the converted building will be well protected from flood risk. Given the limited extent of operational development associated with the proposal, it is not considered that it would result in an increased risk of flooding.

The comments from the drainage officer are noted. Subject to the recommended condition it is considered that the proposal would be acceptable in terms of surface water and foul water management.

CONCLUSIONS

The proposed re-use of the existing building into residential use is considered to be an appropriate form of development within the Green Belt and therefore to be acceptable in principle. Subject to certain further details to be secured by condition, the proposal would be acceptable in terms of landscaping and ecology as well as in terms of building design and highways safety and access. There is potential for there to be conflict between the use of the converted building and the ongoing equestrian uses, and it is noted that the dwelling would have very little external

amenity space. These considerations would be acceptable provided that the occupation of the dwelling is limited to family and guests of the occupants of the existing house. Subject to a condition to this effect, it is considered that the proposal would be acceptable in terms of the quality of occupation which would be achieved.

For the above reasons the proposal is considered to be acceptable in terms of the relevant policies of the development plan and of the NPPF, and is accordingly recommended for approval, subject to the following conditions.

RECOMMENDATION: Approve with conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

- ☐ Site Location Plan Rev B 09.11.22
- ☐ Site Layout Plan – Lane Foot Farm received 07.12.2022
- ☐ Proposed Internal Layout Rev A 19.10.22
- ☐ Proposed Elevations Rev A 19.10.2022

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Prior to first occupation of the dwelling hereby approved, full details of hard and soft landscaping and any fences, gates and similar elements to be implemented at the approved dwelling, shall be submitted to and approved in writing by the Local Planning Authority. All approved landscaping details shall be implemented in full before the end of the first planting season following first occupation of the dwelling. The approved boundary details and gates shall be implemented prior to first occupation.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

4. Prior to first occupation of the dwelling hereby approved, full details of all windows and doors, including detailed drawings, materials and finishes, to be used in the approved conversion shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

5. The dwellinghouse hereby approved shall be occupied solely by family members and guests of the occupants of the dwelling known as Lane Foot Farm (indicated as 'Lane Foot' on the location plan submitted with the

application), and shall at no time be occupied as an independent dwelling separate to the existing dwelling.

Reason: In order to ensure the effective management of noise and odour nuisance arising from neighbouring uses and because the limited provision of outdoor space would not be acceptable for an independent dwelling.

6. No development shall commence until a foul & surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage scheme shall include:

- (i) Details of the required 'packaged sewage treatment plant' on a dimensioned plan drawing, with separation distances, from dwellings according to those specified in Building Regulations Part H.
 - (ii) Details of the surface water drainage for roof and any hard-standing.
 - (iii) Construction details for permeable paving of the driveway, if this forms part of the proposed dwelling's sustainable drainage system. Otherwise soakaway details for the driveway shall be provided.
- The duly approved scheme shall be implemented prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

7. The development shall be carried out in accordance with the recommendations contained in the Bat Survey Report (preliminary day-time survey) Section 8 and in the Dusk Emergence Survey Report (both by Angela Graham Bat Consultancy Service dated August 2022) submitted with the planning application.

Reason: In the interest of conserving protected species in accordance with Rochdale Core Strategy G7,

8. Prior to the first occupation of the converted dwelling, details of enhancement measures for bats, in addition to those recommending in the submitted bat report shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation.

Reason: In order to secure an enhancement to protected species in line with Rochdale Core Strategy G7,

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

1. The applicant should refer to the Council's drainage engineer's full comments on sewerage arrangements at the property, which are available in the Officer Report for the application, available on the planning pages of the Council's website.
2. The application is reminded of their obligations with regards the Public Rights of Way around the application site. The Council's Public Rights of Way officer has provided the following advice in relation to the construction phase for the approved development.

"The footpath should not be obstructed at any time, and, any damage caused to the footpath to make it difficult to use or cause the land to fall into the river due to excess weight shall be repaired at their own expense and without delay."

"The second definitive footpath running around Lane Foot and through between Owlett Mews and Lane Foot could be disturbed whilst undertaking the works, a temporary closure order should be applied if this is to be obstructed at any time. Without a temporary closure access should be available to the general public at all times. If necessary whilst works are being undertaken and machinery is driving backwards and forwards across the route a banksman should be placed to ensure the safety of the general public. This banksman should ensure users of the footpath are given the priority of use before."

3. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Report Author Tom Hiles