

ITEM NO: 4.



To: PLANNING PANEL

Development Control Section

Date of Meeting: 08/07/2015

Application Number:	4/15/2168/001
Application Type:	Outline : CBC
Applicant:	North Associates
Application Address:	LAND TO THE NORTH EAST OF RANNERDALE DRIVE, WHITEHAVEN
Proposal	OUTLINE APPLICATION FOR THE ERECTION OF NINE DWELLINGS
Parish:	Whitehaven
Recommendation Summary:	Approve in Outline



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INTRODUCTION

This application relates to a greenfield site which lies adjacent to Rannerdale Drive on the northern edge of Whitehaven. The site covers 0.93 hectares and is currently in use for agricultural purposes. The southern tip of the site abuts Victoria Road.

Two previous outline applications for the development of a larger section of the land to the rear of Rannerdale Drive for 35 dwellings were withdrawn by the applicants due to Officers concerns about the adverse impacts that a development of this scale would have on both the landscape and amenity of the locality (applications 4/14/2138/001 and 4/14/2439/001 refer).

Members elected to undertake a site visit for the current application at the last meeting. The site visit took place on 01st July 2015.

PROPOSAL

Outline planning permission is now sought for the erection of 9 dwellings on the lower southern section of the land. The application seeks to establish the principle of developing the site for residential purposes and all matters relating to layout, scale, appearance, access would be reserved for subsequent approval. However a full detailed landscaping scheme has been submitted with the proposal.

Although only in outline form an illustrative layout plan has been submitted which illustrates how 9 dwellings can be accommodated on the site. It also shows the provision of an open landscaped space along the eastern side of the site.

In addition to this the Design and Access Statement which accompanies the application sets out the following intended design principles:-

- Low density development to reflect the location of the site on the edge of the settlement
- Landscaping will be used to soften the edge of the development site and help to integrate it into the landscape
- Open space will be provided within the site
- It is intended to provide a mix of housing types with a variation in scale between single and two storeys
- The privacy of the occupiers of the houses on Rannerdale Drive will be protected by strict adherence to the Councils separation standards and also by limiting the height of the units nearest to this shared boundary

Access would be achieved from the minor road which flanks the eastern boundary of the site. It is also proposed to provide a new footpath within the site which would provide a link between the site and the existing footpath which lies at the southernmost extent of the site on Victoria Road.

In terms of drainage a surface water management plan has been identified which seeks to restrict the rates of discharge into the adjoining water course. Storage provision is planned within the site to alleviate flows. It is anticipated that foul drainage will discharge to the public sewerage system.

The application is accompanied by the following information:-

- Site Location Plan
- Illustrative Landscape Concept Plan
- Detailed Planting Plan
- A planting Schedule
- Design and Access Statement
- Planning Statement
- Flood Risk and Drainage Statement
- Preliminary Ecological Appraisal
- Archaeological Desk Bases Assessment and Geophysical Survey
- Preliminary Environmental Risk Assessment
- Transport Statement

CONSULTATION RESPONSES

Development Manager, Cumbria Highways

There are no objections, in principle, to the development of this site as long as the necessary highway and drainage improvements are effected. Clearly as it is a minor Application much of the submitted information such as the Transport Assessment and Flood Risk and Drainage Strategy isn't strictly required and the access road serving the development could be a 4.8m Shared Access Way off the U4011, becoming two Private Shared Driveways after the internal junction which would serve as the Turning Point, based on the Eden Environmental Illustrative Landscape concept Drawing 21.

Whilst acknowledging the reduced scale of the development it is considered there is still a need to extend the footway on the U4010, Victoria Rd. from the Rannerdale Drive junction

to at least the U4011 junction – it's accepted at this point to maintain DDA gradients it likely has to become an internal link path onto the Shared Access Way – the challenges of the gradients of this site must not be underestimated.

There is an existing Ordinary Watercourse through the site – it is of concern that this isn't shown on the landscape concept drawing. This and the watercourse on the other side of Victoria Rd jointly cause downstream flooding events; thus there remains a need for the site to provide an attenuation pond at the south western corner and a restricted discharge to the surface water manhole in the Rannerdale Drive junction, rather than just discharge through the wall onto Victoria Rd as it does currently.

Environment Agency

No comment to make on the application as it does not fall within the criteria of applications on which the Environment Agency should be consulted.

Flood and Coastal Defence Engineer

The submitted Flood Risk and Drainage Statement adequately deals with management of surface water and the mapped flood risk to the site. However from my experience this alone will not be adequate. Development has generally not sufficiently addressed poor natural drainage of the land and failed to deal with existing field drains, resulting in a legacy of flooding and drainage problems.

Measures need to be put in place to deal with flooding from the watercourse that runs through the site, existing land drains, uncharted culverts, natural springs, surface water flows through the site, ground water and the potential effects of greater development of the site on this infrastructure.

United Utilities

The site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way.

To reduce the volume of surface water draining from the site we would promote the use of permeable paving on all driveways and other hard standing areas including footpaths.

A public sewer is located near to the south boundary of the development site and United Utilities will not permit building over it. An access strip of 3 metres either side of the centre line of the sewer will be required.

United Utilities recommend conditions are attached to any permission which require full drainage details to be submitted to and approved in writing by the Local Planning Authority before development commences.

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Scientific Officer

Having gone through the Preliminary Environmental Risk Assessment and checked our records for this site I feel that a contaminated land condition will not be necessary if planning permission is given. All of the records indicate that the site has only ever been used as pasture and the risk of contamination is likely to be very low. However, as noted in the recommendations section of the Risk Assessment, if any evidence of contamination is uncovered during the development work should stop and the Council be informed.

As the site is immediately adjacent to existing residential areas it will be appropriate to add conditions to ensure that potential nuisance during construction is minimised (reasonable working hours, dust control, construction noise, vehicle movement, cleaning roads, etc).

Natural England

Recent changes to the planning legislation negate the need to consult Natural England on this application as it does not fall within a Site of Scientific Interest.

Planning Policy Team

The following are the key points in terms of Planning Policy:

- The land lies outside the Whitehaven settlement boundary as defined on the current (2006) Proposals Map. Core Strategy Policy ST2B says that "development will be located in the Borough's settlements at an appropriate scale, within defined settlement boundaries".
- The Site Allocations and Policies Plan Preferred Options document (SAPP) identifies possible housing sites that could meet the housing needs for the borough for the whole Plan period, and therefore helps to demonstrate the 5 year housing land supply, together with the current planning permissions and remaining saved allocations from the Copeland Local Plan 2001-2016.
- This proposal has been submitted to the Council as part of a larger site to be considered for a housing allocation (ref WN7 and a small part of WN9 in the SAPP). These parcels of land have not been proposed for allocation in the Site

Allocations and Policies Plan Preferred Options document, primarily on amenity and landscape grounds, although significant issues around access and drainage/surface water flood risk also exist in this area (and especially with surface water and foul drainage downstream).

- This reduced site sits in the lower portion of land proposed for allocation, is comparable to the existing levels of properties on Rannerdale Drive, and should not project out into the ridge line. The proposal for a mixture a single, one and a half and two storey dwellings should also help to soften any landscape and amenity impacts.
- Whilst not being in line with policy, the proposed level of development, on its own, would not necessarily adversely impact the strategy for housing allocations in Whitehaven as currently expressed in the Site Allocations and Policies Plan Preferred Options document.
- The application for 9 dwellings on a site of approximately 0.9ha does not meet the 30 dwellings per hectare required Core Strategy Policy SS2C. This can be partly explained by the pylon route cutting across a corner of the site, that some land may be required to mitigate surface water drainage and also the layout and high degree of planting within the design to reduce landscape impacts. This low density design helps to demonstrate how development could fit into the landscape as required in paragraph 3.5.13 of the Site Allocations and Policies Plan Preferred Options document.
- No affordable homes are proposed, and there does not appear to be any justification for this.

In summary, the site is located outside the settlement boundary and on part of a piece of land that is not currently being proposed for allocation and is therefore contrary to policy. However, it could be argued that a development of this scale, with sufficient high quality design and landscaping that does not project above the ridge line, could be in the spirit of paragraph 3.5.13 of the Site Allocations and Policies Plan. However, this would also be subject to confirmation that the development being acceptable with highways and drainage authorities.

Other

36 letters of objection have been received which raise the following concerns:-

- Adverse impact on residential amenity
- Overlooking and loss of both privacy and light due to the elevated nature of the site
- Exacerbation of existing drainage and flooding issues within the locality
- There is not capacity within the sewerage system to accept any additional flows
- It will create a precedent for development of other land to the rear of Rannerdale Drive

- The site was discounted in the SHLAA document as a site suitable for development
- Development on the site would not be consistent with the adopted Core Strategy
- There are sufficient other brown field sites within the town boundary that are more suitable for development in preference to this site
- There is a lack of housing need
- The density of the development would be out of keeping with surrounding housing
- Likely to increase the volume of traffic, especially as the site is too remote from any schools to facilitate walking
- Increase in traffic will increase noise and pollution within the locality
- Concern about the proposed vehicular entrance into the site
- Lack of pedestrian access to the site
- Bats are prevalent within the locality and roost within the hedgerows
- Adverse impact on ecology and existing habitats
- Proximity to existing electricity pylon which crosses the site and potential health hazards
- Devaluation of property
- Loss of agricultural land

PLANNING POLICY

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the planning guidelines at a national level and outlines that the purpose of the planning system is to contribute to the achievement of sustainable development.

It identifies three dimensions to sustainable development: economic, social and environmental. A social role is defined as supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations.

In terms of housing, paragraph 47 encourages Local Planning Authorities to provide market and affordable housing to meet evidenced needs. Paragraph 50 requires Local Planning Authorities to deliver a wide choice of high quality homes to meet the needs and demands of the community.

Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development. It also stresses that Local Planning Authorities should be able to demonstrate a five year supply of deliverable housing sites.

The NPPF requires proposals to be determined in accordance with the development plan unless material considerations determine otherwise. It allows full weight to be given to relevant local plan policies until March 2013.

Local Plan Policies

The Local Development Framework Core Strategy and Development Management Policies DPD (known as the Copeland Local Plan 2013-2028) were adopted by the Council in December 2013. It now replaces the majority of the policies within the former Copeland Local Plan 2001-2016 with the exception of land allocations and development boundaries (Policy DEV 4 of Copeland Local Plan 2001-2016).

The adopted Plan is consistent with the NPPF and paragraph 12 of the NPPF makes it clear that all applications must be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

Policy ST1 of the Core strategy sets out the fundamental principles that will achieve sustainable development. Among other things it seeks to ensure that development creates a residential offer which meets the needs and aspirations of the Boroughs housing markets and is focused on previously developed land away from greenfield sites.

Policy ST2 sets a spatial development strategy whereby development should be guided to the principle settlement and other centres and sustain rural services and facilities. It sets out that the largest scale of development shall be focussed on Whitehaven which is designated as the principal settlement within the Borough.

Policy SS1 seeks to improve the housing offer across the Borough.

Policy SS2 seeks to achieve sustainable housing growth by focussing new housing development within accessible locations to meet the needs of the community.

Policy SS3 requires developers to demonstrate the provision of a balanced mix of housing types.

Policy SS5 promotes the provision and access to open space and green infrastructure

Policy ENV 1 sets out an approach to ensure that new build development is not prejudiced by flood risk. Any risk should be managed appropriately.

Policy ENV 3 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

Development Management Policies

The Development Management policies are set out to provide further detail on how the Core Strategy will be implemented. The following policies are relevant to this development:-

Policy DM10 requires new development to be of a high standard of design to enable the fostering of 'quality places'. In doing so development should respond positively to the character of the site and it's immediate and wider setting, paying careful attention to scale, massing and arrangement. Likewise, development should create and maintain reasonable standards of general amenity.

Policy DM12 sets out specific design standards for new residential development, including the need to retain appropriate separations distances.

Policy DM24 seeks to ensure that new development is not at unacceptable risk of flooding and appropriate mitigation measures should be provided where necessary.

Policy DM25 seeks to ensure that new development protects nature conservation, habitats and protected species.

Policy DM 26 seeks to ensure that new development proposals do not have an adverse impact on the landscape of the Borough. It requires development proposals to be judged against the Cumbria Landscape Character Assessment Toolkit.

Site Allocations and Policies Plan Preferred Options (SAPP)

The next stage of the Local Plan preparation process is to allocate land for future development for the next 15 years. This allocation must be done in accordance with the adopted Core Strategy.

The Preferred Options for the development of land was issued for consultation in January 2015. The consultation period ended on 20th March 2015 and the submissions made to this consultation are currently being assessed. Whilst this document only presents a range of possibilities in terms of the housing sites that could meet the housing needs for the Borough for the whole of the Plan period it does provide some initial assessment of the available sites that have been put forward. In terms of the current application it discounts the larger area of land to the rear of Rannerdale Drive primarily on amenity and landscape grounds. However it does suggest that smaller elements of this land may be developable if it could be shown that such development would fit into the landscape or establish a more attractive edge to the town.

ASSESSMENT

This application relates to a small residential development on a greenfield land outside the development boundary for Whitehaven and as such, this proposal raises a number of planning issues.

It should be noted that whilst the Copeland Local Plan 2001 – 2016 has been superseded by not only the National policy but also the Copeland Local Plan 2013 – 2018, the policies regarding settlement boundaries are still relevant. Therefore until such time as the settlement boundaries are updated in the current Local Plan, Policy DEV 4 remains relevant to the determination of this application. As it stands the proposal remains an unallocated greenfield site outside of the settlement boundary as defined in Policy DEV 4 of the Copeland Local Plan 2001-16 and as such would be considered as development in the open countryside under Policy SS3 of the Copeland Local Plan 2013 – 2028.

However the Core Strategy and Development Management Policies document requires additional pieces of land to be allocated to support the aspirations of the borough to 2028. Ideally deliberation over sites needed to deliver these aspirations should be secured through a Site Allocations process.

However it is recognised that it may be necessary to include sites outside the settlement boundaries in order to ensure that land allocations relate to development that is deliverable. Government policy in promoting an agenda for growth has generally been interpreted as tipping the balance in favour of development which is deliverable, as long as it is sustainable, and avoids unacceptable harm to other material considerations, even if policy requirements cannot be met.

This allows a more flexible approach to decision making advocating a presumption in favour of granting planning permission unless there are significant adverse impacts that would outweigh the benefits or were it is not in accordance with the specific policies of the NPPF.

As the site is adjacent to the settlement boundary it could be considered against policy ST2 of the Core Strategy and Development Management Policies document, if it met the needs of the housing market's aspirations and provided all necessary infrastructure.

The spatial portrait for Whitehaven as set out in the Core Strategy identifies that there is limited scope to extend Whitehaven except to the north and south of the town. The Site Allocations Preferred Options (SAPP) document does not rule out proposals for relatively small scale development on the north and northern edges of the town, which will be considered on their merits, including landscape impact and whether they can be satisfactorily drained.

The SAPP does suggest that smaller elements of the land to the rear of Rannerdale Drive may be developable if it could be shown that such development would fit into the landscape or establish a more attractive edge to the town.

The Cumbria Landscape Character Guidance and Toolkit (Toolkit) identifies the site as being located in the landscape character sub type 5a (Ridge and Valley). The Toolkit states that there could be a trend towards the development of the urban fringe characteristics where the sub type abuts towns and villages. This applies to this site which is seen in the context of housing along Rannerdale Drive and Bay Vista to the south. The Toolkit envisages that where development is proposed harsh development edges will be softened and existing and new development will be integrated with a stronger landscape framework.

The submitted landscaping details are comprehensive and will help the development fit into its surroundings. The planting would also improve the harsh urban edge along this boundary of the town. These measures, together with the low density, the small scale of development and also the siting of the houses on the lower portion of the land will all help to mitigate the visual impact of the development within the landscape.

Policy DM 12 of the adopted Local Plan seeks to safeguard residents living conditions by imposing minimum separation distances between existing and proposed dwellings. Whilst the application is only in outline form the illustrative layout shows that a low density scheme of 9 units could achieve separation distances well in excess of the standards set out in this policy. The reinforcement of the existing planting along the rear boundary of the dwellings fronting onto Rannerdale Drive will also provide some screening. It is also anticipated that the new dwellings which would back directly into Rannerdale Drive would be of a reduced height to minimise potential for overlooking.

Whilst drainage concerns have been raised as an issue by local residents within this locality, the County Council has indicated that there would be a need to provide an attenuating pond at the south western corner and restricted discharge to the surface water manhole in the Rannerdale Drive junction. Although the application has been made in outline form a surface water management plan has been provided which identifies these elements as a suitable drainage solution. Members are advised that the provision of a suitable drainage system can be secured by the imposition of a suitably worded condition which could be attached on any outline permission.

CONCLUSION

Although this application relates to a greenfield site it is located on the edge of Whitehaven and is well related to existing residential development. The submitted scheme includes full landscaping proposals which illustrate that the development would fit into the landscape and establish a softer, more attractive edge to this part of the town.

The scheme would provide high quality, low density homes which would enhance the choice of homes within the town.

On balance, it is considered that this proposal represents an appropriate form of sustainable development which warrants support.

Recommendation:-

Approve in Outline, subject to the following conditions:-

Conditions

1. The layout, scale, appearance and means of access thereto shall be as may be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-

- a) The expiration of THREE years from the date of this permission

Or

- b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Location Plan, scale 1:1250, drawing number 1347PL100 Rev A, received on 29th April 2015
- Illustrative Landscape Concept Plan, drawing number 21, received on 29th April 2015
- Planting Plan, drawing number 22, received 29th April 2015
- Planting Details, prepared by Eden Environmental Limited, received on 29th April 2015
- Preliminary Environmental Risk Assessment Parts 1 and 2, prepared by Elliott Environmental Surveyors, reference EES13-136, dated 11th February 2015
- Transport Statement prepared by RWO Associates, reference PB/Cassons.100 Version 2, dated March 2015
- Flood Risk and Drainage Statement prepared by RWO Associates, reference RO/FRA/Rannerdale2, dated April 2015
- Geophysical Survey Report prepared by Wardell Armstrong Archaeology, reference CP10860, dated March 2014
- Planning Statement prepared by Taylor and Hardy Chartered Town Planners, reference SG/13/199, dated April 2015
- Design and Access Statement prepared by Taylor and Hardy Chartered Town Planners, reference SG/13/199, dated April 2015

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. The access road (and improvements to the existing Highways U4010 & U4011 adjacent to the site), shall be designed, constructed, drained and lit to with the standards laid down in the current Cumbria Design Guide; and in this respect the first Reserved Matters application shall include full engineering details of such works. No work shall be commenced until a full specification has been approved; all such works so approved shall be constructed before the development is regarded as complete.

Reasons:

To ensure a minimum standard of construction in the interests of highway safety.

5. The access and associated road improvement works shall be substantially met before any development takes place. A plan shall be submitted with the Reserved Matters Application, reserving adequate land for site offices & stores, the parking and turning of plant/vehicles engaged in construction operations associated with the development hereby approved; such land, including vehicular access thereto, shall be used for or be kept available for these purposes, until completion of the construction works.

Reasons

To ensure a minimum standard of construction in the interests of highway safety.

6. Details shall be submitted with the Reserved Matters Applications showing the provision within each plot for which approval is being sought, for parking, turning and loading and unloading of vehicles (commensurate with the Cumbria Parking Standards). No dwelling will be occupied until such approved facilities have been constructed. They shall be kept available for these purposes at all times thereafter and shall not be altered/used for any other purpose unless so approved by the Local Planning Authority.

Reasons

To ensure a minimum standard of construction in the interests of highway safety.

7. The first Reserved Matters Application shall include full engineering details of the sustainable surface water drainage system, (including forming a detention pond at the southern end of the site and suitable new restrictive connection to the existing surface water manhole in Rannerdale Drive/Victoria Rd junction). All such approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reasons

To ensure a minimum standard of construction in the interests of highway safety.

8. Prior to the commencement of development, a scheme for surface water and foul water drainage (inclusive of how the scheme shall be maintained and managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme submitted for approval shall be in accordance with the principles set out in the planning application proposing surface water discharging into local watercourse. No part of the development shall be occupied until the drainage scheme has been constructed in accordance with the approved details. For the avoidance of doubt, neither surface water, land drainage, nor highway drainage shall connect into the public sewerage system (directly or indirectly). The development shall be completed, maintained and managed in accordance with the approved details.

Reason

To ensure a satisfactory scheme of drainage is secured to serve the site.

9. Before development commences full details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure a satisfactory scheme of foul drainage is secured to serve the site.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwellings / buildings, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity.

11. The landscaping details for the perimeter of the site as illustrated on the Planting Plan, prepared by Eden Environment Ltd and received on 29th April 2015 shall be implemented within six months of the occupation of any dwelling on the site.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

12. Full details of the landscaping that is to be planted along the plot boundaries within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved planting for each individual plot shall be implemented within six months of the occupation of each dwelling.

Reason

To enhance the appearance of the development in the interests of visual amenities and to ensure a satisfactory landscaping scheme.

13. The landscaping required by conditions 10 and 11 above shall be implemented and maintained in accordance with the details set out in the planting schedules, specification and establishment regime prepared by Eden Environment Ltd and received on 29th April 2015.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

14. The development shall implement all of the mitigation and compensation measures set out in the Preliminary Ecological Appraisal Report, prepared by Elliott Environmental Surveyors, dated 25th November 2015, and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site.

15. If any contamination is exposed as a result of any future intrusive works on site then all works should cease and the applicant shall notify the Local Planning Authority accordingly. Any subsequent works shall not recommence without the written consent of the Local Planning Authority.

Reason

To ensure that any potential risks from land contamination are minimised.

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com <<http://www.groundstability.com>>

2. A public sewer is near the South boundary of the development site and we will not permit building over it. We will require an access strip width of 6 metres, 3 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

Statement

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