

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**15 July 2021**

<b>Application No:</b>	SMD/2021/0179	
<b>Location</b>	Land at Ball Green Farm, Woodhouse Lane, Brown Edge	
<b>Proposal</b>	Construction and extension of a vehicular access track (already partly carried out); excavation and land levelling works as preparation for the siting of an animal housing building (already partly carried out); the erection of the animal housing building; extension of existing building to provide animal housing; and the erection of a slurry tank.	
<b>Applicant</b>	Mr. D. Clement	
<b>Agent</b>	Rob Duncan Planning Consultancy Ltd	
<b>Parish/ward</b>	Brown Edge	<b>Date registered</b> 17/03/2021
<b>If you have a question about this report please contact:</b> Benjamin Hurst tel: 07738506367 benjamin.hurst@staffsmoorlands.gov.uk		

**REFERRAL**

This application is presented to Planning Applications Committee because the application is locally contentious and involves significant development, and, applications for similar developments on this site have previously been determined by committee members.

**1. SUMMARY OF RECOMMENDATION**

<b>APPROVE SUBJECT TO CONDITIONS</b>
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**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 Ball Green Farm is a well-established dairy farm business comprising 273 acres and a further 120 acres rented. The site comprises part of a field located to the north east of Ball Green Farm and east of Gorse Bank, Brown Edge. The site is located within the SMDC boundary, however, the farmhouse itself together with neighbouring residential properties, within close proximity to the west / north west and Ball Green Assembly of God Church, are within the Stoke on Trent Council area.

2.2 The site is within the Green Belt and Countryside.

**3. DESCRIPTION OF THE PROPOSAL**

3.1 The application represents a re-submission following the refusal of applications SMD/2019/0320, SMD/2019/0331 and SMD/2019/0349 which had each proposed the creation of an agricultural building section for the

keeping of dairy cattle as part of a large, three phase building (total floor area 1875sqm). The applications were all refused planning permission because the development would have been carried out on high ground in close proximity, within 30m of garden boundaries, to the neighbouring dwellings at Heather View and Farm Lea. The development would have resulted in unacceptable harm to living conditions due to an overbearing impact, noise and general disturbance, odour and loss of outlook.

This revised application follows a pre-application meeting with representatives from the Council's planning authority and Environmental Health Department, when the applicant decided that the provision of new animal housing could be split between a smaller free standing building (c744 sq m) and an extension to one of the existing sheds to the south of the boundary (c334 sq m). This would move the freestanding housing further from the dwellings, a maximum of 45m further away at its greatest distance; orientate it away from the dwellings; and set the freestanding building down on a lower, excavated land level.

3.2 This application, therefore, seeks permission for ground works already partly carried out, which includes - the construction and extension of a vehicular track at the northwest corner of the site, connecting to the existing highway access with Gorsey Bank; and, the excavation of the land to lower levels in preparation for the erection of an animal housing building. Additionally, the application proposes the erection of the animal housing building on the lowered land level; the extension of an existing farm building to provide animal housing; and the erection of a slurry tank.

3.3 The new housing building would occupy a footprint of 744.2 square metres and stand to a ridge height of 7.1 metres. It will be constructed from a portal frame, with a concrete panel base and fibre cement corrugated sheets above, and a fibre cement roof. The building will be fully enclosed on its western and northern elevations, with two full height openings on its southern elevation to provide ventilation and a further access point on the eastern elevation of the building. The internal face of the walls and roof are to be sprayed with soundproofing spray foam. There will be no external lighting on the western or northern elevations of this building.

3.4 Erection of extension to existing cattle shed, to be used for additional animal housing. The proposed extension will extend off the northern elevation of the existing cattle shed and will occupy a footprint of 341 square metres. It will stand to a ridge height of 4.7 metres, and will be constructed from a portal frame, with a concrete panel base and fibre cement corrugated sheets above, and a fibre cement roof. The extension will be enclosed on its eastern and western sides, with two openings on its northern elevation facing towards the proposed freestanding building. The internal face of the walls and roof are to be sprayed with soundproofing spray foam.

3.5 Erection of slurry storage tank to the immediate north of the existing slurry tank on the site. The tank will cover an area of 518 square metres, with a height and stand to a rim height of 4.86 metres. Sub-terranean drainage

channels will connect the existing buildings with the slurry tank as shown on the submitted Site Plan.

3.6 The application, the details attached to it, including the plans, comments made by residents and the responses of consultees can be found on the Council's website at:-

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=129679>

#### **4. RELEVANT PLANNING HISTORY**

SMD/2019/0349- - A cubicle shed for the housing of the dairy herd - Phase 1 Resubmission of SMD/2018/0028 - Refused

SMD/2019/0331 - A cubicle shed for the housing of the dairy herd - Phase 3 Resubmission of SMD/2018/0029 - Refused.

SMD/2019/0320 - A cubicle shed for the housing of the dairy herd - Phase 2. Resubmission of SMD/2018/0027 – Refused.

SMD/2018/0027 - Proposed steel framed cubicle building Phase 2 200ft x 300ft Lean to – Refused 08/06/2018.

SMD/2018/0028 - A proposed steel framed cubicle building. Phase 1 200ft x 60ft main building – Refused 08/06/2018

SMD/2018/0029 – Proposed steel framed cubicle building. Phase 3 200ft x300ft lean to – Refused 08/06/2018.

#### **5. PLANNING POLICIES RELEVANT TO THE DECISION**

5.1 The development plan comprises the adopted Staffordshire Moorlands Local Plan Development Plan Document (September 2020) and supporting evidence documents.

##### Local Plan Development Plan (Adopted September 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity
- T1 Development and Sustainable Transport

##### Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles SPG

### Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

### National Planning Policy Framework (NPPF)

Paragraph 11 The presumption in favour of sustainable development

Section 6 Building a strong, competitive economy

Section 9 Promoting sustainable transport

Section 12 Achieving well designed places

Section 13 Protecting Green Belt Land

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 15 Conserving and enhancing the natural environment

## **6. CONSULTATIONS CARRIED OUT**

<b>Site notice published</b>	Expiry date for comments: 11/05/2021
<b>Press notice published</b>	Expiry date for comments: 05/05/2021
<b>Neighbour Notification</b>	Expiry date for comments: 11/05/2021

6.1 13 letters/emails of objection have been received from nearby residents who all provide names and addresses. Three of the objectors do not appear to live in the locality, most of the other objections come from properties at Fern Lea and Heather View. The main points raised can be summarised as follows:

- Irreversible harm to countryside and Green Belt.
- Inappropriate development in the Green Belt.
- Adverse landscape impact.
- Noise and light pollution.
- Increase odour nuisance and impact on health and well-being / concern over extended slurry provision in the future.
- The proposal will exacerbate the problems that residents already with the farm – noise, heavy plant travelling too fast on small roads, cattle escaping, broken fences.
- Increased livestock movement within metres of residential properties.
- Loss of privacy for adjacent residential properties and right to quiet enjoyment of gardens.
- Breach of the neighbours' human rights.
- The proposed building would dominate neighbouring properties and also cause overshadowing.
- Increase in vehicles travelling to and from the site – milk tankers etc – which will cause a highway hazard, including flooding and inconvenience to neighbours.
- The proposals would cause an already poor highway network further issues.
- How will foul sewage be disposed of and how much slurry storage is required?

- The prospect of slats leading to an underground tank which then feeds into a further sealed underground tank on neighbour's doorstep is horrifying.
- No detail of bedding removal operations.
- Adverse impact on wildlife.
- Removal of hedgerows prior to this development – have this been approved?
- Increased flies, pests, vermin.
- Increased pollution and contamination.
- Adverse impact on views.
- It is the applicant's intention to move the whole herd into the new buildings.
- Landscaping will not stop noise, smells or pests.
- A new barn has been erected which adversely affects the neighbours.
- Concerns over use of automatic scrapers – noise etc.
- Issues around animal welfare standards.

6.2 5 no. letters of support have also been received from local residents within the locality who all provide their names and addresses. The main points raised can be summarised as follows:

- The applicant and his farm hands are hardworking, the farm business should be encouraged and supported to benefit the local and national economy.
- As a near neighbour to the farm, I have not experienced any problems with offensive smells, rodents or excessive noise.
- A bigger more efficient milking barn would improve productivity and animal welfare.
- I knew that my property would be adjacent to a farm when I purchased it, and as such, I expected to see the occasional tractor passing by.

### **Brown Edge Parish Council**

6.3 Awaited.

### **Coal Authority**

6.4 No objection subject to the imposition of conditions. With acknowledgement of the submitted Coal Mining Risk Assessment (26 February 2021, prepared by Wardell Armstrong), the Coal Authority concurs with the recommendations of the assessment; that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the development.

### **SCC Highways**

6.5 No objection. The access onto the highway has existed since at least 2009. The planning statement refers to the extension of the track. The access is onto a road under the responsibility of Stoke City Council, though it is very

close to the border. Stoke City Council Highways should be contacted for their view.

### **Stoke on Trent City Council Highways Department**

6.6 There is very little detail regarding the physical access arrangement for the site. It would appear that there is an informal entrance off Gorse Bank, which has been in-situ for a substantial amount of time, to be used to facilitate the "new access road". This is, however, no supplementary information to demonstrate the achievable visibility splays out onto Gorse Bank (I anticipate that a substantial amount hedgerow would have to be removed to make this safe), vehicle tracking or construction of the access. Is the access off Woodhouse Lane to be retained? In addition to the above, the submitted details do not explain the vehicle movements associated with the development. Essentially, the roads around the site are not ideal for heavy vehicles being restricted in width, therefore an increase in traffic should be avoided, albeit that the area is semi-rural in nature and not unlike those surrounding many agricultural sites.

### **Environmental Health**

6.7 No objection subject to conditions

#### General Comments.

1. Noise – The size, location and design of the proposed development have been revised from previous applications to address amenity concerns. The sound insulation advice/proposal set out in planning statement should be a condition of development with a requirement to submit evidence of installation. A plant and machinery condition is also recommended. The planning department should maybe consider restricting vehicle access times on the new access track to protect residential amenity. A condition is suggested below.

2. Odour – The odour management plan submitted by the applicant should be set out as a condition of development, brief suggestion included.

3. Nuisance – It would be advisable to consult the Stoke on Trent City Council Environmental Health Department due to the border of regulatory districts sitting at the edge of this development. They would be the primary authority responsible for investigation of Statutory Nuisance at the nearest residential properties adjacent to this development. The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

### **Stoke on Trent City Council Environmental Health Department**

6.8 No response

## **SCC Minerals and Waste**

6.9 No Objection. It is concluded that the proposed development would not lead to sterilisation of significant mineral resources.

## **Severn Trent Water**

6.10 No objection.

## **SCC Flood Risk Management**

6.11 The site is not within the uFMfSW 1 in 100 year outline and we hold no records of flooding hotspots within 20m or Ordinary Watercourses within 5m. There will be no significant change to the impermeable area and so little change to the surface water runoff generated by the site.

## **7. OFFICER COMMENT**

### **Main Issues**

7.1 The key issues for consideration are whether this revised resubmitted proposal would provide the animal housing development without imposing an unreasonable impact on the amenity enjoyed by nearby residential neighbours; the impact on the existing access and road network; and whether the development would in the proposed locations be harmful to the character and appearance of the area or quality landscapes.

### **Impact on the Green Belt and the spatial strategy approach for development in the 'other rural' areas.**

7.2 The site is located within the Green Belt where development is inappropriate and, by definition harmful, unless it is provided for by one of the exceptions that appear on the closed lists at paragraph 145 and 146 of the NPPF. One of these exceptions include "buildings for agriculture and forestry". It is clear that the development would all be designed and provided for agriculture on an established dairy farm. The development therefore, is not 'inappropriate development' and would not be harmful to the Green Belt.

7.3 The Local Plan Strategy (SS10) for the 'other rural areas', which include the Green Belt, is to support development that meets an essential local need and supports the rural diversification and sustainability of the rural area. The policy aims to sustain the rural economy by supporting the diversification of existing farm enterprises.

### **Impact on the Amenity of Nearby Residential Neighbours**

7.4 This application presents a much revised proposal to provide additional animal housing at this large established dairy farm. The previous proposals, refused because they would be unreasonably harmful to the amenity of nearby neighbours and would have located a very large 3 section/phased

shed directly behind the dwellings located to the north west on Farm Lea and Heather View, on high ground, just 30m from some of their garden boundaries. Specifically, there were concerns about the development having an overbearing impact, noise and general disturbance, odour and loss of outlook.

7.5 The applicant has sought to address the previous concerns by proposing: to make the freestanding building considerably smaller, splitting floor space provision with the proposed building extension to the south and reducing ridge height by about 1m; to rotate the eastern end of the free standing building away from the dwellings to the north, at its closest point it would now be 130 m from the neighbouring dwellings; and to set it down on an excavated or shelved part of the sloping land level, on a lower ground level relative to the residential properties, thereby considerably reducing its height profile (up to 4.2m lower) and enclosing it by the embanked land level. Additionally, there would be no openings on the north west elevation, soundproofing spray foam would be provided to interior, and the covered slurry tank would be fed by subterranean drainage channels. By addendum, the applicant has also submitted an 'Odour Management Plan' that commits to a high standard of hygiene and cleanliness to reduce emissions of odour from the livestock housing.

7.6 In response to this application, the Environmental Health Officer has been able to withdraw their objection and recommended approval subject to conditions.

7.7 In summary, the much revised proposal, incorporating amendments and mitigations to reduce the impact of the development on the amenities of the neighbours, would no longer result in unreasonable or substantial harm to the amenity of residential neighbours. The proposal, in these regards, would now be compliant with Policies DC1 and SD4 of the Local Plan and Paragraph 127 of the NPPF.

### **Impact on the character and appearance of the area.**

7.8 In order to protect the open and rural character and appearance of the countryside, it is important that new buildings are not excessive in scale in relation to their purpose. Policy DC3 seeks to protect and, where possible, enhance local landscape by resisting development which would harm or be detrimental to the character of the local or wider landscape or the setting of a settlement.

7.9 The proposed buildings would be located within close proximity of existing agricultural buildings to the south and residential properties to the west/north west. The buildings would be of typical agrarian construction and appearance, with fibre cement cladding and roof material above 2m high concrete panels. These buildings would in keeping with and have an appearance similar to the other existing buildings on the farmstead and similar farm sheds that appear within the open surrounding farmland to the east, south and north. The proposed extension to the existing cattle shed would sit



within a relatively close grouping of existing sheds, while, when viewed from the north in particular, the freestanding building would be set down below adjacent ground level on an excavated level cut into the slope. From the north this would effectively, take approximately 4.5m of its overall height apparent above ground level.

7.10 However, the site is located towards the top of the hillside and the end gable of the freestanding building would be exposed in views from the east. However, when viewed from long range vantage points to the east the proposal would be seen against the backcloth of existing built form and in the context of existing large agricultural buildings on the farm. The site is relatively well screened from Gorsey Bank and Bemersley Road to the west by existing buildings and mature hedgerows.

7.11 Subject to appropriate soft landscaping, it is concluded that the proposed building/s would not be significantly harmful to the character of the countryside and therefore accords with Policy DC1 and DC3 of the Local Plan.

### **Highway Safety**

7.12 In accordance with policies DC1 and T1 all new development should provide a safe and satisfactory access. The site has two existing accesses with the highway, an access onto Gorsey Bank to the northeast of the site, and one to the southwest onto Woodhouse Lane. The application does not propose any alterations to the existing access arrangements, which have been in situ and established for over a decade. Essentially, the roads around the site are not ideal for heavy vehicles being restricted in width, therefore an increase in traffic should be avoided, albeit that the area is semi-rural in nature and not unlike those surrounding many agricultural sites. If the proposed development, to provide additional cattle sheds and slurry tank, was to intensify and increase the use of those existing accesses, to the extent that it would impose a highway danger, this might raise reason to require access improvements or object to the proposals.

7.13 A number of local objections have been received raising concerns about increased vehicle movements to and from the site and increased mud/muck on the road. Staffs County Highway Authority, acknowledge that, although the farm is in an unusual location just off a residential estate, it is an existing farm and the access onto the highway has existed since at least 2009. They wouldn't expect a significant increase in vehicle movements on County roads due to a larger agricultural building to the point where it could be considered severe.

7.14 However, the access is onto a road under the responsibility of Stoke City Council, though it is very close to the border. Stoke City Council Highways are, in their original response, more reserved. While acknowledging that the Gorsey Bank access has been in-situ for a substantial amount of time, they note that details relating to achievable visibility splays, vehicle tracking, or access construction have not been provided. In addition, they requested

additional information to explain the vehicle movements associated with the development.

7.15 In response to this, the applicant provides additional information. He confirms that the application does not seek consent for the formation of a new vehicular access onto Gorse Bank and that an access has existed here for many years. He explains that, to service existing silage bays, the application only proposes the retention of an access track or private way that was recently constructed within the site by a contractor (Western Power) who had intended to operate from the site and who constructed the works pursuant to Part 15, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). He clarifies that the main vehicular access points to this site are located in the Southwestern most corner of the site, with the main access serving the farmyard located at the junction of Gorse Bank with Woodhouse Lane, and a further access just north of that serving the main farmhouse and car parking area in front, and that those two access points will remain the focus of vehicular activity associated with this site. We are told that the existing access at the northwestern end of the site is only to be used occasionally when transporting silage to the site, which occurs twice / three times a year (2 days at a time) so will only be used up to a maximum of 6 days per year. The applicant would be agreeable to the imposition of a planning condition to restrict the use of this access for transportation of silage.

7.16 The applicant maintains that this proposal would not result in any intensification of the existing access off Woodhouse Lane, as the increase in cows will not derive additional vehicle movements. If anything, he says, it will serve to reduce vehicle movements as the applicant currently has to move a number of cows between Woodhouse Farm and the site each day for milking, and that would no longer be necessary if the new buildings are constructed. We are told that the applicants have one visit per day by the milk wagon (usually between 1pm - 3pm) and the frequency of visits would not change as a result of this development, there would be an additional milk tank installed within the existing dairy to accommodate additional milk produced, and there would be no change to feed deliveries that are made around once a fortnight.

7.17 In light of this additional information, Stoke on Trent Highway Authority have withdrawn their concerns and confirmed they have no objection. Therefore, taking the above into account, and in the absence of any other evidence that might contradict the applicant's account, it is concluded that there would be no adverse, or 'severe', impact on the local road network and the proposals thereby comply with the provisions of section 9 of the NPPF and Core Strategy policies.

## **Other Matters**

7.18 With regard to pollution, there is no indication that the proposal will present a significant pollution risk and other legislative regimes would provide effective pollution controls.

7.19 The proposed development is not within a high flood risk area and the development does not raise any significant flood risk or drainage concerns.

7.20 The site falls within a Coal Mining High Risk Area. The Coal Authority objected to the applications on the basis that a Coal Mining Risk Assessment had not been submitted. Following the submission of such an assessment the Coal Authority has withdrawn its objection subject to a condition requiring a scheme of intrusive site investigations and any necessary remedial works.

## **8. CONCLUSION & PLANNING BALANCE**

8.1 The proposed developments are for the purposes of agriculture, considered against the needs of the unit, and would provide economic benefits to the rural economy by supporting an established farm enterprise. The proposal is not an inappropriate form of development in the Green Belt and the Local Plan strategy for the 'other rural areas' (SS10) supports development for these purposes. It is considered that this revised application satisfactorily addresses the previous concerns relating to the affect of the developments upon the amenities of neighbouring residential occupiers at Heather View and Farm Lea. Subject to appropriate conditions, there is unlikely to be any significant impact on landscape character, highway safety, ecological interests, pollution or flood risk. The proposal is therefore compliant with Policies SS10, SD4, DC1, DC3 and T1 of the Local Plan. It is not considered that there would be any harm that would outweigh the benefits of the scheme, and the application is therefore recommended for approval.

## **9. RECOMMENDATION**

**A. That the application be APPROVED 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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The developments hereby permitted shall only be carried out, retained or completed in accordance with the drawn and written detail shown on the following approved plans referenced and numbered 1702-AL01B, 1702-AL02B, 1702-AL03B, 1702-AL04B, and 1702-AL05A that were submitted with the application.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The freestanding agricultural building and the extension to the agricultural building shall only be constructed using the external facing and roofing materials that are specified and detailed on the drawings numbered 1702-AL03B and 1702-AL05A respectively. There shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason:- To ensure that the works are in keeping with adjacent development.

4. No fill material, used in connection with the above development or associated farm track, is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A methodology for demonstrating the material is suitable for its proposed use, should be submitted too and agreed by the Local Planning Authority prior to the material being imported.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

5. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

6. There shall be no artificial lighting incorporated into, installed or used at this application site that increases the pre-existing illuminance at the adjoining light sensitive locations when they are in operation.

Reason:- To protect the local amenities of the local residents by reason of excess of illuminance

7. The rating level of sound emitted from any fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed background sound levels by more than 5dB(A) between the hours of 0700 - 2300 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 2300 - 0700 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

Reason:- To protect the amenities of nearby residents and comply with policies list specific policies.

8. No deliveries including movement of animals shall be received or dispatched from the site using the access road hereby permitted outside the hours of 07:00 and 19:00 nor at any time on Sundays, Bank or Public Holidays.

Reason:- To protect the amenity of the locality, especially for people living and/or working nearby.

9. The terms of the 'odour management plan' that was submitted on the 27<sup>th</sup> May 2021, shall at all times be observed and complied with throughout the life of the developments and for the duration of their use.

Reason:- To ensure that any concentration of odour in the vicinity is minimised and to protect the amenity of the locality, especially for people living and working nearby, and/or a nuisance is not caused.

10. The existing access with the highway from Gorsey Bank at the northwestern end of the site shall only be used for the purposes of transporting sileage to the site on no more than a maximum of 6 days per calendar year.

Reason:- To limit the use of a highway access with a narrow residential lane opposite dwellings.

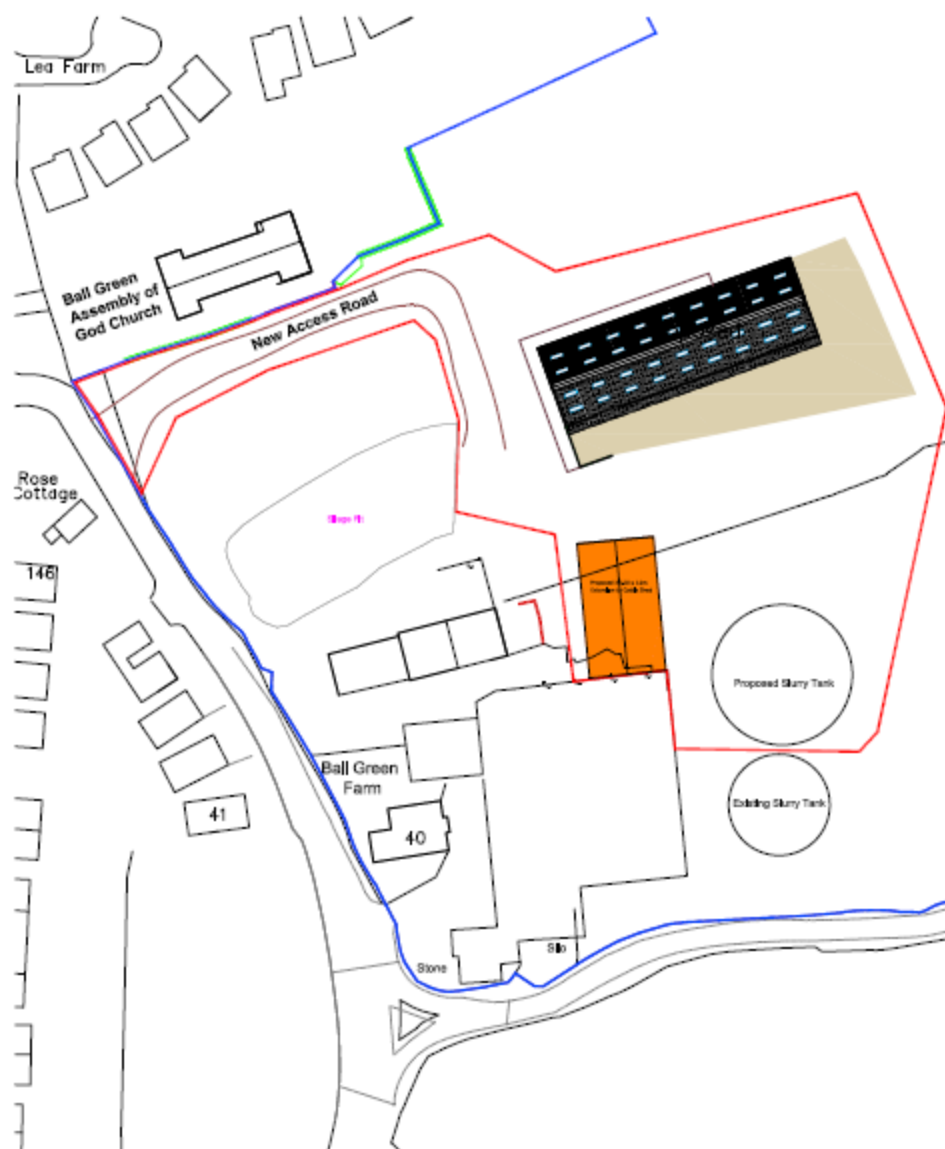
11. Before further ground or construction works take place on site, a scheme of intrusive investigation shall be undertaken in order to confirm the near surface coal geology, to accord with and comply with the recommendations in the 'Coal Mining Risk Assessment' prepared by Wardell Armstrong. If voiding

at the mining horizon is encountered then stabilisation, usually by drilling and pressure grouting beneath the proposed new built footprint shall be carried out. If coal is encountered at very shallow depth, it shall not be exposed to the air for prolonged periods and structural concrete shall not be directly exposed to the coal.

Reason:- To ensure the safety and stability of the development.

**B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.**

### **Site Plan**



Block Plan 1:500 @ A1

