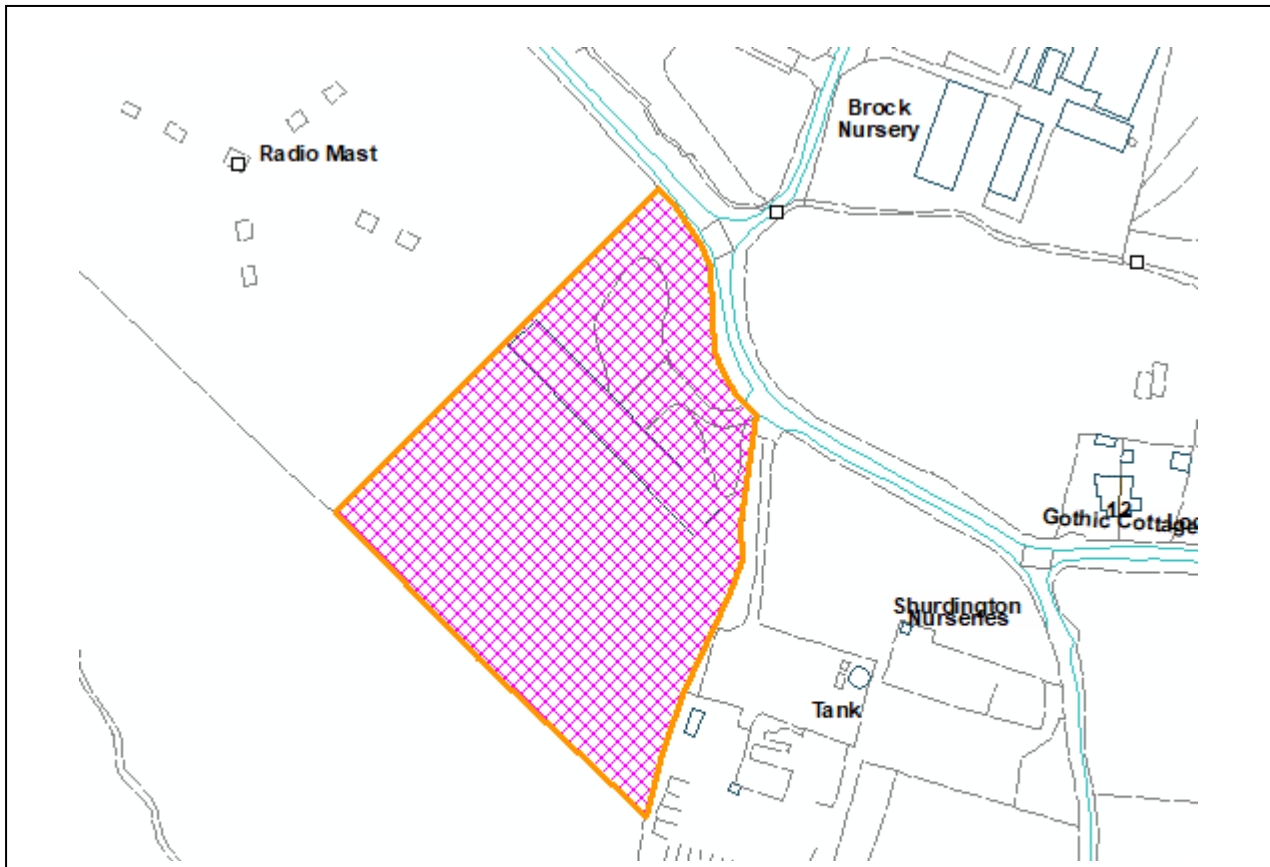


## Planning Committee

<b>Date</b>	17 January 2023
<b>Case Officer</b>	Joe Gibbons
<b>Application No.</b>	22/00283/FUL
<b>Site Location</b>	The Glass Houses, Whitelands Lane, Little Shurdington.
<b>Proposal</b>	Construction of an agricultural building.
<b>Ward</b>	Badgeworth
<b>Parish</b>	Badgeworth
<b>Appendices</b>	Site Location Plan Proposed Site Plan Proposed Elevations / Sections Proposed Floor Plans
<b>Reason for Referral to Committee</b>	The application is brought before Members as an objection has been raised by Badgeworth Parish Council.
<b>Recommendation</b>	Permit

### Site Location



## 1. The Proposal

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Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8DU4HQDJBR00>

- 1.1 This application seeks full planning permission for the construction of an agricultural building with a floor area of approximately 795 square meters which would be sited within the northwest corner of the application site.
- 1.2 The proposed building is sought to provide a temperature-controlled environment to assist with the growing needs of the operations & various products across the whole year in association with the existing business.
- 1.3 The scheme has been revised since the application was first submitted in order to reduce the height of the proposed building. (**See attached plans**)

## 2. Site Description

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- 2.1 This application relates to The Glass Hosues, a parcel of land located along Whitelands Lane, which is accessed from Shurdington Road. The application site comprises of a parcel of land containing a substantial greenhouse and adjoining land used for horticultural purposes. The site is within the Green Belt and the Cotswold Area of Outstanding Natural Beauty (AONB). A public footpath runs adjacent to the eastern boundary of the application site.

## 3. Relevant Planning History

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Application Number	Proposal	Decision	Decision Date
87/00059/FUL	Erection of glasshouses for horticulture. Alteration of existing vehicular and pedestrian access.	PER	15.04.1987
80/00052/OUT	Outline application for the erection of a MF Local Radio Transmitting Station. Construction of a new vehicular and pedestrian access.	PER	08.01.1980
80/00053/FUL	Erection of a MF local radio transmitting station. Construction of a new vehicular access.	APPROV	25.03.1980

#### **4. Consultation Responses**

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Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>

- 4.1 Badgeworth Parish Council – Objection. Concerns with scale of proposal within AONB, vehicle movements, proposed operational use, operating hours, lighting.
- 4.2 Shurdington Parish Council – No comments received
- 4.3 Ecology – No objection subject to conditions.
- 4.4 Tree Officer – No objection subject to conditions
- 4.5 Environmental Health – No objection subject to conditions.
- 4.6 Cotswold Conservation Board – No objection.
- 4.7 Land Drainage – No objection
- 4.8 Building Control – The application would require Building Regulations approval.
- 4.9 Gloucestershire Highways – No objection.

#### **5. Third Party Comments/Observations**

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Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1 The application has been publicised through the posting of a site notice for a period of 21 days.
- 5.2 8 letters of representation have been received raising the below comments.
  - The site location refers to the hamlet of Little Shurdington and not Shurdington Village.
  - The application refers to an agricultural building but the proposed use is solely horticultural activities.
  - Whitelands Lane is a narrow lane and is already heavily trafficked and proposal would increase number of articulated lorries.
  - Heavy goods vehicles would make it unsafe for families and children to use the lanes.
  - Flooding occurs in periods of heavy rain between The Glass House and Dark Lane.
  - Development would reduce property value
  - Noise pollution disrupts residents working from home.
  - Green site notice has been placed well away from the site.
  - Environmental and Health & Safety concerns.
  - Littering caused by cars using the small turning spot at the top of the lane
  - Proposal would intensify the use of site.
  - Cherry pickers / telehandlers would cause noise disruption.
  - Building would be detrimental to wildlife.

## **6. Relevant Planning Policies and Considerations**

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### **6.1 Statutory Duty**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

### **6.2 National guidance**

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

### **6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017**

- Policy SD1 (Employment – Except retail development)
- Policy SD4 (Design Requirements Policy SD5 (Green Belt)
- Policy SD6 (Landscape)
- Policy SD7 (The Cotswold Area of Outstanding Natural Beauty)
- Policy SD9 (Biodiversity and Geodiversity)
- Policy SD14 (Health and Environmental Quality)
- Policy INF1 (Transport Network)
- Policy INF2 (Flood Risk Management)

### **6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022**

- Policy EMP4 (Rural Employment Development)
- Policy EMP5 (New Employment Development (General))
- AGR1 (Agricultural Development)
- AGR2 (Agricultural Diversification)
- GRB4 (Cheltenham & Gloucester Green Belt)
- LAN2 (Landscape Character)
- NAT1 (Biodiversity, geodiversity, and Important Natural Features)
- NAT2 (The Waster Environment)
- NAT3 (Green infrastructure: Building and Important Natural Features)

### **6.5 Neighbourhood Plan**

None

## **7. Policy Context**

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- 7.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

- 7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

## **8. Evaluation**

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### ***Principle of development***

- 8.1** The NPPF sets out at Paragraph 81 that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Furthermore Paragraph 84, advises that planning policies and decisions should enable the development and diversification of agricultural and other land-based rural businesses.
- 8.2** JCS Policy SD1 states that in the wider countryside, employment related development will be supported when it is located within or adjacent to a settlement or existing employment area and of an appropriate scale and character.
- 8.3** TBLP Policy EMP4 sets out that within the wider rural area, outside of allocated employment sites or settlement boundaries, proposals for new agricultural or employment development (as defined in Policy EMP1) will be supported in principle where inter alia they involve appropriate agricultural development or diversification in accordance with Policies AGR1 and AGR2.
- 8.4** Policy AGR1 of the TBLP considers proposals for new agricultural development, including intensive and industrial scale agricultural operations, to meet the needs of the agricultural business will be permitted provided that, where appropriate;
1. The proposed development is reasonably necessary and designed for the purposes of agriculture.
  2. The proposed development is well sited in relation to existing buildings, access tracks, ancillary structures and works, and landscape features in order to minimise adverse impact on the visual amenity of the rural landscape paying particular regard to Areas of Outstanding Natural Beauty and Special Landscape Areas.
  3. The proposed development is sympathetically designed in terms of height, mass, materials, colour and landscaping where appropriate
  4. There is no unacceptable adverse impact on the amenity of residential properties or any other protected buildings, including affects from noise, light or odour pollution, including on human health.
  5. There is no unacceptable impact on biodiversity and ecological networks.
  6. Arrangements for the storage and/or disposal of waste (including manure and slurry) are satisfactory and do not have an unacceptable impact on air quality or threaten the quality of ground water, surface water or nearby watercourses.
  7. The highway network (including site access and egress) is adequate to safely cater for the type and volume of traffic generated by the proposal.

- 8.5** Policy AGR2 states proposals for farm diversification will be supported where they enhance the viability of, and do not prejudice, the continued operation of the existing agricultural business.
- 8.6** The proposed building would be used 'for the purposes of agriculture' (as defined within section 336 of the Town and Country Planning Act 1990), as it would relate to horticulture on an existing agricultural unit. The proposed new building is sought to provide a temperature-controlled environment to assist with the growing needs of the across the whole year and enables the operation to continue without being subject to temperature fluctuations. The applicant proposes that this would enable the business to better plan their operations and enable more climate sensitive plants to be grown and thus widen the range of plants available for sale to customers and allowing for the diversification of operations.
- 8.7** It is considered that the proposal would allow for the expansion of an existing agricultural enterprise and the proposal would therefore comply with Policy SD1 of the JCS and Policies AGR1, AGR2 and EMP4 of the TBLP and is therefore considered to be acceptable in principle and subject to other policies of the development plan.

### **Green Belt**

- 8.8** Section 13 of the NPPF states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 sets out that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt subject to several defined exceptions, one of which is the construction of buildings for agriculture and forestry.
- 8.9** Policy SD5 of the JCS states that to ensure the Green Belt continues to serve its key functions, it will be protected from harmful development. Within its boundaries, development will be restricted to those limited types of development which are deemed appropriate by the NPPF, unless very special circumstances can be demonstrated. Policy GRB4 sets out the essential characteristics of Green Belts and that buildings for agriculture and forestry are a not inappropriate development in the Green Belt.
- 8.10** As the proposal is for an agricultural building for storage, preparation and propagation purposes, this would meet exemption (a) of para 149 of Section 13 of the NPPF. As such, the proposed development is not considered to be inappropriate development within the Green Belt and would comply with Section 13 of the NPPF, Policy SD5 of the JCS and GRB4 of the Tewkesbury Borough Local Plan.

### ***Landscape impact***

- 8.11** Policy SD6 of the JCS states development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental, and social well-being. Policy SD7 requires that all development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Policy LAN2 of the TBLP states all development must, through sensitive design, siting, and landscaping, be appropriate to, and integrated into, their existing landscape setting.
- 8.12** The application site is located within the Cotswold Area of Outstanding Natural Beauty and therefore the development should seek to protect the landscape character and conserve the landscape and scenic beauty of the area.

- 8.13** The application site and surrounding land is generally flat, and the wider area comprises a variety of residential, agricultural and commercial development. The proposed building is of simple linear form and would have a maximum height of 7.5 metres. The building would be set adjacent to an existing hedgerow along Whitelands Lane and would be constructed of profiled steel cladding, finished in green, which would be appropriate in principle however the precise details would need to be secured by condition to ensure a satisfactory and recessive appearance to the development.
- 8.14** While the application site is located within the AONB, the building would be viewed in context of the existing boundary screening, development at the site and built development in the immediate and wider areas, particularly those to the north and east of Whitelands Lane.
- 8.15** It is considered that subject to compliance with conditions in respect of materials and external lighting, the proposed building would integrate with the character of the surrounding landscape and existing built development and would not appear as an intrusive feature on the landscape. Accordingly, the proposal would conserve the landscape character and scenic beauty of the area in accordance with Policies SD6 & SD7 of the JCS and Policy LAN2 of the TBLP.

### ***Design and layout***

- 8.16** Policy SD4 of the Joint Core Strategy sets out that new development should respond positively to and respect the character of the site and its surroundings, enhancing local distinctiveness. Policy AGR1 requires new agricultural buildings to be sympathetically designed in terms of height, mass, materials colour, and landscaping where appropriate.
- 8.17** The originally submitted plans proposed a building which measured 8.8 metres to the ridge and 6 metres to the eaves. Following negotiations with the Applicant, revised drawings were received which reduced the height of the proposed building. The building now proposed would measure 7.5 metres to the ridge and 5.5 metres to the eaves and would be appropriate to the context of the site.
- 8.18** The new building would have a simple linear design and form and design which would feature 3 HGV access openings fitted with roller shutter doors and roof lights located within both roof slopes. The applicant has advised that building has been designed to meet Department for Environment Food & Rural Affairs (DEFRA) requirements and to ensure efficient handling of plants. The applicant has advised that the company does import some plants which are grown on the site and, as such, must comply with relevant DEFRA legislation which influences plant handling, storage and facilities contained within the building.
- 8.19** The submitted floor plan demonstrate how the building would be used in relation to the horticultural business with a mixture of designated areas including flower bulb storage and a propagation area with a small portion of the building being used for staff facilities and provides space and facilities required by DEFRA legislation.

- 8.20** It is considered that the proposed building would be sensitively sited in a corner position in the context of the existing greenhouse and would be screened by a mature hedgerow which runs parallel to Whitelands Lane. Whilst the building is of a utilitarian, agricultural appearance it is considered that the proposal in its amended form would be appropriate to the context of the site by virtue of its design, siting and scale. As such, the proposed development is considered to comply with Policy SD4 of the JCS and AGR1 of the TBLP.

***Access and highway safety***

- 8.21** Policy INF1 of the JCS requires that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.
- 8.22** The proposal has been assessed by the Gloucestershire Highways Development Coordinator who has advised that the proposal would not result in an unacceptable impact on the Highway Safety or severe impact on congestion. As such, the proposed development is considered to comply with Policy INF1 of the JCS and Policy AGR1 of the TBLP.

***Residential amenity***

- 8.23** Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.
- 8.24** The proposed building is located at least 50m from the nearest residential dwelling. Whilst the site is currently used for horticultural purposes, the proposed building would lead to an intensification of the use of the site due to deliveries and customer movements etc. The Environmental Health Officer has identified that the application site falls within approximately 200m of a historic gassing landfill site. As such, the EHO officer has required the need for an investigation into land contamination within the site prior to the development phase of the works commencing, such information can be secured via a planning condition.
- 8.25** Representations received by this Council raised concerns with possible noise pollution that may result from the proposed development, such as noise from Cherry pickers / telehandlers which could impact residents, particularly those wishing to work from home. Whilst the site is located some distance from the nearest dwellings and is bordered by dense and mature hedgerows, restrictions can be applied to both deliveries made to and from the proposed building. In addition, onsite machinery used for unloading etc can be required by condition to be fitted with a white noise audible alarm instead of audible alarm. Whilst the intensified use of the site may result in increased noise output from within the site, should planning permission be granted, the use of planning conditions to control noise output from machinery and deliveries would limit the impact the proposal would have upon the residential amenity enjoyed by neighbouring occupants. Furthermore, construction hours can be controlled during the construction phase.
- 8.26** Subject to compliance with conditions, it is considered that there would be no undue impact upon the living conditions of nearby occupiers and the proposal would accord with Policy SD14 of the JCS.



### ***Drainage and flood risk***

- 8.27** Policy INF2 of the JCS requires proposals must avoid areas at risk of flooding, in accordance with a risk- based sequential approach. Proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere.
- 8.28** The application site falls within flood zone 1 and is therefore has a low probability of flooding. The drainage strategy technical note details surface water would be discharged to an existing gully located at the site entrance. The foul drainage would be treated within a wastewater treatment plant prior to discharging into existing ditch. The council's Drainage Officer has been consulted and is satisfied with the proposals and level of detail provided within the drainage strategy technical note and has raised no objections.
- 8.29** Furthermore, the Drainage Officer noted the use of nutrients and chemicals associated with the proposed horticultural use of the building. The Applicant has confirmed that the storage of nutrients etc is governed by HSE and DEFRA legislation in guidance which controls these substances and how they are stored, limited application rates to ensure potential for instances of pollution are minimised. It follows that the proposed development is considered to comply with Policy INF2 of the JCS.

### ***Biodiversity***

- 8.30** Policy NAT1 states proposals that will conserve, restore and enhance, biodiversity will be permitted. Policy NAT2 seeks to appropriate opportunities offered by new development proposals to recreate more natural conditions and new habitat along watercourses. Policy NAT3 development must contribute, where appropriate to do so and at a scale commensurate to the proposal, towards the provision, protection and enhancement of the wider green infrastructure network. Policy SD9 states that European protected species and national protected species are safeguarded in accordance with the law.
- 8.31** A Preliminary Ecological Assessment (PEA) was submitted as part of this application, and a further revised PEA was provided following an initial assessment by the Councils Ecological adviser.
- 8.32** The revised report advises that further surveys for great crested newts (GCN) are not necessary, and recommends a precautionary approach to proposed works, including supervising site clearance by a suitably licensed ecologist. This is an acceptable approach considering the sub-optimal habitat on site for GCN and the nature and small scale of the proposed works. If GCN are found at any time, works must stop immediately and advice from an ecologist sought. A condition to this effect is recommended.
- 8.33** The revised PEA report provides further information in relation to reptiles, stating that, although the site offered some basking opportunities for reptiles, the high footfall on site and traffic movement would render the site unsuitable for reptiles. A precautionary approach to proposed works, including supervising site clearance by a suitably licensed ecologist, was recommended.
- 8.34** The revised PEA report included recommendations to enhance the proposed development site for wildlife, including native species planting, installation of bird boxes, bat boxes, reptile/amphibian hibernacula and hedgehog homes, which is welcomed. Bat sensitive lighting recommendations have also been provided. The precise details of any external lighting could be secured by condition.

**8.35** The Ecologist has raised no objections to the proposal subject to a number of planning conditions to minimise the impact upon the proposal would have upon local ecology. The proposed development is considered to accord with policies NAT1 and NAT2 of the Tewkesbury Borough Plan Local Plan and Policy SD9 of the JCS.

### **Trees**

**8.36** Policy NAT1 states proposals that will conserve, restore and enhance, biodiversity will be permitted. Paragraph 131 of the NPPF states trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.

**8.37** The proposed building would be in proximity to existing mature vegetation on the northern boundary with Whitelands Lane. As such, the Tree Officer has been consulted for comments.

**8.38** A Tree Protection Method Statement has been provided and summarises the overgrown and gappy hawthorn etc hedge on the north-west boundary will be unaffected, likewise, the overgrown field maple, hawthorn, ash etc hedge on Whitelands Land would be unaffected. A plan annexed within this statement details tree protection fencing which would be installed to BS5837 standards, including root protection areas and constructions exclusion zone. The implementation and compliance would need to be secured by condition.

**8.39** The Tree Officer has raised no objection to the proposal providing conditions are attached requiring tree protection fencing to be erected prior to development and restrictions to excavation or surface treatments within root protection areas of the retained trees. As such, the proposal is considered to comply with Policy NAT1 of the TBLP.

## **9. Conclusion**

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**9.1** Considering all of the above, it is concluded that the proposal would be of an appropriate use, design and scale. Furthermore, the proposal would represent an acceptable development within the Cotswold AONB and Green Belt and would support rural economic growth. Subject to compliance with conditions, there would be no adverse impacts upon on amenity, highway safety, ecology or the character of the area.

## **10. Recommendation**

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**10.1** It is considered that the proposal would accord with relevant policies as outlined above. Therefore, it is recommended that planning permission be granted subject to the following conditions:

## **11. Conditions**

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**1** The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**2** The development hereby permitted shall be carried out in accordance with the following documents:

- Drawing number WL 1-4 (Elevations / Sections) received by the Local Planning Authority on 05.09.2022
- Drawing numbers WL 1-1 (Location/ Block Plans), WL 1-2 (Site Plan) & WL 1-3 (Building Plan) received by the Local Planning Authority on 11.05.2022
- B J Unwin Forestry Consultancy BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement for new agricultural building, received by the Local Planning Authority on 11.05.2022.
- Preliminary Ecological Appraisal prepared by Paxford Ecology (dated 16.11.2022)
- Technical Note prepared by Rappor consultants Ltd (dated May 2022).

Except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

**3** No work above floor plate level shall be carried out until samples of the external materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to conserve character and appearance of the area.

**4** The tree protection fencing shall be installed in accordance with the approved details specified in B J Unwin Forestry Consultancy BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the local planning authority.

Reason: To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area.

**5** Where excavations or surface treatments are proposed within the root protection areas (RPA) of retained trees and hedgerows, works to be carried out in accordance with the approved details specified in B J Unwin Forestry Consultancy BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement.

Reason: To prevent damage to or loss of trees

- 6** The recommendations for mitigation included within the Preliminary Ecological Appraisal prepared by Paxford Ecology (dated 16.11.2022) should be strictly adhered to. If Great Crested Newts are identified at any stage, all works must stop immediately, and the advice of an ecologist sought.

Reason: To ensure that the nature conservation interest of the site is protected.

- 7** Prior to the erection or installation of any external lighting, a lighting strategy scheme shall be submitted to the local authority detailing location and specification of the lighting supported by contouring plans demonstrating any light spill into adjacent habitats. This plan should be completed in conjunction with advice from the project ecologist and any subsequent lighting installed and retained in accordance with the approved details.

Reason: To ensure proper provision is made to safeguard protected species and their habitats and to protect the dark skies of the AONB.

- 8** The ecological enhancement features should be installed/created on site, in accordance with the recommendations within the Preliminary Ecological Appraisal prepared by Paxford Ecology (dated 16.11.2022). Should proposed plans change, the project ecologist can provide input as to suitable alternative enhancements for the site and amended plans be provided to the Local Planning Authority to first be agreed in writing.

Reason: To ensure that the nature conservation interest of the site is protected.

- 9** No development shall start until a site investigation of the nature and extent of contamination has been carried out. The site investigation shall be in accordance with a site investigation methodology that has been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the investigation.

No construction works shall start until the results of the site investigation have been submitted to, and approved in writing, by the Local Planning Authority. If the site investigation identifies any contamination, the report shall specify the measures to be taken to remediate the site to render it suitable for the development hereby permitted, as well as an implementation timetable for the remediation. The site shall be remediated in accordance with the approved measures and timetable.

If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation, as well as an implementation timetable, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the additional approved measures and timetable.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is required as a pre-commencement condition because there is potential for contamination to exist on the site.

- 10** During the construction phase of the development hereby permitted (including demolition and preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the following times: Monday-Friday 8.00 am - 6.00pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the noise climate and amenity of local residents

- 11** During the operational phase, deliveries to, and collections from, the development hereby approved shall not be made outside the following hours: 7:30am – 8pm.

Reason: To protect the noise climate and amenity of local residents

- 12** During the operational phase, onsite machinery used for loading/unloading/stock movement/ materials movement shall use only white noise audible alarms where required.

Reason: To protect the noise climate and amenity of local residents.

## **12. Informatives**

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- 1** In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating amendments to the scale of the proposal.