

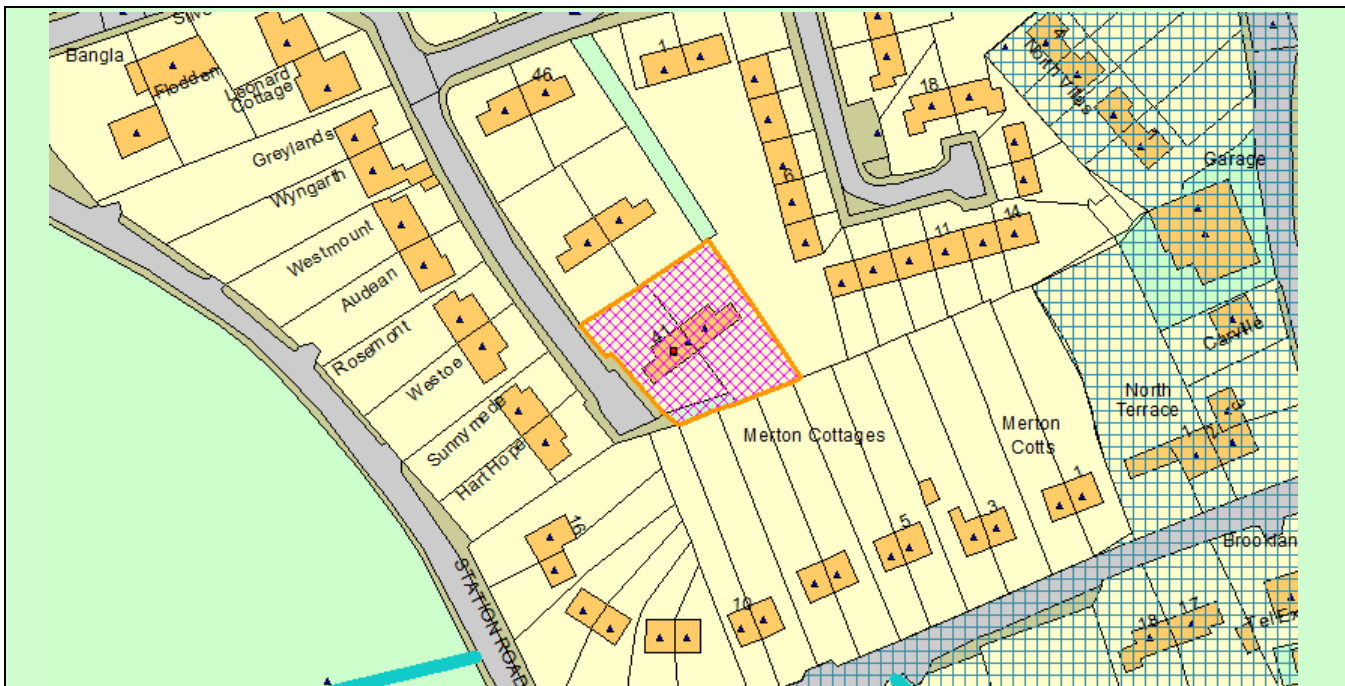


Northumberland County Council

North Northumberland Local Area Council 20 February 2020

Application No:	19/04731/FUL		
Proposal:	Construction of a pair of semi-detached 2 bedroom bungalows and a pair of semi-detached 2 bedroom houses with on site parking		
Site Address	Land South Of 43 And 44 Greyfield Estate, Embleton, Alnwick, Northumberland NE66 3XU		
Applicant:	Mr Alistair Cowie Civic Centre, Renwick Road, Blyth, Northumberland NE24 2BX	Agent:	None
Ward	Longhoughton	Parish	Embleton
Valid Date:	9 December 2019	Expiry Date:	3 February 2020
Case Officer Details:	Name: Mr Jon Sharp Job Title: Planning Officer Tel No: 01670 623628 Email: Jon.Sharp@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to a Unilateral Undertaking securing a contribution towards the Council's Coastal Mitigation Service.



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1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Council planning committee as it is a County Council development. It is recommended for approval, subject to a S106 agreement in respect of Coastal Mitigation.

2. Description of the Proposals

2.1 The application seeks permission for the erection of 4no dwellings on land south of 43 and 44 Greyfield Estate, Embleton. The proposed development would consist of 2no semi-detached bungalows and 2no semi-detached 2 storey houses.

2.2 The bungalows would have a footprint of approximately 82sqm and a maximum height of approximately 5.6 metres. They would be constructed using traditional building techniques with a materials palette including a combination of render and concrete clad facing walls under concrete tiled roofs and uPVC windows and doors.

2.3 The houses would match the bungalows in their visual appearance and would have a footprint of approximately 46sqm and a maximum height of approximately 8 metres. They would also have a materials palette of render and concrete clad facing walls under concrete tiled roofs and uPVC windows and doors.

2.4 The application site is located within the built up area of Embleton and is bound to all sides by residential development. The site is accessed via an existing estate road which forms the western boundary of the site.

3. Planning History

Reference Number: 18/02340/DEMGDO

Description: Prior notification for demolition of a pair of semi detached non-traditional Swedish Timber frame bungalows

Status: Prior Approval Not Required

Reference Number: A/89/A/454

Description: Alterations/Extensions & Car Parking,

Status: Permitted

4. Consultee Responses

Embleton Parish Council	SUPPORT The Councillors of Embleton Parish Council have reviewed planning application 19/04731/FUL and support this application.
The Coal Authority	The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.
County Ecologist	No objections subject to conditions and CMS contribution
Highways	No objections subject to conditions and informatives
Public Protection	No objection subject to conditions and informatives

Northumbrian Water Ltd	A public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development.
Strategic Estates	No response received.
Waste Management - North	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	14
Number of Objections	0
Number of Support	2
Number of General Comments	0

Notices

General site notice, posted 19th December 2019
No Press Notice Required.

Summary of Responses:

2no letters of support received noting that the proposals would provide more social housing for the village. Concerns raised about the layout of the proposed dwellings and impact of additional traffic/parking.

The above is a summary of the comments. The full written text is available on our website at:
<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=Q1QEH1QS0K500>

6. Planning Policy

6.1 Development Plan Policy

Alnwick LDF Core Strategy (2007)

- S1 Location and scale of new development
- S2 The sequential approach to development
- S3 Sustainability criteria
- S11 Locating development to maximise accessibility and minimise impact from travel
- S12 Protecting and enhancing biodiversity and geodiversity
- S13 Landscape character
- S16 General design principles

Alnwick District Wide Local Plan (1997)

BE8 Design in new residential developments and extensions (and Appendix A and B)

TT5 Controlling car parking provision (and Appendix E)

APPENDIX A Design and layout of new dwellings

APPENDIX E Car parking standards for development

6.2 National Planning Policy

National Planning Policy Framework (2019)

Planning Practice Guidance (2019, as updated)

6.3 Emerging Policy

Northumberland Local Plan - Publication Draft Plan (Reg 19) and Proposed Minor Modifications, as submitted 29th May 2019

STP 1 Spatial strategy (Strategic Policy)

HOU 9 Residential development management

QOP 1 Design Principles (Strategic Policy)

QOP 2 Good Design and Amenity

TRA 1 Promoting Sustainable Connections (Strategic Policy)

TRA 2 Effects of Development on the Transport Network

TRA 4 Parking Provision in New Development

ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

ENV 2 Biodiversity and geodiversity

Embleton Neighbourhood Plan - Submission Draft (2019)

6.4 Other Documents/Strategies

National Design Guide (2019)

7. Appraisal

7.1 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. In assessing the application the key considerations are;

Principle of Development,
Emerging Policy,
Scale, Design & Visual Impact,
Amenity,
Highways,
Ecology, and
Coastal Mitigation.

Principle of the development

7.2 The National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. This forms the basis of the NPPF's presumption in favour of sustainable development. Applications for new development should be considered in the context of this presumption in favour of sustainable development.

7.3 Paragraph 213 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The adopted development plan for the area the application site is located in comprises the saved policies of the Alnwick LDF Core Strategy (2007) (ACS) and the saved policies of the Alnwick Local Plan (1997) (ALP). The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.4 Policies S1, S2 and S3 of the ACS seek to ensure that the location and scale of new development is appropriate. Embleton is identified in Policy S1 as a Sustainable Village Centre where development will be permitted that is well related to the scale and function of the settlement. The proposal would be well related to the existing built form of the village and represents infill of a vacant building plot following the demolition of the properties which previously occupied the site. As such the principle of the development is accepted.

Emerging Policy

7.5 Paragraph 48 of the NPPF states that weight may also be given to the policies in emerging plans, depending on the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF and the extent of unresolved objections to the emerging plan. The emerging Northumberland Local Plan - Publication Draft Plan Regulation 19) was published on 30th Jan 2019. The policies contained within this document carry some weight in the determination of planning applications at this stage.

7.6 Policy STP1 of the emerging NLP seeks to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County's unique environmental assets. The Policy sets out a hierarchy of settlements within which development will be supported. Policy STP1 identifies Embleton as a Service Village which will provide a proportionate level of housing and be the focus for investment in rural areas to support the provision and retention of local retail, services and facilities. The proposal is considered to be in general accordance with this policy, however little weight can be attributed to it at this time.

7.7 Embleton Parish is a designated Neighbourhood Area and a Neighbourhood Plan has been prepared and submitted to Northumberland County Council. The draft Neighbourhood Plan is therefore a material consideration in the determination of this planning application, although it may be afforded limited weight at this stage.

Scale, Design & Visual Impact

7.7 Policy S16 of the same document states that proposals should take full account of the need to protect and enhance the local environment, having regard to their layout, scale and appearance. Policy S13 of the ACS requires all proposals for development and change to be considered against the need to protect and enhance the distinctive landscape character of the former district. Under this policy, all proposals will be assessed in terms of their impact on landscape features and should respect the prevailing landscape quality, character and sensitivity of each area.

7.8 Paragraph 124 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.9 The proposed dwellings would be in keeping with the surrounding development in terms of scale and would be of similar design to the nearby Whinstone View development, which was also constructed by the County Council. Whilst the facing materials would contrast with the brick built properties on Station Road, the use of render and cladding would not be a significant issue and would mark the properties out as a new addition to the street scene. Comments received from neighbours in terms of site layout are noted and the applicant has agreed to amend the proposed layout, with the bungalows now to the north of the site and the two storey dwellings to the south. On this basis the proposal is acceptable and in accordance with Policies S13 and S16 of the ACS, saved policy BE8 of the ALP and the NPPF.

7.10 Policy QOP 1 of the emerging NLP echoes this and seeks to support development which respects its surroundings. Policy ENV 1 of the same document states that the character and significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced by taking an ecosystem approach to understanding the significance and sensitivity of the natural resource. Meanwhile Policy ENV3 states that proposals affecting the character of the landscape will be expected to conserve and enhance important elements of that character. The proposal is considered to be in general accordance with these policies, however little weight can be attributed to them at this time.

Amenity

7.11 Paragraph 127 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.12 Concerns were raised about the potential impact on residential amenity of locating the two storey dwellings to the north of the bungalows in terms of overbearing and potential for loss of light. Following discussions with the applicant the site layout has been amended to place the bungalows to the north of the houses, thus reducing the potential impact on the existing properties to the north. The impact of this change on the properties to the south would be limited due to the length of their rear gardens. On this basis there would not be any substantive impacts on amenity resulting from the proposal in terms of loss of light, outlook or privacy. As such the proposals are in accordance with the NPPF in this respect.

7.13 Policy QOP2 of the emerging NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses. It

is considered that the proposal is in accordance with this, however little weight can currently be given to this policy.

Highways

7.14 Policy S11 of the ACS sets out criteria to assess the extent to which the location of development is likely to maximise accessibility and minimise the impacts of traffic generated. Saved Policy TT5 and Appendix E of the ALP set out car parking standards for new development.

7.15 Paragraph 109 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.16 The Local Highway Authority has responded to consultation raising no objections to the proposal subject to conditions, stating that the development would not have a severe impact on highway safety. As such the proposal is considered to be in accordance with highways policy in this respect.

7.17 Policy TRA2 of the emerging NLP seeks to ensure that all development will minimise any adverse impacts upon the highways network. The proposal is considered to be in accordance with this, however little weight can currently be given to this policy.

Ecology

7.18 Policy S12 of the ACS states that all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the area.

7.19 Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.20 The County Ecologist has responded to consultation raising no objections, subject to the imposition of conditions securing appropriate ecological mitigation and enhancement measures.

7.21 Policy ENV2 of the emerging Local Plan relates to ecology and seeks to ensure that development proposals will minimise their impact upon and secure net gains for biodiversity. The proposal is considered to be in accordance with this, however little weight can currently be given to this policy.

Coastal Mitigation

7.22 When developers apply for planning permission for new residential development within the coastal zone of influence, the local planning authority, as competent authority, is required to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites, either alone or in combination with other projects.

7.23 Due to growing concerns about the effectiveness of mitigation that does not include direct management of the protected areas themselves, the Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service (paid on occupation of the first unit) which will be used to fund coastal wardens who will provide the necessary mitigation.

7.24 The contribution per unit in this location would be £600. This contribution can be secured by Unilateral Undertaking by virtue of S106 of the Town & County Planning Act 1990.

7.25 In this instance, the applicant has agreed to pay a total of £1,200 towards the Coastal Mitigation Scheme and as such it is considered that the proposal is acceptable in this respect.

Equality Duty

7.26 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

7.27 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

7.28 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.29 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

7.30 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6

provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 It is considered that the proposal is of an appropriate design and represents an appropriate form of development that would not have a significant adverse impact on the street scene or the amenity of nearby residents. It is therefore considered that the proposal is in accordance with national and local planning policies and the emerging Local Plan and accordingly it would be unreasonable to withhold planning permission.

9. Recommendation

That this application be GRANTED permission subject to the conditions set out below and a Section 106 Unilateral Undertaking to secure the following:

A financial contribution towards the Council's Coastal Mitigation Service of £1,200

Conditions/Reason

01. 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 of the Town and Country Planning Act 1990 (as amended)

02. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the approved plans. The approved plans and drawing numbers for this development are:-

1. Drawing No. 3102 L01 - Site Location Plan;
2. Drawing No. 3102 P04 - Proposed Bungalow Floor Plans
3. Drawing No. 3102 P05 - Proposed House Floor Plans;
4. Drawing No. 3102 P06 - Proposed Bungalow Elevations;
5. Drawing No. 3102 P07 - Proposed House Elevations;
4. Drawing No. 3102 L03 Rev A - Proposed Site Plan.

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

03. Materials - Details of materials to be submitted

Prior to commencement of development samples of the materials to be used in the construction of the external surfaces of the driveways / parking spaces and footways shall be submitted to and approved in writing by the Local

Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, in accordance with the National Planning Policy Framework

04. Construction Method Statement (including Plan) to be submitted

The development hereby permitted shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

05. Details of Surface water drainage to be submitted

Prior to occupation, details of surface water drainage to manage run off from private land shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

06. Implementation of car parking area

The dwellings hereby permitted shall not be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework

07. Means of vehicular access to be constructed

The development hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans. Thereafter the access shall be retained accordingly.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

08. Details of cycle parking to be submitted

The development hereby permitted shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework

09. Development in accordance with Ecology report recommendations

The development hereby permitted shall be carried out in accordance with the remaining avoidance, mitigation and enhancement measures detailed within the ecological report (Ecological Impact Assessment 41-42 Greyfields Estate, Embleton, November 2019, Ann Deary Francis, Northumberland County Council, Dated 25.11.19) including, but not restricted to, 3No. In-built bat tubes/bricks and 4No. Inbuilt swift bricks to be incorporated into the new buildings with types and locations to be shown on an architects drawing to be submitted to and agreed in writing with the LPA before construction works commence; adherence to timing restrictions; retention of pole mounted bat box; adherence to external lighting recommendations in accordance with Bats & Lighting in the UK Bat Conservation Trust/Institution of Lighting Professionals, 2018; any deep (in excess of 300mm) excavations left open overnight to be either securely covered or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped.

Reason: To maintain the favourable conservation status of protected species.

10. Nesting Birds

No development shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law

11. Ground Gas Protection

No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground

gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties

12. Validation and Verification of Ground Gas Protection

The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 11, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties

13. Potentially Contaminated Land

The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

- a) As recommended in the Preliminary Contamination Risk Assessment (Phase I Preliminary Contamination Risk Assessment produced by GeolConsultants Ltd, Project No. GEOL19-9868 and dated 02/12/2019), a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
- b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.
- c) Two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have

been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

14. Contamination not Previously Discovered

If during redevelopment contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

15. Noisy Working Hours

During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

Monday to Friday - 0800 to 1800
Saturday - 0800 to 1300

Reason: To protect residential amenity and provide a commensurate level of protection against noise

16. Construction Delivery / Collection Hours

Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00
Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

Informatives

1. New vehicle crossing point - Type Access A (S184)

You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at:
northernareahighways@northumberland.gov.uk

2. Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

3. Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway

4. Coal Mining Standing Advice

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 0345 762 6848.

Further information is also available on the Coal Authority website at:
<https://www.gov.uk/government/organisations/the-coal-authority>

5. Sub-Floor Void Ventilation Performance

The specification for a very good performance is partly contained within B.6 of BS 8485:2015+A1:2019 and specifies:

"The volume flow-through rate is governed by the size and number of side vents; for small to medium width buildings (up to 15 m wide), the minimum area of side ventilation should be 1500 mm²/m run of wall on at least two opposite sides".

Also, the void should be at least 150mm and internal supporting walls or sleeper walls in the sub-floor area should be adequately cross-ventilated.

6. Statutory Nuisance

The Public Health Protection Unit would advise that the prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice.

Failure to address issue of noise, dust and light at the development stage does not preclude action by the Council under Section 79 of The Environment Protection Act 1990 in respect of statutory nuisance.

7. Burning Materials Onsite

There shall be no burning of any material associated with the construction phase on the site

Date of Report: 07.02.2020

Authorised by:

Date:

Background Papers: Planning application file(s) 19/04731/FUL