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Application Number:	20/03301/FUL
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Application Type:	Full Planning
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Proposal Description:	Erection of a two storey office building (9.6m x 9.6m) for a temporary period (to be removed by January 2034).
At:	Hazel Lane Quarry Wakefield Road Hampole Doncaster DN6 7EX

For:	Mr Ronnie Harrod - Catplant (Quarry) Ltd
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Third Party Reps:	21 Letters of objection	Parish:	Hampole And Skelbrooke
		Ward:	Sprotbrough

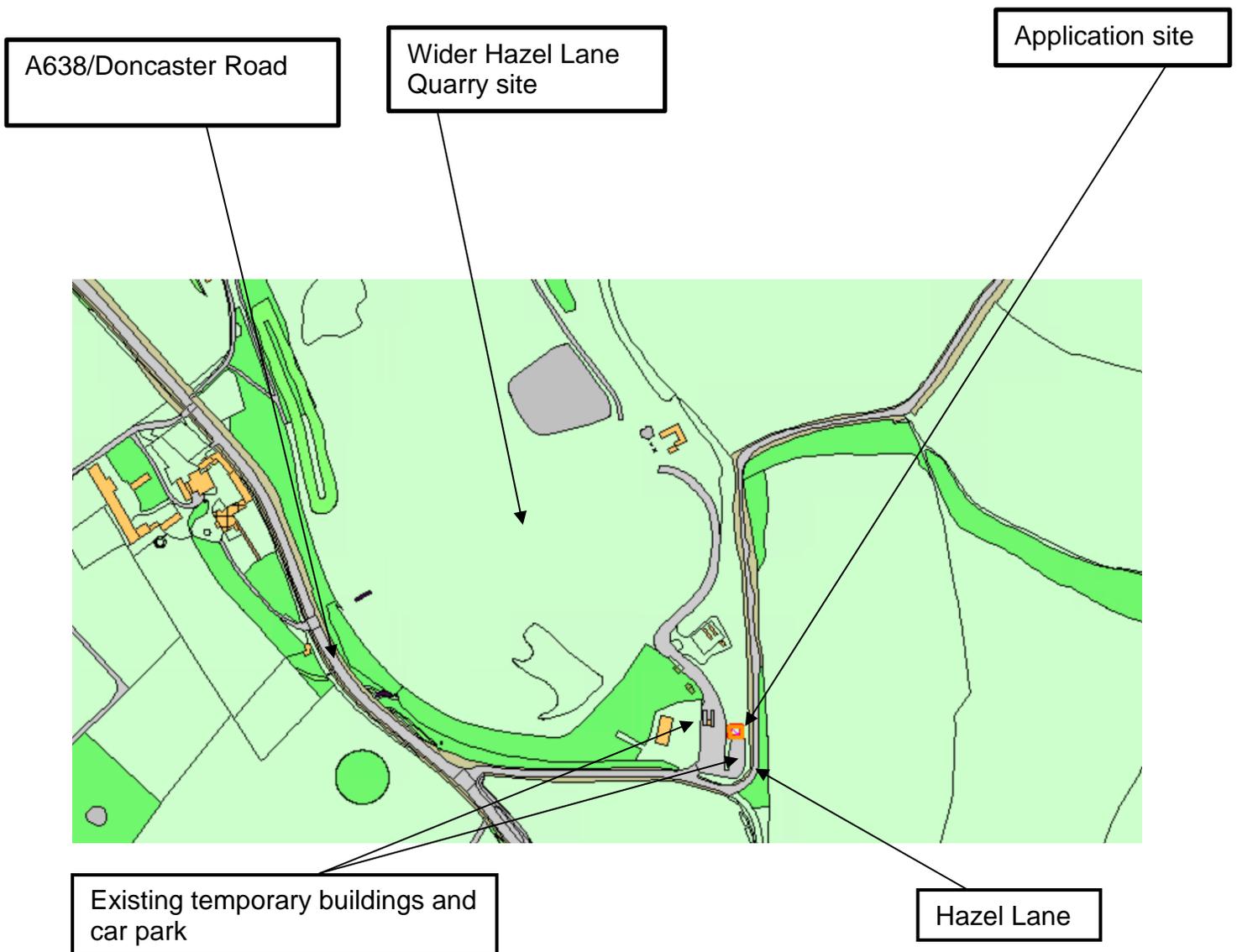
Author of Report:	Nicola Elliott
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SUMMARY

The proposal seeks full permission for the erection of a two storey office building in connection with an existing quarry site which has planning permission until 2034. As such, it is proposed that the building would be demolished to coincide with the end date of the quarry. The building will be partially visible from outside the site and is adjacent an area where existing temporary buildings (which would be removed) are sited, therefore it is not considered that the proposal represents harm to the openness of the Green Belt. Furthermore, it is not considered inappropriate development in the Green Belt in that it is ancillary to an existing, permitted use.

The report demonstrates that any harm generated by the proposal is outweighed by other material planning considerations. The development would not cause undue harm to neighbouring properties, heritage assets, the highway network or the wider character of the area.

RECOMMENDATION: APPROVE subject to S106 Agreement



1.0 Reason for Report

1.1 This application is being presented to Planning Committee due to the level of opposition to the proposal.

2.0 Proposal and Background

2.1 This application seeks full permission for the erection of a two storey office building to support the existing operation on site currently run from a series of temporary buildings. The applicant is prepared to accept a temporary permission for the duration of expected operations at the site, after which the building would be demolished. This is to be supported by a Section 106 Agreement, offered by the applicant, to ensure its removal.

2.2 The building is to be 9.6m x 9.6m, and to a height of 6.1m. The roof a flat roof, but there is a slight rise with 300mm between eaves height and overall height. The

office is to be constructed from coursed natural stone, with ashlar heads and cills and a fibreglass roof.

3.0 Site Description

- 3.1 Present accommodation consists of a 10.4m x 3.1m single storey portable amenity cabin and a small toilet block on the western side of the access road, with a brick built weighbridge office in the centre of the access road next to the weighbridge. The remaining site accommodation located on the eastern side of the access road consists of three single storey portable cabins measuring 9.4m x 3.6m (33.9m²), 9.9m x 2.9m (28.7m²) and 6.6m x 2.5m (16.5m²).
- 3.2 The building would be positioned on the northern edge of the car park in an area of immature plantation woodland, planted by the Applicant in the 2000s. This part of the site is partially visible from Hazel Lane, as are the existing buildings and car park.

4.0 Relevant Planning History

- 4.1 The relevant planning history is as follows:

Application Reference	Proposal	Decision
93/0321/PM	Extraction of limestone and argillaceous materials and Subsequent restoration by infilling the void space with waste Materials.	Granted 24 th April 1995
93/0584/P	Alteration of site access including construction of internal haul Road provision of weighbridge/office and wheel cleaning facilities	Granted 28 th June 1993
98/0375/P	Storage of topsoil and sub soil on approx. 0.89ha of land	Granted 5 th May 1998
01/0817/P	Extension of quarry, including extraction of limestone and clay, Associated ancillary activities and reclamation of quarry by Means of waste disposal (2nd amendment)	Granted subject to s106 Agreement 13 th January 2004
09/00057/MIN	Installation of landfill gas engines to generate electricity for the national grid, and associated infrastructure including gas flare	Granted 20 th March 2009
11/00020/ENFNOT	Appeal against enforcement action for alleged unauthorised storage of bi product resulting from waste autoclave process under grounds a, e, f and g.	Appeal dismissed
14/01110/WCCC	Extension of quarry, including extraction of limestone and clay, associated ancillary	Withdrawn

	activities and reclamation of quarry by means of waste disposal (2nd amendment) (Without compliance of condition 4 of application granted under ref: 01/0817/P on 13.01.2004 - Amend quarry restoration in part from an agricultural to nonagricultural after-use).	
15/00728/TIP	The stockpiling of 'Sterefibre' and the retention of an engineered fibre storage pad for a temporary period of 6 years (Retrospective)	Refused 20 th November 2015
16/00014/REF	The stockpiling of 'Sterefibre' and the retention of an engineered fibre storage pad for a temporary period of 6 years (Retrospective)	Withdrawn
16/00020/REF	Certificate of proposed lawful development for use of sterefibre as a soil conditioner	Withdrawn
16/01360/CPL	Certificate of proposed lawful development for use of sterefibre as a soil conditioner	Refused 12 th July 2016
16/00028/NONDET	Discharge of condition 29 (soil) to application 01/0817/p - extension of Quarry, including extraction of limestone and clay, associated Ancillary activities and reclamation of quarry by means of waste Disposal (2nd amendment)	Withdrawn
18/00702/TIP	Stockpiling of Sterefibre and the retention of an engineered fibre storage pad for a temporary period of 6 years (Retrospective).	Refused 18 th October 2018
18/00709/COND	Consent, agreement or approval required by conditions 29 of planning application 01/0817/P - importation and use of soil making materials	Withdrawn
18/00710/MINA	Extension of quarry including extraction of limestone and clay, associated ancillary activities and reclamation of quarry by means of waste disposal (without compliance with condition 4 of planning application 01/0817/P, granted on	Withdrawn

	13/01/2004, - Variation of Landscaping Scheme to replace agricultural use on the steep slopes with woodland use).	
18/01843/SCOP	Request for a scoping opinion for review of planning permission 01/0817/MINA.	Closed 4 th October 2018
19/00072/REVA	Application for determination of conditions for mineral site.	Pending consideration

5.0 Site Allocation

- 5.1 The site is located within as Green Belt defined by Doncaster's Unitary Development Plan. The site is also identified as a Minerals Buffer Zone.
- 5.2 The Doncaster Local Plan identifies the site as Green Belt, within a Minerals Safeguarding Area, within a Biodiversity Opportunity Area and a PEDL Licence Area.

5.2 National Planning Policy Framework (NPPF 2021)

- 5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.5 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.6 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.7 Paragraph 55-56 states that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning conditions should be kept to a minimum and only be imposed where

necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

- 5.8 Paragraph 57 states that planning obligations must only be sought where they meet all of the following tests:
 - a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 5.9 Paragraph 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.10 Paragraph 130 states planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site.
- 5.11 Paragraph 137 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 5.12 Paragraph 138 lists the five purposes that Green Belt serves;
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.13 Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.14 Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.15 Paragraph 150 states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - a) mineral extraction;
 - b) engineering operations;
 - c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

- 5.16 Paragraph 162 states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 5.17 Paragraph 164 states that the application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 5.18 Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

5.19 Core Strategy 2011 - 2028

- 5.20 To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.21 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Countryside Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:
- 5.22 Policy CS1 of the Core Strategy states that as a means of securing and improving economic prosperity, enhancing the quality of place and the quality of life in Doncaster, proposals will be supported that contribute to the Core Strategy objectives and which in particular provide opportunities for people to get jobs and protect local amenity and are well designed.
- 5.23 Policy CS3 of the Core Strategy sets out the Council's position in relation to development in the countryside and Green Belt. Policy CS3 states that Doncaster's countryside will be protected and enhanced. It cites a number of examples of development that would be acceptable in the countryside and these do not include major housing schemes. Proposals which are outside of development allocations will only be supported where they would: retain and improve key green wedges; not

be visually detrimental; not create or aggravate highway or amenity problems and preserve the openness of the Countryside Protection Policy Area.

- 5.24 Policy CS4 of the Core Strategy sets out the Authorities approach to dealing with Flood Risk in line with National Policy. Criterion A, B and C of Policy CS4 are applicable which looks to steer development away from the highest areas of flood risk, ensure that developments will be safe for the lifetime of the development and apply the Sequential Test and Exceptions tests where appropriate.
- 5.25 Policy CS9 states that new developments will provide, as appropriate, transport assessments and travel plans to ensure the delivery of travel choice and sustainable opportunities for travel.
- 5.26 Policy CS14 of the Core Strategy require development to be of a high quality design that contributes to local distinctiveness and that integrates well with its immediate surroundings.
- 5.27 Policy CS16 of the Core Strategy seeks to protect and enhance Doncaster's natural environment.

Doncaster's natural environment will be protected and enhanced, in accordance with the principles set out below.

A) Proposals will be supported which enhance the borough's Ecological Networks;

D) Proposals will be supported which enhance the borough's landscape and trees by:

1. being appropriate to the landscape's character, sensitivity and capacity;
2. including measures to mitigate any negative impacts on the landscape;
3. ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and;
4. retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

- 5.28 Policy CS 20 seeks to ensure the adequate delivery of minerals during and beyond the plan period (2011 to 2028).

5.29 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)

- 5.30 Saved Policy ENV2 is a general planning policy setting out that the borough council will maintain a countryside policy area in the eastern part of the borough covering all countryside outside the Green Belt and sets out specific criteria for protecting the countryside.

- 5.31 Saved Policy ENV 3 states that development will not be granted in the Green Belt unless either the proposal has very special circumstances, or meets with a set criteria. In part C this includes cemeteries and other uses of land (including essential facilities which are genuinely required for such uses) which preserve the openness of the green belt and which do not conflict with the purposes of including land in it. In all cases development proposals falling within categories a) to f) will only be acceptable in principle where they would not be visually detrimental by

reason of their siting, materials or design, and would not give rise to unacceptable highway or amenity problems and would not conflict with other policies of the UDP.

5.32 Saved Policy ENV 37 seeks to protect sites of local archaeological significance.

5.33 Saved Policy ENV53 sets out that the scale and appearance of new development must have regard to its wider visual impact. Development will not normally be permitted if it would have a significant adverse visual impact on b) views across open countryside. Whilst scale and appearance are a reserved matter, consideration should be given to the principle of development is material consideration to which this policy should be applied.

5.34 Saved Policy M3 states that in order to ensure that mineral operations, or waste disposal operations during restoration, are not unnecessarily restricted, the borough council will, within the buffer zones, seek to prevent non-mineral development which would be adversely affected by such operations.

5.35 Local Plan

5.36 The Council received the Inspector's Report into the Examination of the Doncaster Local Plan 2015-2035 on 30 June 2021. The report concludes that, with the recommended main modifications set out in the Appendix to the Report, the Doncaster Local Plan 2015-2035 satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework. This means the Examination has concluded.

5.37 Paragraph 48 of the NPPF states that the LPA may give weight to relevant policies in emerging plans, such as the Local Plan, depending on the stage of the Plan and the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). Taking into account the Inspector's Report it is considered that all policies in the Local Plan can now be afforded substantial weight. The Council is looking to adopt the Local Plan by Autumn 2021 (at which point all policies will be afforded full weight). The following policies are considered applicable in this case:

5.38 Policy 1 sets out the Borough's settlement hierarchy, seeking to preserve the openness and permanence of Doncaster's Green Belt. Within the Green Belt, national planning policy will be applied including the presumption against inappropriate development except in very special circumstances.

5.39 Policy 13 seeks to promote sustainable transport within new developments.

5.40 Policy 29 seeks to protect the Borough ecological networks.

5.41 Policy 30 deals with the need to value biodiversity.

5.42 Policy 32 states that the design process should consider woodlands, trees and hedgerows.

5.43 Policy 42 deals with the need for good urban design.

5.44 Policy 54 requires the need to take into account air and noise pollution.

5.45 Policy 55 deals with the need to mitigate any contamination on site.

- 5.46 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.47 Policy 57 deals with the need to consider flooding.
- 5.48 Policy 58 deals with low carbon and renewable energy within new developments.
- 5.49 Policy 61 supports the extraction and production of aggregate, industrial, building stone and energy minerals that contribute to infrastructure and construction projects

5.50 Other material planning considerations

- Community Infrastructure Levy (CIL) Regulations (2010)
- Town and Country Planning (Environmental Impact Assessment) Regulations (2017)
- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- South Yorkshire Residential Design Guide (SPD) (2015)
- National Planning Policy Guidance

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, council website and press advertisement. The application has been advertised as a departure, however, as set out in later sections of this report, the proposal is not considered to depart from the provisions of the Development Plan.

6.2 Following this publicity, a total of 21 letters of objection were received. A summary of the material planning issues raised is set out below:

- Building will be more visible than existing
- Will impact on the openness of the Green Belt
- No need for a two storey building
- Unsustainable to build and then demolish
- Not temporary in nature
- Will be visible from Hazel Lane
- No very special circumstances
- Removal of woodland

6.3 Non material issues raised included the following

- Previous breaches of planning permission
- Devaluation of property
- Existing odour issues at the site
- Potential extensions to the quarry permission in the future
- Precedent for future development in the Green Belt
- Increased litter and damage to road as a result of existing use

7.0 Joint Rural Parishes

- 7.1 Objects. The building is of a permanent construction and would be unsustainable to demolish. The site has been served by temporary buildings for many years which could be upgraded. Proposal would have greater visual impact than existing buildings and greater negative impact on the openness of the Green Belt. Proposes to remove 144sqm of woodland which acts as screening. A two storey building is not necessary and adaptation could be made quite easily to extend car parking facilities if they are required to meet any alluded to 'potential' future needs. Does not meet very special circumstances.

The objection also notes previous issues at the site and non-adherence to planning conditions, however these are not material planning considerations and cannot be awarded any planning weight.

8.0 Relevant Consultations

8.1 South Yorkshire Archaeology Service – No comments received.

8.2 National Grid – No comments received.

8.3 Environment Agency – Advises foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater must either follow the General Binding Rules or hold a permit issued by the Environment Agency, in addition to planning permission – which could take up to 4 months to decide.

8.4 South Yorkshire Fire and Rescue Service – No objections subject to informative note.

8.5 Natural England – No comments to make.

8.6 Yorkshire Water – No objections to make.

8.7 Area Manager – No comments received.

8.8 Ecology – No objections subject to informative.

8.9 Trees and Hedgerows Officer - The trees at the site are not of value to influence the proposal in terms of specimen or amenity value. As a result there is no objection from a trees and hedgerows perspective and at the moment there isn't considered a need to include tree related conditions or informative.

8.10 Drainage – No objections, subject to condition.

8.11 Environmental Health – No objections.

8.12 Highways Development Control – No objections following an amended parking layout.

8.13 Pollution Control – Contaminated Land – Condition required for gas protection measure.

8.14 Pollution Control – Air Quality – No comments received.

8.15 HSE – No comments to make.

9.0 Assessment

9.1 The proposal seeks full planning permission for the erection of a two storey office for a temporary period up to 2034. In considering the proposal the main material planning considerations are outlined below:

- The principle of development within the Green Belt
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on the existing trees and hedgerows
- The impact on the ecology of the site
- The archaeological implications
- Flooding and Drainage issues

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

Principle of development

9.3 As stated in the NPPF, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This is reinforced by policy ENV 3 of the Doncaster UDP and Policy 1 of the emerging Local Plan. It is further stated in the NPPF that ‘when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.’

9.4 It is not considered that the erection modest office accommodation on the site of an existing quarry, to be used in connection with that quarry, constitutes inappropriate development. It is ancillary development to a long standing use and policy ENV 3 in part C, allows for ‘other uses of land (including essential facilities which are genuinely required for such uses)’. Therefore, it is not considered that the proposal needs to demonstrate very special circumstances, provided that the openness of the Green Belt is preserved. This will be assessed in paragraphs 9.23 - 9.26 of this report.

- 9.5 Policy ENV 3 does refer to a question of need as it states 'essential facilities which are genuinely required'. Whilst no specific Needs Assessment has been submitted with this application, the agent has provided information as to why the proposal is required. It should be noted that office accommodation is currently provided on the site in the form of unsightly temporary buildings, which would be removed if this proposal is approved.
- 9.6 As stated in the Design and Access Statement, the site currently has 21 employees and this is anticipated to increase to at least 25 in the short term. Present accommodation consists of a 10.4m x 3.1m single storey portable amenity cabin and a small toilet block on the western side of the access road, with a brick built weighbridge office in the centre of the access road next to the weighbridge. The applicant wishes to retain the cabin and the toilets to be used by visiting drivers, and also weighbridge office.
- 9.7 The remaining site accommodation located on the eastern side of the access road consists of three single storey portable cabins measuring 9.4m x 3.6m (33.9m²), 9.9m x 2.9m (28.7m²) and 6.6m x 2.5m (16.5m²). These three cabins provide accommodation for the managing director, meeting space, the site manager, and a store. All staff have to use the single toilet block (both male and female) and the amenity cabin located on the other side of the access road. It is these facilities that would be replaced by the new office, and the existing temporary buildings removed.
- 9.8 According to the agent, the existing cabins are a long way short of providing adequate office, amenity and toilet facilities and storage space. In addition, the cabins are neither secure nor fireproof and there has allegedly a number of break ins and attempts at arson over the years. It is stated that the existing buildings will need to be replaced as they reach the end of their planned life and become unserviceable.
- 9.9 The applicant therefore wishes to provide adequate accommodation for the existing and planned number of staff which is sufficiently robust to not to require replacement over the lifetime of the site. The applicant states that a straight replacement for the existing cabins is not an option as the present space is very deficient in terms of offering adequate accommodation for the required increase in employees.
- 9.10 The majority of objections received comment on there being no need for a building of this level of permanence and that the existing buildings could be renewed. Whilst it may be true to say that they could be replaced for like for like structures, the proposal is for a new building and if it is proposed to be demolished, at the applicant's wish, when it is no longer required, then it is also a temporary building, therefore the principle of development in the Green Belt remains the same. The fact that the applicant is willing to demolish the structure shows that it is only genuinely required in connection with existing operations at the site. This is to be secured by a legal agreement, and whilst an application to vary this agreement could be made in the future, this would be assessed accordingly against Green Belt policy.
- 9.11 The objections also comment on existing matters at the site, namely lack of adherence to planning conditions and this is a matter that should be taken up separately by Planning Investigation and should have no bearing on this application. The existing authorised use of the site is as a quarry and its restoration

which expires on 12th January 2034, and the office is required in connection with the authorised use. As such, these comments are not material to this planning application and can be given no planning weight in the decision making.

- 9.12 Comments are also made with regards to the likelihood of the restoration taking longer than the 2034 end date, however, again this is not material to this planning permission.
- 9.13 The applicant states that 'landfill operations began in 2007 and now occupies 10.5 ha. It will extend further to the north over time. The landfill capacity was estimated at 8.8 million tonnes in January 2019. Annual imports of waste plus capping and restoration materials have been running at around 175,000m³. if this rate of input were to continue, the landfill would be completed in approximately 40 years time'.
- 9.14 As such, the applicant agrees that 'it is extremely unlikely therefore that the landfill will have been completed by the set end date as sufficient capacity remains to last beyond January 2034'. Having said that, an application would be required to extend the life of the operation, and this would also apply to any permission for an associated office. The decision to approve any subsequent extensions of time would remain with the local planning authority, taking into account the up to date planning policy and any material planning considerations.
- 9.15 As stated in paragraph 138 of the NPPF, Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It is not considered that the approval of this application would contradict any of these five purposes. The site is sufficiently isolated to prevent urban sprawl and coalescence of settlements, the Hazel Lane Quarry site is a brownfield site with office provision, therefore there is no further encroachment in the countryside and the site is sufficiently screened to ensure that there is no wider harm to the character of the area.

- 9.16 In summary, the applicant has justified the need for the proposal, offered to make the permission temporary, and the level accommodation proposed is modest and in accordance with current operations at the site, including existing staff numbers and the potential for a slight increase in employees. As such, in accordance Paragraph 147 of the NPPF, it is not inappropriate development and this is not considered to be a departure from Green Belt policy. Furthermore, Paragraph 150 of the NPPF lists mineral extraction as an appropriate use within Green Belt. Extraction and landfill are still actively taking place at the site and there also remains a need to restore the site, which is directly linked to mineral extraction.

Sustainability

- 9.17 The National Planning Policy Framework (NPPF 2019) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable

development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

- 9.18 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on Residential Amenity

- 9.19 Policy CS 14 of the Core Strategy seeks to ensure that proposals have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment. Proposed office is not location within close proximity to any residential neighbours, as such there is no harm to residential amenity.

Conclusion on Social Impacts.

- 9.20 In conclusion of the social impacts of the development, it is not considered that residential amenity will be adversely affect by the proposal in accordance with policy CS14.

- 9.21 It is not anticipated that the proposal would lead to noise and disturbance being generated whilst construction is taking place given the site's isolated setting. Notwithstanding this, planning conditions could mitigate any unexpected harm through the submission of a Construction Method Statement and as such this is considered to carry limited weight against the proposal.

9.22 ENVIRONMENTAL SUSTAINABILITY

Impact upon the openness of the Green Belt

- 9.23 Policy ENV3 and Paragraph 150 of the NPPF require proposals to preserve the openness of the green belt and not to conflict with the purposes of including land in it. Policy ENV 3 states that 'development will only be acceptable in principle where they would not be visually detrimental by reason of their siting, materials or design, and would not give rise to unacceptable highway or amenity problems and would not conflict with other policies of the UDP'.

- 9.24 The siting of the proposed office facility is well within the existing site. However, it is likely that it will be partially visible from Hazel Lane, particularly from the point of access. The existing ad hoc car park and temporary buildings can be seen through the vegetation and as the office is further set back into the site, it would be less readily visible than the existing buildings. The car park is not proposed to be moved, so initial views are of the car park, as will be the case should the office be approved.

- 9.25 Whilst the height of the building is great than the existing buildings, they contain operations at the site and occupy less footprint than the current situation. The office would be set further back in the site, and whilst an area of the planted woodland would be removed to make way for the office, this would be the part of the wooded area furthest away from the road. In the summer when the leaves are on the trees, less of the site would be visible from Hazel Lane. The office would not

be seen from wider views across the Green Belt given dense vegetation to each side of Hazel Lane.

- 9.26 There is no question that office facilities are required for the business and the existing structures are of poor quality, occupying a larger footprint and have a detrimental appearance. Therefore, a purpose built, temporary office, set further back from the road, would have less of an impact on the openness of the Green Belt and if demolished in 2034, would not constitute inappropriate development.

Highways

- 9.27 Policy CS 14 lists quality, stability, safety and security of private property, public areas and the highway; and permeability as qualities of a successful place. Policy CS 9 of the Doncaster Council Core Strategy states that proposals will be supported which make an overall contribution to the improvement of travel choice and the transport network. In accordance with NPPF paragraph 111, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.28 There is no additional traffic generated by this proposal. The erection of the office will also facilitate a reconfiguration of the existing car park, which is insufficient for current needs. Following an amendment to the car park layout to ensure that cars can achieve sufficient turning space, there are no objections from Highways Development Control.

Design

- 9.29 The proposed office building is modest in scale for a two storey building. The overall height would be 6.1m which is not considered to be tall for a two storey building. The applicant wishes to construct a two storey building to minimise its footprint and have less effect on car parking arrangement. This also reduces its impact on the character of the area.
- 9.30 The building is of no particular design merit, but if it is to act as a temporary building that is to be demolished, this is to be expected. Its appearance is more attractive than temporary cabins and it would be clad in coursed natural stone with ashlar heads and cills. Windows and doors would be in aluminium/UPVC with a GRP roof. The applicant states that 'stone cladding would be provided by the masonry stone operation in the Quarry and would also serve the function of displaying the quality and attractiveness of the Quarry stone'.
- 9.31 It is therefore considered that the proposal complies with policy CS 14 of the Core Strategy, paragraphs 126 and 130 of the NPPF and policy 42 of the Local Plan.
- 9.32 Furthermore Hazel Lane is not a major transportation route, and the site is not visible from any important landmarks. The proposal therefore also complies with policy ENV 53 of the UDP.

Archaeology

- 9.33 Policy ENV 36 of the Doncaster Unitary Development Plan states that where the information about the archaeology of a site is insufficient to determine a planning application, the applicant will be required to provide an archaeological evaluation of

the site to the satisfaction of the Borough Council. Policy CS 15 of the Doncaster Council Core Strategy seeks to preserve, protect and enhance the borough's heritage assets. No response was received from South Yorkshire Archaeology Service, however given the historic photograph provided by the applicant showing extensive quarrying in this area, it is not anticipated that there would be an archaeology.

Flooding and Drainage

- 9.34 The application site lies within an area designated as Flood Risk Zone 1 and has a low probability of flooding.
- 9.35 The Council's Drainage Engineer, Environment Agency (EA), and Yorkshire Water have all been consulted on the proposal. No objections have been received subject to condition. The EA comment that an Environment Permit will be required and this is separate to gaining planning permission.
- 9.36 As such, in accordance with policy CS 4 and the NPPF, it is not considered that there are any flooding or drainage issues which would prevent approval of the application, which carries considerable weight.

Trees and Landscaping

- 9.37 Policy ENV 59 of the Doncaster Unitary Development Plan states that in considering proposals for new development the borough council will attach considerable importance to the need to protect existing trees and hedgerows and other natural landscape features and will require that new developments do not cause unnecessary loss of tree, nor imperil trees by building works. Policy CS 16 (D) in part states that proposals will be supported which enhance the borough's landscape and trees by ensuring designs are of high quality, include appropriate hard and soft landscaping and retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.
- 9.38 Whilst initially raising a holding objection due to the lack of a formal tree survey, the Tree Officer was satisfied with the information contained within the Preliminary Ecological Appraisal with regard to trees which states that 'the location for the proposed new office building is within an area of young even-aged plantation woodland with a canopy comprising largely of ash and alder, with occasional selfset hawthorn and elder. Some of the young trees still had tree guards at their bases.'
- 9.39 As such the Tree Officer confirmed that the trees at the site are not of value to influence the proposal in terms of specimen or amenity value. As a result there is no objection from a trees and hedgerows perspective and there is not considered a need to include tree related conditions or informative. However, to ensure the building is screened as much as possible, a landscaping condition is included to enhance the Hazel Road periphery of the site.

Ecology and Wildlife

- 9.40 Policy CS 16 seeks to protect and enhances the borough's ecological networks, avoiding harm where possible and ensuring that any unavoidable harm is appropriately mitigated and compensates. As mentioned above, a Preliminary Ecological Appraisal was submitted, which was reviewed by the Council's Ecological. Natural England did not consider in necessary to comment.

- 9.41 The Ecologist considered that the preliminary ecological appraisal (RDF Ecology Nov 2020) has been carried out by an experienced and suitably qualified ecologist. It is concluded in the PEA report that there will be minimal ecological impacts resulting from this proposed development. The Ecologist knows the site fairly well and concur with this conclusion, the loss of a small area of young woodland would be of no significance other than at a site level. As such, there are no objections on ecological grounds subject to a breeding bird informative.

Pollution issues

- 9.42 Consultation has taken place with the Council's Pollution Control team in respect of contaminated land and air quality. With regard to land contamination, the application site is located adjacent to both an operational & closed landfill. The decomposition of wastes can result in harmful ground gases which may pose a risk to human health if inhaled, and can be explosive if allowed to accumulate within properties.
- 9.43 The Design and Access Statement submitted with the application makes reference to a Contaminated Land Risk assessment, and confirms due to the close proximity to the landfills (as noted above) that the building will require a membrane, and a watching brief is required during the works.
- 9.44 In light of the above information, to ensure the required gas protection measures are installed in the office building, Pollution Control have no objection subject to conditions.
- 9.45 No air quality comments were received, however the proposed office is to serve an existing enterprise so it is unlikely that additional traffic will be generated by the proposal. The proposal is therefore considered to accord with policies 54 and 55 of the Local Plan.

Conclusion on Environmental Issues

- 9.46 Para.8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.47 In conclusion of the environmental issues, it is considered that issues in relation to trees, ecology, highways, flood risk and drainage and pollution have been overcome subject to suitably worded conditions. Collectively these issues weigh significantly in favour of the application. Overall therefore, the proposal is considered to balance positively in relation to environmental matters.

9.48 ECONOMIC SUSTAINABILITY

- 9.49 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application. There is also potential for a small increase in employees at the site, however limited weight is also given to this.

9.50 On a wider level, the proposed office supports an existing source of employment and the quarry, which is also a landfill for the purposes of restoring the quarry workings, also generate revenue and the proposal allows for a continuance of this, for which limited weight is subsequently attached.

9.51 Conclusion on Economy Issues

9.52 Para 8 a) of the NPPF (2019) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

9.53 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

9.54 Planning Obligations

9.55 The applicant has offered to sign a Section 106 Agreement to provide assurance that the building will be demolished timed with the expiration of the use. The current permission allows operations at the site until 2034, and so this is considered a reasonable timeframe for which to allow the office to be in situ. It is considered that this would provide more security than a planning condition.

9.56 Paragraph 56 states that planning obligations must only be sought where they meet all of the following tests

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

9.57 These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010. In the event that planning permission is granted, the following contributions would be required.

9.58 The proposed obligation to demolish the building is fully considered to meet with the test set by paragraph 56, given the Green Belt status of the land and current restoration proposals for the quarry site.

10.0 PLANNING BALANCE & CONCLUSION

10.1 In accordance with Paragraph 11 of the NPPF, the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh any benefits identified when considered against the policies in the NPPF taken as a whole. It is considered that subject to the recommended conditions, there are no material considerations which indicate the application should be refused.

10.2 The office building, whilst being of permanent construction, would have a temporary permission to coincide with the expiration of restoration activities on the site. It would

replace currently inadequate and unsightly buildings which would be more secure and occupy a smaller footprint than the current buildings.

- 10.3 As the proposal is for ancillary development relating to the landfill and quarry, it is not considered to be inappropriate development and would not contradict the five purposes that Green Belt serves. The siting of the office is further into the site, and despite being two storeys, is of limited scale at 6.1m. The existing buildings and car park are partially visible from the access and Hazel Lane, and despite the increased scale, the building would not harm the openness of the Green Belt any more than currently. It is likely to be less apparent than the existing situation from Hazel Lane and a result of it's siting within the plantation which has not matured. Furthermore, the building is temporary and would be demolished when no longer required.

11.0 RECOMMENDATION

Planning permission be **GRANTED** subject to a Section 106 Agreement and the following conditions;

Heads of Terms of Section 106 Agreement;

- The building to be demolished on 12 January 2034 (expiry of 01/0817/P/MINA), or before if no longer genuinely required.

Conditions

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. U0091878 The use hereby permitted shall be for a limited period, being until the 12th of January 2034. At the end of this period, the use hereby permitted shall cease, the building demolished and all materials and equipment brought on to the land in connection with the use shall be removed, and the land restored in accordance with a scheme previously submitted to and approved in writing by the local planning authority.
REASON
The use hereby approved is not considered suitable as a permanent form of development to safeguard the Green Belt and to comply with policy ENV 3 of the Doncaster Unitary Development Plan and Policy 1 of the Doncaster Local Plan.
03. U0091879 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

New Office Building Location Plan - Drawing No, 10160C/02B - Amended 21.05.2021
Proposed Plans and Elevations - Drawing No. 03

REASON

To ensure that the development is carried out in accordance with the application as approved.

04. MAT1A

Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.

REASON

To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.

05. DA01

The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site (based on sustainable drainage principles SuDS) have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

06. D54B

Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

07. DM13A

The discharge from the septic tank hereby approved, whether to a drainage field/mound or wetland/reedbed shall be in accordance with Part H of the Building Regulations. Details of the drainage system shall be submitted to and approved by the Local Planning Authority and be fully operational before the development is occupied.

REASON

To avoid pollution of the local land drainage system and in the interests of amenity.

08. DN14A

Before the development is commenced permeability tests (in accordance with BRE365) shall be carried out to prove that ground conditions are suitable for a soakaway type septic tank effluent disposal system. The test results shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

REASON

To ensure that ground conditions are suitable for this type of drainage system and that the relevant details are approved by the Local Planning Authority.

09. U0091880 Gas protection measures shall be incorporated into all dwellings and structures on the site, unless an alternative scheme is submitted in writing and agreed with the local planning authority (LPA). The installation and verification of the gas protection measures shall be undertaken in accordance with a remediation strategy and verification plan submitted to the LPA for approval prior to works progressing. Upon completion of the works a verification report shall be submitted to the LPA for approval. The reports required by this condition shall be written in accordance with the requirements of the guidance document; YALPAG Technical Guidance for Developers, Landowners and Consultants, Verification Requirements for Gas Protection Systems. The site shall not be brought into use until such time as the verification report has been approved by the LPA.

REASON

To ensure that gas protection measures are appropriate for the development and provide the required level of protection to demonstrate that, in terms of gas risk, the development is suitable for use.

10. ENVH4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

11 Within 12 months of commencement of the development hereby approved, details of a landscaping/planting scheme to have been submitted to and agreed in writing with the Local Planning Authority. This scheme shall indicate all existing trees and hedgerows on the site, showing their respective size, species and condition. It shall distinguish between those which are to be retained, those proposed for removal and those requiring surgery. The scheme should also indicate, where appropriate, full details of new or replacement planting. All planting material included in the scheme shall comply with Local Planning Authority's 'Landscape Specifications in Relation to Development Sites'. Planting shall take place in the first suitable planting season, following the commencement of the development. Any tree or shrub planted in

accordance with the scheme and becoming damaged, diseased, dying or removed within five years of planting shall be replaced in accordance with the above document.

REASON

To ensure that replacement trees are of a suitable type and standard in the interests of amenity.

Informatives

01. U0015739 INFORMATIVE

1. Surface water drainage plans should include the following:
 - * Rainwater pipes, gullies and drainage channels including cover levels.
 - * Inspection chambers, manholes and silt traps including cover and invert levels.
 - * Pipe sizes, pipe materials, gradients and flow directions.
 - * Soakaways, including size and material.
 - * Typical inspection chamber / soakaway / silt trap and SW attenuation details.
 - * Site ground levels and finished floor levels.

2. Surface Water Discharge From Brownfield Site

There should be no increase in surface water discharge from the site to existing sewers / watercourses. On site surface water attenuation will therefore be required if drained areas to existing sewers / watercourses are to be increased. A 30% net reduction to existing peak discharge (up to a 1/100 yr storm plus 30% CC) will be required if the site is being re-developed. A full justification will be required where the development cannot achieve the 30% betterment on the existing run-off rate.

3. On Site Surface Water Management

The site is required to accommodate rainfall volumes up to 1 in 100 year return period (plus climate change) whilst ensuring no flooding to buildings or adjacent land.

The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas etc to demonstrate how the 100 year plus 30% CC rainfall volumes will be controlled and accommodated.

Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within highway.

Guidance on flood pathways can be found in BS EN 752.

4. If infiltration systems are to be used for surface water disposal, the following information must be provided:

- * Ground percolation tests to BRE 365.
- * Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This

should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.

* Soil / rock descriptions in accordance with BS EN ISO 14688 -1:2002 or BS EN ISO 14689-1:2003

* Volume design calculations to 1 in 30 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.

* Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance).

Soakaways should

not be used within 5m of buildings or the highway or any other structure.

* Drawing details including sizes and material.

* Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

5. Watercourse consent may be required by the applicant from DMBC Flood Risk Team for any works on the watercourses adjacent to / crossing the site.

6. No part of the proposed development shall be constructed within 5-8m of an ordinary watercourse and a minimum 3 m for a culverted watercourse (increases with size of culvert)

7. The written consent of DMBC may be required for any works on or near to an ordinary watercourse. DMBC have an anti-culverting policy.

8. All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable)

9. Any SuDS/Drainage system installed must not be at the detriment to the receiving watercourse or ground (infiltration), so managing the quality of the run-off to must be incorporated into any design in accordance with CIRIA 753 The SuDS Manual

The design of flow control devices should, wherever practicable, include the following features:

- a) Flow controls may be static (such as vortex flow controls or fixed orifice plates) or variable (such as pistons or slide valves);
- b) Controls should have a minimum opening size of 100 mm chamber, or equivalent;
- c) A bypass should be included with a surface operated penstock or valve; and
- d) Access should be provided to the upstream and downstream sections of a flow control device to allow maintenance.

02. U0015740 INFORMATIVE

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any

discharge of sewage or trade effluent made to either surface water or groundwater must either follow the General Binding Rules or hold a permit issued by the Environment Agency, in addition to planning permission.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form the EA will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before the EA decide whether to vary a permit.

Further advice is available at:
<https://www.gov.uk/permits-you-need-for-septic-tanks>.

03. U0015741 INFORMATIVE

Birds may be nesting in trees and shrubs proposed for removal. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal should be timed therefore to avoid the nesting season (March to August inclusive).

04. U0015742 INFORMATIVE

It is worth noting that a geological fault is conjectured through this land which may require appropriate considerations for an appropriate foundation design.

05. U0015743 INFORMATIVE

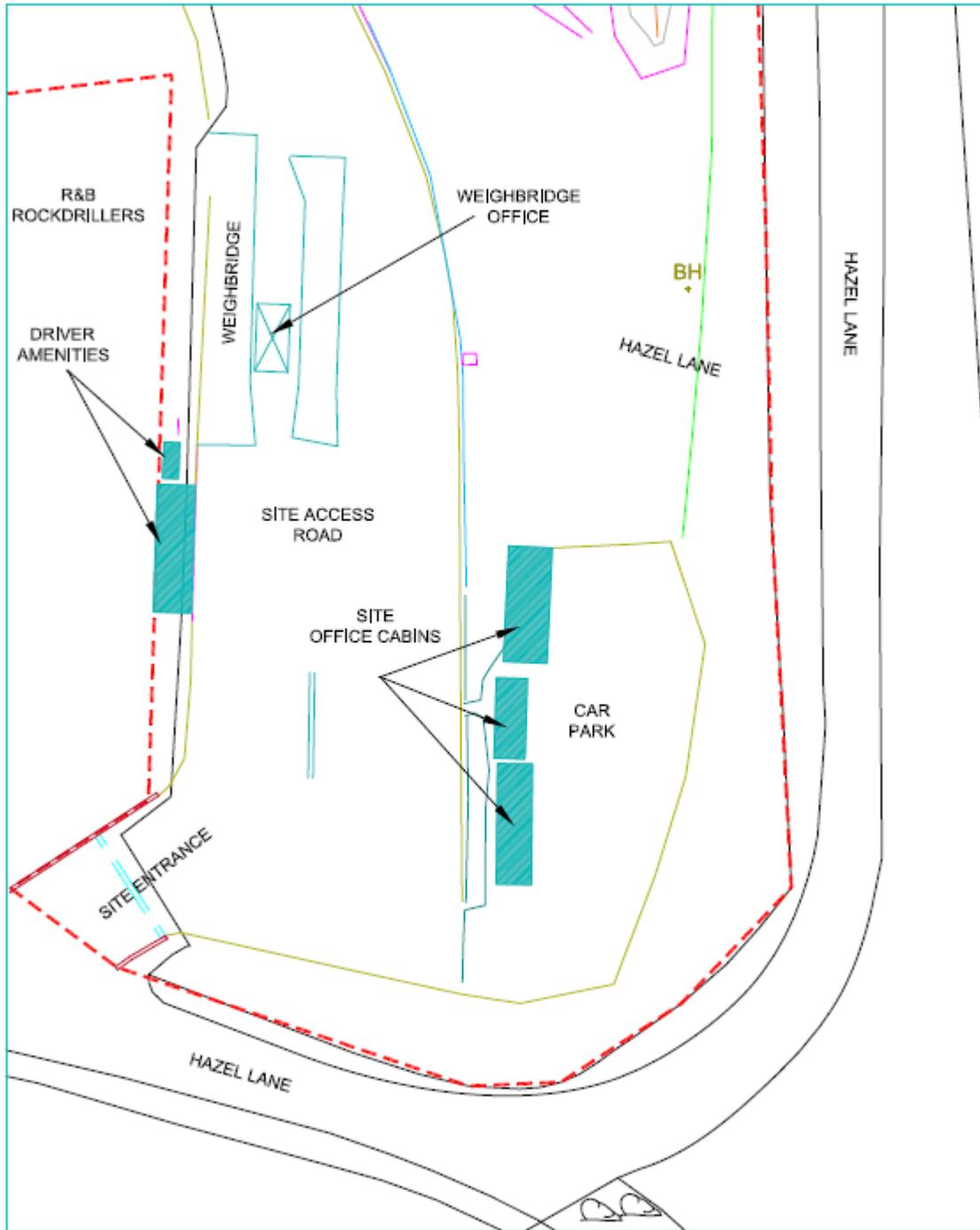
Access for fire appliances should be in accordance with the Building Regulations Approved Document B, volume 2, part B5 section 15 and in particular paragraphs 15.1, 15.3 and Table 15.1.

In addition, paragraphs 15.7 to 15.10 and Table 15.2. Your attention is drawn to Table 15.2 and the minimum carrying capacity (tonnes) mentioned. South Yorkshire fire appliances are heavier than those mentioned with a maximum authorised mass (MAM) of 18 tonnes. Any roadway and associated inspection covers should therefore be capable of carrying at least this weight.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

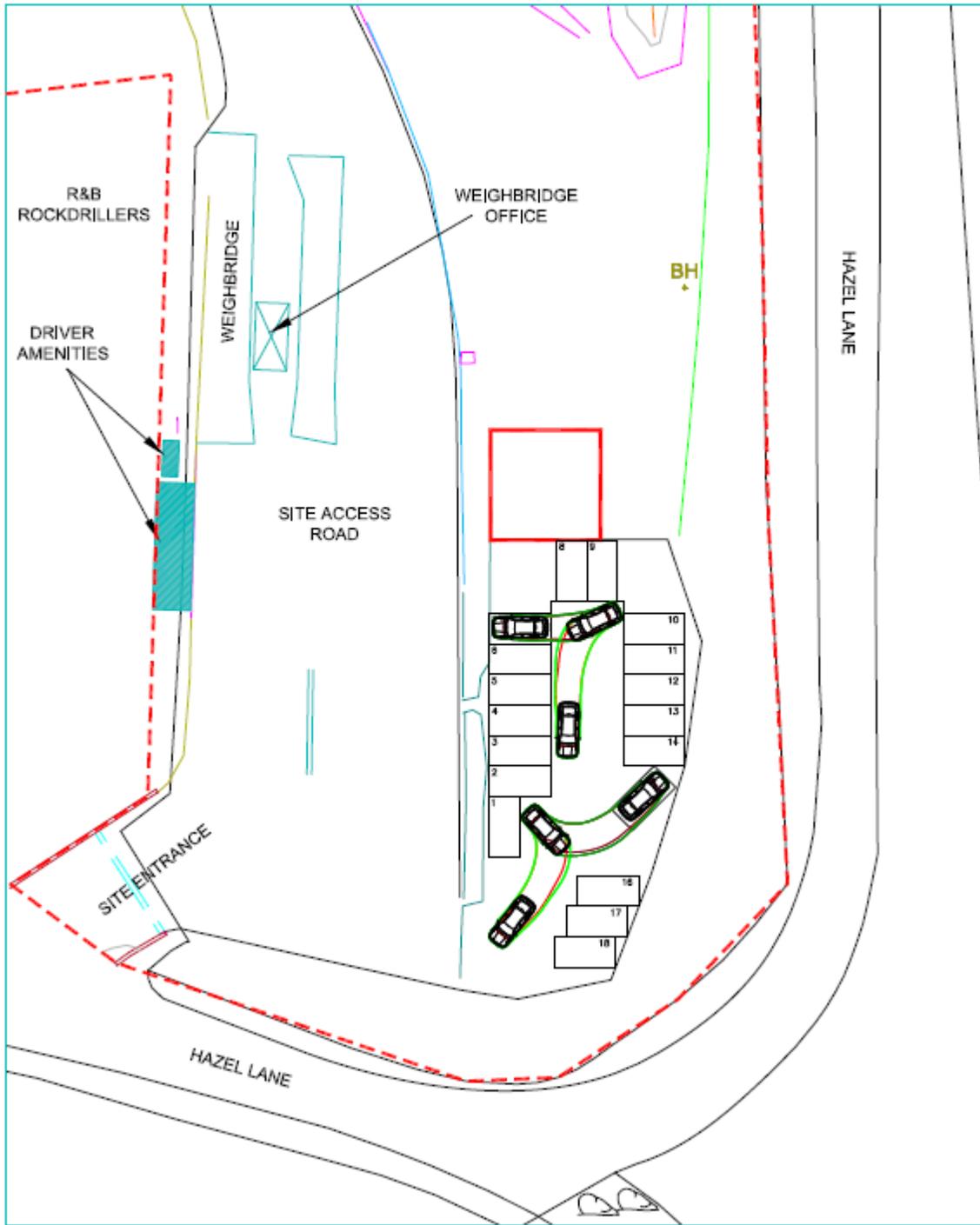
Appendix 1: Location Plan

EXISTING LAYOUT



Appendix 2: Site Plan

PROPOSED LAYOUT



Appendix 3 – Elevations and Floorplans

