

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 2 April 2008

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APPLICATION REF. NO:	07/01151/FUL
STATUTORY DECISION DATE:	18 January 2008
WARD/PARISH:	SADBERGE AND WHESSOE
LOCATION:	West Newbiggin Farm, Norton Back Lane, Sadberge, Darlington, DL2 1SU
DESCRIPTION:	Conversion of redundant agricultural buildings to form 9 No. dwelling houses, with garages and parking spaces (amended plans received 20 February 2008)
APPLICANT:	MR PHILIP TWIZELL

APPLICATION AND SITE DESCRIPTION

This application was heard at the Planning Committee meeting of 5 March 2008 where members resolved to defer the application pending a site visit and for consultation to take place with the County Archaeologist to consider the likelihood of any archaeological remains that would be affected by the development. The County Archaeologist is currently compiling a response and this will be communicated verbally at the Planning Committee meeting.

The application site consists of a range of vacant agricultural buildings within the small agricultural settlement of West Newbiggin which is situated some 1.2 miles from the village of Sadberge to the south west, some 1.9 miles from the village of Long Newton to the south east and some 2.5 miles from the outer edge of the main built up area of Darlington.

The settlement is accessed from the Darlington Back Lane, via an adopted access road. A number of public rights of way surround the site to the north and west, which are linked by the access road. The settlement itself consists of four dwellings surrounded by agricultural land. The application site is situated to the south of the access road and is surrounded by an agricultural holding owned by the applicant of some 11.8 ha in area. The applicant's residence, the main farmhouse, is situated to the northwest of the agricultural buildings.

Planning permission is sought for the conversion of the existing buildings on the site to nine residential dwellings with associated parking, garages, and landscaping and amenity space. The application states that the buildings are redundant as a former pig rearing and breeding unit, which is no longer commercially viable. The application involves the rationalisation of the site to include for the demolition of those buildings of less architectural merit and the retention of the

traditional courtyard farmstead buildings to the western section of the site. Parking at a ratio of two per dwelling is included within the scheme to be provided by garages and parking spaces.

A Design and Access Statement has been submitted, as required by the regulations.

PLANNING HISTORY

78/00518/MISC – In August 1978 planning permission was granted for the erection of an extension to an existing farrowing house and a new fattening house adjacent to existing pig housing.

02/00125/FUL – In March 2002 planning permission was granted for the conversion of an existing double garage into kitchen area.

PLANNING POLICY BACKGROUND

The following policies of the Borough of Darlington Local Plan are relevant: -

- E5 - Change of use of Buildings in the Countryside
- E11 - Conservation of Trees, Woodlands and Hedgerows
- E12 - Trees and Development
- E14 - Landscaping of Development
- E24 - Conservation of Land and Other Resources
- E29 - The Setting of New Development
- E46 - Safety and Security
- H7 - Areas of Housing Development Restraint
- H11 - Design and Layout of New Housing Development
- R1 - Designing for All
- T12 - New Development – Road Capacity
- T13 - New Development - Standards
- T24 - Parking and Servicing Requirements for New Development

The following national policy guidance is relevant: -

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 3: Housing (2006)

Planning Policy Guidance 13: Transport (2001)

RESULTS OF CONSULTATION AND PUBLICITY

Eleven letters of objection have been received from local residents raising the following concerns: -

- *We moved here to enjoy the quiet of the countryside and open and private aspect – whilst the proposed new buildings might be aesthetically more pleasing than the existing pig farm, we feel that the sheer size of the proposed development would change the character of this area completely; If the number of dwellings were reduced it might be absorbed into the area more easily; Our home and the farm have been here for hundreds of years and the settlement is very old – two further homes were built on the site to house relatives of the farm in the past – I feel strongly that an additional nine homes into this small hamlet will increase the number*

of houses by over 200%, changing the whole character of our community; The RPG1 priority is to 'protect and enhance the environment, including ensuring that development is compatible with or enhances existing countryside and settlement character' – it states that planning should be 'well integrated with, and complements the neighbouring buildings and the local area more generally in terms of scale, density, layout and access;

- *The impact of this development would surely lead to a curtailment of the agricultural practices carried out at present – and would set a precedent for similar developments with similar impacts on the area;*
- *The proposal appears to conflict with Policy H7 which permitted housing where it meets an identified agricultural or forestry need – the development does not fulfil such a need and is therefore contrary to E2, H7, H8 and H10; The conversion cannot be achieved without significant rebuilding, underpinning and extension (new garages) to the extent that the work are not reasonably defined as a conversion of an existing dwelling – this is clearly a Greenfield site which the Council policies afford the lowest level of priority for development*
- *Although the development appears not to affect any of the mature trees in the location, the natural environment can only be disturbed by the addition of 40 people and their animals – one example being during the early evening and at dawn there is a migration of Roe Deer from east to west vice versa between Norton Back Lane and the proposed development, and any disturbance of this pattern may take these deer onto the road side with obvious consequences;*
- *At present it appears that West Newbiggin is a crime free area, however the larger the population, the more chances of attracting criminal activity to the area, and the lack of amenities and services for young people may lead to petty crime and disturbance or damage to both stock and crops;*
- *The initial concepts for the proposed development shows an external façade of the byre and store / stable block that would be sympathetically adapted – however, it is the 'Sardine' concept of the accommodation which detracts from the proposal – eight properties developed from one building? Requiring the construction of new garages and parking spaces with no amenities for the residents;*
- *There appears to be no recreational areas or facilities for children and youths in the proposed development – therefore the adjacent farmland, containing both crops and beasts would be susceptible to both damage and disturbance as the only areas of play;*
- *There are four dwellings at present with twenty occupants and nine cars – to add nine new homes would triple the population at a stroke; We have few facilities; no bus service, no recycling collection, poor telephone services and a poorly maintained narrow road as access; Being the last house in the water supply often leaves us with very low water pressure, particularly in the summer – trying to serve another 9 houses will seriously compromise that supply; The road is already used by very large vehicles delivering feed, field and building supplies and is very potholed and floods easily; Environmentally there are issues around building so any homes in such a remote area in terms of car use; shopping and accessing village facilities; Our home is the first on the lane and we have to experience this dramatic increase in traffic passing our windows each and every day; There is no public transport service from West Newbiggin and this would go against the principles of RPG1 strategy, which states: 'all sites should be in locations that area, or will be, well related to homes, jobs and services by all modes of transport, in particular public transport, walking and cycling'; There are no plans for public footpath provision – the lane is used by cyclists, rambles accessing local footpaths and horse riders accessing bridle paths – the increase in private car use would place these users at risk; The applicant has sensibly provided passing places on the access road to mitigate the effects of an increase in traffic – given the expected increase in traffic I am of the opinion that there also needs to be*

additional work to this road as it is already in a poor state of repair; This comment relates not only to the surface of the road but also to the non existent drainage, which needs to be improved – the provision of speed humps would not be favoured as these would have the potential to interfere with drainage and create an additional hazard in freezing conditions; The eastern entrance to the site is adequate – it will be necessary to ensure that any fencing associated with house no. 1 does not compromise sight lines from the entrance / exit; However, the proposed western entrance to the development is currently quite dangerous – the sight lines are very poor, rendering the exit unsuitable given the size of the proposed development; Perhaps this problem could be overcome by providing a locked gate with use permitted only in emergencies; The rear entrance to House No. 1 is straight onto the road which has a 60mph speed limit – this is not safe – it could however be overcome by providing a fence between house and road so that the exit from the house was not onto a road but into a back garden; At present there are a mix of agricultural, commercial and private vehicles using the track / road from Norton back lane with the lack of passing places and turning points as this is not a through road – the applicant has included passing places however I would suggest that these will only elevate problems for private vehicles as even with the passing points two agricultural / commercial vehicles will not be able to negotiate a passing as the road to one side has a fall of approx 200-300mm into the field (not owned by the applicant) and hedgerow to the other – the solution of wider passing points outside of the applicants control as the greater part, and most restrictive section including the entrance is owned by a third party; The entrance to West Newbiggin from Norton Back Lane is a much used road with traffic travelling at high speeds with a blind approach from the Sadberge direction – any vehicle waiting to turn onto West Newbiggin while waiting for another to leave is in serious danger even in good conditions; It is believed that Stockton Council is at present carrying out remote monitoring of the traffic flow just 20m from the entrance ; The entrance to this proposed development and one of the actual proposed properties is adjacent to my field gate which provides access for large agricultural machinery;

- *The new houses will have to dispose of sewerage, there are no mains sewerage to the site; Currently soak away goes into the becks surrounding agricultural land near to the existing houses. The RPG1 strategy for planning states that sites should be planned with consideration to ‘the capacity of existing infrastructure including public transport, the highway network, utilities and social infrastructure to accommodate such development’; This clearly requires further examination by the Environment Agency prior to any decisions about this application being made; With this week’s heavy down pour of rain water in Newbiggin Beck is already backed up to such an extent that the water level observable beneath the manifold on my property is at least 1m deep and close to overflow; This does in fact happen every winter and to date, thankfully, the system has always been able to sustain water flow (the distance from the beck to this manifold is at least 200 metres) – however I am increasingly concerned that the discharge of further water into Newbiggin Beck from the proposed 9 new properties will result in the flooding of my own and other properties at West Newbiggin; When we recently built a large garage / agricultural store at Stone gables, for which planning permission was granted in 2003, one of the stipulations that the Council’s Building Control department subsequently imposed was that no additional water should be discharged into the back and that, a soak-away had to be installed – thus a precedent has already been set by DBC that there should be no further discharge of water into Newbiggin Beck; The surface water drainage system for the proposed new development runs right across the land which now forms part of the Stone gables estate – originally West Newbiggin Farm and Stone gables were under the same ownership, however that has now changed and there would need to be some clarity as to whether legally any new development could in fact utilise this drainage system; The proposed development is within one mile of an area*

already identified by the EA as at risk of flooding; In the last two years there has been considerable drainage work undertaken on nearby fields which discharge into Newbiggin Beck and this, coupled with the high water table, has already resulted in flooding of the adjacent field with a high level of water in the beck; My concern is that the already high levels of water in Newbiggin Beck will prohibit the discharge from the existing houses and result in flooding; There appears to be a real possibility of sewage being released into the beck in periods of high water – an additional 9 houses will exacerbate what could be a critical problem for residents; I believe that this problem can be overcome by the construction of mains drainage to the village of West Newbiggin – if this were to be included as a condition of approval, I would have no objection to the basic proposed developments at West Newbiggin Farm;

- *My daughter has a ménage directly in front of where all the building would take place cause the horse stress – it would also make it dangerous to walk them on the road going from stable to field;*

Two letters have been received from the CPRE raising the following concerns: -

- *Whilst we consider the proposal for the actual site acceptable, we are somewhat concerned at creating this many new dwellings in an area where there are scoping studies for two wind farms – it is the groups experience that those who live near such wind farms do not generally find them good neighbours;*
- *The structural survey does not mention the foundations of the building;*
- *The buildings appear to pre-date the 1850's Ordnance Survey maps and are of architectural significance;*
- *The addition of 9 dwellings is out of proportion to the existing residential density in the area and an overdevelopment of the site. It would be better if the number of units was reduced;*
- *The location requires the use of private vehicles, which is unsustainable. In addition, the access road is very poor, especially considering the number of vehicles which may use it;*

East and West Newbiggin Parish Meeting has been consulted and has objected to the proposed development on the following grounds:

- *The road to West Newbiggin is not suitable or maintained to a suitable standard for the existing residents so would not cope with the traffic raised by a further nine dwellings. Given that the road is a single lane passing places should be considered now;*
- *The speed and use of the main road at the top of West Newbiggin Lane is of serious concern to residents; Frequently the Darlington Back Lane is used as the A66 is under major construction and drivers do not consider the road a 'B' Road;*
- *The size of the development caused great concern to residents and a further nine properties would considerably change the environment for the original properties. At the moment the situation is crime free and fears that this would change with the number of residents increasing substantially;*
- *Similarly the increase in dogs to the area is a big concern given that the local farmers maintain sheep in this area;*
- *Another question raised is what is the optimum number of residents for the area, given the facilities, i.e. telephone, road access, waste collection;*
- *The question was also raised that this development is contravening the Council's Planning Policy.*

The Council's Environmental Health officer has been consulted and has raised no objections to the proposed development.

The Council's Highways Officer has been consulted and has raised no objections to the proposed development.

The Environment Agency has been consulted and has raised no objections to the proposed development.

Northern Gas Networks has been consulted and has raised no objections to the proposed development.

Northern Electric has been consulted and has raised no objections to the proposed development.

Northumbrian Water has been consulted and has raised no objections to the proposed development.

The Council's Rights of Way Officer has been consulted and has raised no objections to the proposed development.

Natural England has been consulted and has raised no objections to the proposed development.

PLANNING ISSUES

The main planning issues to be considered in the determination of this application are: -

- Planning Policy
- Visual amenity
- Residential Amenity
- Highway Matters
- Nature and Conservation Issues
- Other Matters

Planning Policy

The site is situated outside of the development limits and the proposal is therefore subject to Policy H7 (Areas of Housing Development Restraint) and Policy E5 (Change of use of Buildings in the Countryside). These permit residential development in the open countryside where it involves the conversion of an existing structurally sound building of countryside merit without significant rebuilding and resulting in a fundamental change in the scale and character of the building, or that of its setting, and that the proposed use would not be intrusive in the countryside, nor create unacceptable traffic, amenity or disturbance.

A structural survey has been submitted with the application and this concludes that the buildings are structurally sound with no evidence of major damage. It concludes that the buildings can be converted without significant rebuilding, however it does identify some minor areas of repair and potential remedial works. The buildings are traditional farm buildings, which appear to be of late C19 and early C20 construction, and are considered to have some countryside merit. The development is therefore considered to be acceptable in principle in the context of the above policy.

Planning Policy Statement 1: Delivering Sustainable Development (2005) sets out the key principles that should be applied in the determination of decisions on planning applications, in order to contribute to the delivery of sustainable development. The guidance places increased emphasis on the role of high quality and inclusive design in the achievement of the government's objectives.

Planning Policy Statement 3: Housing (2006) sets out the Government's aims and objectives in respect of housing development and is a material consideration in the determination of planning applications. The guidance seeks the specific outcomes of, inter alia, high quality housing that is well designed and built to a high standard; a mix of housing to support a variety of households in both urban and rural areas; housing development in suitable locations, which offer a good range of community facilities with good access to jobs, key services and infrastructure; and the efficient and effective use of land and buildings.

Planning policy Statement 7: Sustainable Development in Rural Areas (2004) set out the Government's aims and objectives in respect of development in villages and the countryside. The guidance supports the re-use of certain existing buildings in the countryside where this would meet sustainable development objectives. It sets out a range of criteria that LPA's should take account of in formulating policy and determining planning applications for conversion to economic, residential or any other purpose, to include, inter alia; impact on the countryside, landscapes and wildlife; settlement patterns, the suitability of the buildings for re-use; and, the need or desirability of preserving buildings of historic or architectural interest or which otherwise contribute to local character.

The proposal is considered to be acceptable in principle. The remaining issues to be considered in the determination of this application are all detailed matters of development control and will be addressed in the following sections of this report.

Visual amenity

In addition to the above reference policies, Policy E29 (The Setting of New Development) and Policy H11.1 (Design and Layout of New Housing Development) of the Borough of Darlington Local Plan, respectively require new development to respect the intrinsic character of its setting and to relate well to the surrounding area, respecting its predominant character and density. The conversion should ensure that the relatively simple appearance of the buildings remains unharmed subject to satisfactory detailing regarding doors and windows, which can be made conditional to any approval. Proposed amenity space is contained within areas that cannot be readily seen from the surrounding landscape, ensuring that the domesticity of the countryside is avoided and the conversion is well contained within the realms of the site itself.

It is recommended that a landscaping condition be attached to any approval to secure submission and agreement of the specific landscaping scheme to be implemented with the development.

Residential Amenity

The physical relationship of the buildings with the neighbouring farmhouse is such that no material harm would be caused to the amenities of existing residents. It is considered that the buildings are a sufficient distance from the remaining three dwellings in the locality so as not to cause significant amenity issues. Although there will be an increase in vehicular movements, it is not considered that this will impact so significantly on residential amenity insofar as it would be justified to refuse planning permission on these grounds. Similarly, it is considered that satisfactory levels of amenity would be provided for the occupants of the proposed dwellings.

Overall, it is considered that the proposed application is acceptable in respect of its impact on the residential amenities currently enjoyed by existing residents, and those to be provided for the future occupiers of the proposed scheme.

The Council's Environmental Health Officer has recommended that a planning condition be attached to any approval in respect of any potential contamination as advised by national guidance.

Highway Matters

The application has indicated the construction of passing places along the access road to the development. The Council's Highways Officer has been consulted on the proposed development and has raised no objections to the proposed development subject to a planning condition requiring specific submission and agreement of details of passing places, traffic calming and associated improvements to the existing carriageway leading to the development.

Nature and Conservation Issues

The application was submitted with a Bat and Barn Owl Survey. The survey indicated that there was some evidence of bats in one of the buildings for conversion together with evidence of bat presence in the locality in general. No signs of barn owls were found in any of the buildings. The report goes on to recommend a scheme of mitigation for all of the buildings to minimise any impact on the local bat population. Natural England has been consulted on the proposed development and has raised no objection subject to a planning condition to secure the implementation of the above scheme of mitigation.

Other Matters

A number of objections have been raised in respect of the impact of the development on local drainage and flooding. The information provided by local residents was passed to the Environment Agency and they were satisfied that the development was acceptable in principle subject to a number of planning conditions for the submission and agreement of a details of surface and foul water drainage for the proposed development and for its implementation prior to the occupation of the development.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The proposed development has been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. The proposed development does not give rise to crime and disorder issues.

CONCLUSION

The application proposes the conversion of existing buildings, which are structurally sound. The approved scheme will not unacceptably impact on the character or appearance of the existing building or the surroundings, can be carried out without the requirement to significantly re-build or extend the building and would not be intrusive in the countryside nor impact on local amenity or highway safety.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A3 Implementation Limit (Three Years)
- 2) B4 Details of Materials (Samples)
- 3) B5 Detailed Drawings (Accordance with Plan)
- 4) J2 Contamination
- 5) The development shall not be carried out otherwise than in accordance with the mitigation measures set out in the submitted bat report dated July 2007 prepared by Veronica Howard.

REASON – In order to maintain the habitats of protected species.

- 6) No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

REASON – To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 7) No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and shall thereafter be retained throughout the life of the development.

REASON – To prevent pollution of the water environment.

- 8) Prior to the commencement of the development, precise details of the improvements to the existing adopted access road that include for provision of passing places, traffic calming and associated improvements to the existing carriageway shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

REASON - In the interests of highway safety.

- 9) Prior to the commencement of the development the following details shall be submitted to, and approved in writing by, the Local Planning Authority.
 - i) Joinery details (including doors and windows);
 - ii) Details of flues, vents and meter boxes;
 - iii) Fences, walls and gates;

The development shall not be carried out otherwise than in full accordance with the approved details.

REASON – To ensure that the details submitted are suitable for the conversion works proposed in the interests of visual amenity.

- 10) Prior to the commencement of the development, or within such extended period as may be agreed in writing by the Local Planning Authority, details of the external colour finish of the windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority. The windows and doors shall be finished in accordance with the details as approved and maintained as such thereafter.

REASON – In the interests of visual amenity.

- 11) The windows and doors approved under condition (9) shall be permanently retained and not altered or removed unless previously agreed in writing by the Local Planning Authority.

REASON – To safeguard the character and appearance of the buildings and in the interests of visual amenity.

- 12) All gutters and rainwater down pipes shall be of cast iron fixed on metal brackets to either the rafters or the external brickwork and shall be painted in a colour to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The gutters and rainwater down pipes shall be finished in accordance with the details approved and maintained as such thereafter.

REASON – To safeguard the character and appearance of the building and in the interests of visual amenity.

- 13) C5 Restriction of PD Rights (Residential)

- 14) Prior to the commencement of the development, or such other period as may be agreed with the Local Planning Authority, details of the hard surfacing to be used on the site shall be submitted to and approved in writing by the Local Planning Authority, together with a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details and thereafter be so maintained.

REASON – To safeguard the setting of the building in the interests of visual amenity.

- 15) All doors and windows shall be recessed from the front face of brickwork to from face of joinery framing in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

REASON – In order to ensure a satisfactory appearance to the development in the interests of visual amenity.

- 16) The parking/garage spaces indicated on drawing number 1820/26 shall be maintained as private parking purposes for the dwellings hereby approved and shall not be used, let or sold for any other purposes.

REASON – To ensure that satisfactory garaging is provided for the approved dwellings.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The application proposes the conversion of existing buildings, which are structurally sound. The approved scheme will not unacceptably impact on the character or appearance of the existing building or the surroundings, can be carried out without the requirement to significantly re-build or extend the building and would not be intrusive in the countryside nor impact on local amenity or highway safety. The proposed development accords with the relevant policies in the development plan, as listed below:

Borough of Darlington Local Plan (1997)

- E5 - Change of use of Buildings in the Countryside
- E11 - Conservation of Trees, Woodlands and Hedgerows
- E12 - Trees and Development
- E14 - Landscaping of Development
- E24 - Conservation of Land and Other Resources
- E29 - The Setting of New Development
- E46 - Safety and Security
- H7 - Areas of Housing Development Restraint
- H11 - Design and Layout of New Housing Development
- R1 - Designing for All
- T12 - New Development – Road Capacity
- T13 - New Development - Standards
- T24 - Parking and Servicing Requirements for New Development

INFORMATIVE

The applicant is advised that works are required in the public highway, to carry out improvement works to the vehicle crossing, and contact must be made with the Highways Manager (contact Mr A Ward 01325 388743) to arrange for the works to be carried out or to obtain authorisation under Sec. 184 of the Highways Act 1980 to execute the works.

The applicant is advised that contact must be made with the Highways Manager (contact Ms P Goodwill 01325 388760) to discuss naming and numbering of the development.

Surface water run-off must not be increased from the development as any additional run-off can cause an increase in flood risk elsewhere in the catchments.

Further investigation should be carried out with regard to the sewage discharge point in relation to distance from wells, springs or boreholes. The sewage system serving the existing dwelling will also be directed to the new treatment plant.

Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for discharge of surface water to such controlled waters. Such consent may be

withheld (controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). Failure to obtain consent may result in enforcement action being taken by the Agency.

The British Geological Survey geological map sheet 33 shows the solid geology at the site to be Sherwood Sandstone, which is classified as a major aquifer. The overlying drift is shown to be Till.

It is recommended that the requirements of Planning Policy Statement 23 should be followed. This document states that it is the developer's responsibility to ensure the site is safe and suitable for its intended purpose, having regard to previous contamination.

There may be gas apparatus in the area that may be at risk during construction works and the developer should contact Northern Gas Networks direct (01915 014349) to discuss requirements in detail. Should diversionary works be required these will be fully chargeable.

The applicant should be aware that no disturbance, obstruction or damage should be made to the existing public footpaths, which are in the vicinity of the development (East and West Newbiggin Footpaths 2, 3 and 5). Contact should be made immediately with the Councils Rights of Way Officer (Contact Nick Elliott 01325 388784) to discuss footpath issues.

The applicant is reminded of the necessity for strict compliance with all conditions, and written discharge of all conditions precedent at the correct time. Should the developer be unable to provide for the discharge of particular conditions at the correct time, contact should be made immediately with the Local Planning Authority (contact Emma Wilkinson 01325 388608) to discuss the matter.