

Application No: 17/2879N

Location: 12, CEMETERY ROAD, WESTON, CW2 5LQ

Proposal: The use of land for the stationing of caravans for residential purposes for one family gypsy pitch together with formation of hardstanding and ancillary utility/dayroom, and the retention of the existing permitted stables.

Applicant: M Stokes

Expiry Date: 03-Aug-2017

SUMMARY

Having regard to the rural location of the site in relation to local facilities and public transport the site is considered to be in a sustainable location.

Alongside this is the identified need for accommodation for gypsies and travellers in the Borough. A total of 32 permanent residential pitches are required within the Borough for the period to 2030 for gypsies and travellers along with a transit site between 5 and 10 pitches for gypsies and travellers and 5 additional plots for travelling showpeople.

The provision of needed gypsy and traveller accommodation is a clear social benefit of the proposal.

Despite being located in the Green Gap, it is considered that the characteristics of the site and immediate surroundings will not lead to an erosion of the existing physical gap between settlements.

The proposal is considered to be a sustainable form of development, and therefore a recommendation of approval with conditions is made.

SUMMARY RECOMMENDATION

Approve with conditions

REASON FOR REFERRAL

This application had been referred to the Southern Planning Committee by Cllr John Hammond for the following reasons:

The site lies outside the settlement boundary of Weston Village within the Green Gap. It is therefore contrary to Policy NE4, Green Gaps, NE2, Open Countryside and RES13 Sites for Gypsies and Travelling Showpeople of the Crewe and Nantwich Replacement Local Plan. It also contravenes Policy PG4 a, Strategic Green Gaps, PG5, Open Countryside of the Cheshire East Local Plan Strategy which has now been recommended by the Inspector for adoption and the emerging Weston & Basford Neighbourhood Plan which has now reached Examination Stage.

The access to the site via a narrow shared driveway is totally unsuitable for the proposed development and contravenes Policy BE3 , Access and Parking, of the Crewe and Nantwich Replacement Local Plan. There also appears to be no evidence of need for a site in this location in accordance with Government Planning Guidance.

I would strongly recommend that a site visit would be most beneficial to Members of the Committee on this occasion.

This application has been deferred from a previous Committee meeting (4th July 2018) for clarification/further information on the points below:

1. *Evidence/demonstration that no suitable alternative locations are available as per Local Plan Policy PG5 and assessment of sites which are available (for e.g. Wybunbury Lane site)*

Response to this point:

- The Council has prepared an update to the GTAA which updates the need for Gypsy and Traveller and Travelling Showperson accommodation in the borough. This indicates a need for 32 additional permanent pitches up to 2030.
- The Council intends to approve or allocate sites, in line with policy SC7 of the Local Plan Strategy to meet the need identified in the GTAA. Sites will be allocated for such uses through the SADPD.
- The First Draft Site Allocations and Development Policies Document (SADPD) is out for consultation until the 22 October 2018. The FDSADPD proposes to allocate three sites to meet part of the need identified for Gypsies and Travellers and Travelling Showpeople in the borough up to 2030.
- The Council anticipates that the publication version of the SADPD will be published in the 3rd Quarter of 2019 with adoption in the 1st Quarter of 2020.

This is further detailed in the report below.

2. *Confirmation from the fire brigade that they are prepared/able to access the site in an emergency given the limited width of the access.*

Response to this point:

Cheshire Fire have been consulted and their response is detailed below.

In national guidance regarding residential development the Association of Chief Fire Officers has stated that to reach a fire a 2.75m vehicle access width over a short

distance would be acceptable, subject to other requirements such as a pump appliance location. As the access into this site is 3m wide, this indicates that an emergency vehicle could enter the site.

In this instance Cheshire Fire have stated that they would expect the access width to be no less than 3.1m. As the access to the site is approximately 3m it would appear too narrow to comply with building regulations.

However this is not a definitive response as Cheshire Fire would be a statutory consultee during the building regulations process within which the access would be scrutinised in greater detail and a recommendation provided.

In any case fire access to the site is not a material planning consideration as this is dealt with under Building Regulations which sits outside of planning legislation.

3. *Evidence of the equine activity of the site/the applicants intention to use the site for the keeping of horses (for e.g. how many horses do they have, where are they kept currently)*

Response to this point:

The applicant's agent has stated that there will be one horse kept on the site.

4. *Details of how the mobile home will be constructed on site, how will materials fit on the site, where will delivery vehicles park given the limited access width*

Response to this point:

The applicant has not provided a Construction Management Plan due to the costs involved. This can be attached as a pre-commencement condition.

5. *Full details of the proposed conditions*

Full details of recommended conditions to be attached should permission be granted are detailed at the bottom of the report

Response to this point:

6. *Conditions requested requiring occupancy to be limited to named family members only and for removal of existing rubble off the site entrance*

The occupancy condition is considered to an unreasonable condition as it would require a variation of condition application should the family members change (i.e. marriage, births, etc). Therefore, it would not meet the tests for a lawful condition. However there is a condition limiting occupancy to persons classified as gypsies.

The removal of the existing rubble on the site is a separate issue and cannot be conditioned as it does not form part of this application. Never the less to facilitate the

use and construction/importation of the mobile home and amenity block the rubble would most likely have to be removed anyway to allow physical access to the site.

7. Confirmation From Building Regulations that consent would be granted given the narrow access and potential to damage neighbouring properties

Response to this point

A gypsy/traveller site does not require a building regulations application and, as such, Building Control has no jurisdiction over the type of development and would not be able to comment on the access arrangements. The only statutory consultee on the issue of the proposed access are the Fire Service however as noted above access is not controlled under planning legislation.

PROPOSAL

The proposal seeks permission for the change of use of land to use as a residential caravan site for one gypsy family with caravans (one static/one touring) together with the formation of hardstanding and ancillary utility/dayroom and the retention of the existing stables.

SITE DESCRIPTION

The application site is found to the north of Cemetery Road and lies with the Green Gap as designated by the Local Plan. Residential development lies to the south with open fields/paddocks to the west, east and north.

At present a stable block occupies part of the site.

RELEVANT HISTORY

16/4579N - Resubmission of application 15/5242N for the creation of hardstanding area around existing stable block for use of horsebox/trailers and storage of equine equipment – approved with conditions 2016

15/5242N - Creation of hardstanding area around existing stable block for use of horsebox/trailers and storage of equine equipment – refused 2016

7/12646 – Stables and tack shed – approved with conditions 1985

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework (the Framework) establishes a presumption in favour of sustainable development. The Framework sets out that there are three dimensions

to sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

Planning Policy for Traveller Sites (PPTS) 2015 sets out the Government's planning policy for traveller sites. It should be read in conjunction with the Framework. The overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

Neighbourhood Plan

Weston and Basford Neighbourhood Plan

H4 – Settlement Boundary

GG1 – Green Gap

LC2 - Landscape Quality, Countryside and Open Views

LC3 – Woodland, Trees, Hedgerows and Walls

T1 Footpaths, Cycle ways and Bridleways

Cheshire East Local Plan Strategy (CELPS)

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

SE1 Design

SE2 Efficient Use of Land

SE4 The Landscape

SC7 Gypsies and Travellers and Travelling Showpeople

CO1 Sustainable Travel and Transport

CO4 Travel Plans and Transport Assessments

PG6 Open Countryside

IN 1 Infrastructure

Crewe and Nantwich Replacement Local Plan 2011

The relevant Saved Policies are:

BE.1 Amenity

BE.3 Access and Parking

BE.4 Drainage, Utilities and Resources

NE.4 – Green Gaps

NE.9 Protected Species

Other relevant documents

Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (March 2014)

Cheshire East Council Gypsy, Traveller and Travelling Showpeople Site Identification Study (April 2014)

CONSULTATIONS:

Environmental Protection – No objections subject to recommended conditions

Public Rights of Way – No objection

Strategic Infrastructure Manager – No objection subject to recommended conditions

Weston and Basford Parish Council:

The Parish Council objects to the proposal for the following reasons:

- Outside of Settlement Boundary
- Site is within Green Gap/Strategic Open Gap
- Contrary to Policy RES.13 (Sites for Gypsies, Travellers and Travelling Show People) of the C&NLP
- No evidence of the need for the site
- Access is unsuitable
- Proximity to existing properties
- Site is close to Conservation Area

REPRESENTATIONS

Many letters of representation have been received objecting to the proposal on the following grounds:

- Unsuitable access
- No need for the site
- How large is a traveller family?
- Not in the Weston NP
- Site is within Green Gap
- Site is close to a school, nursery and other community groups
- Site is adjacent to Conservation Area
- Impact on wildlife
- Increase in traffic
- Impact on Public Right of Way
- Sewage disposal
- Loss of village identity

And three letters of support.

APPRAISAL

The key issues in the determination of this application are:

- (a) Whether the site is in an appropriate location for the use proposed having particular regard to accessibility to services and facilities as well as other sustainability considerations referred to in the Local Plan and Planning Policy for Traveller Sites;
- (b) The effect of the proposed development on the character and appearance of the area;
- (c) Impact on residential amenity
- (d) Impact on highway safety
- (e) Ecological impact
- (f) Whether there are material considerations which outweigh any identified harm and conflict with policy.

Principle of Development

Policies within the development plan, in conjunction with national planning guidance and advice in Planning Policy for Traveller Sites, accept that outside Green Belt areas, rural settings, where the application proposal is located (Open Countryside), are acceptable in principle for gypsy and traveller caravan sites.

Whilst the need for gypsy and traveller accommodation is a consideration (considered below), both development plan policies and Government guidance require, in addition, consideration of the impact on the surrounding area, neighbouring amenity, highway safety, the need to respect the scale of the nearest settled community and also the availability of alternatives to the car in accessing local services. These matters are assessed below.

Demonstrable Need

Gypsy and Traveller Accommodation Assessment (“GTAA”) (2018)

The Council, in support of the preparation of the First Draft Site Allocations and Development Policies document (“FDSADPD”) has updated its evidence base on a sub-regional basis, on the need for additional Gypsy and Traveller and Travelling Showperson accommodation. The updated GTAA (2018) identifies a need in the borough, up to 2030, for the provision of:-

- 32 additional permanent residential pitches for Gypsy and Travellers;
- a transit site of between 5 and 10 pitches for Gypsy and Travellers; and
- 5 additional plots for Travelling Showpeople.

The base date for the updated GTAA (2018) is May 2017. The updated GTAA (2018) has been prepared following the publication of the revised version of the Planning Policy for Traveller Sites (PPTS) in August 2015 to take account of the definition change of Travellers for planning purposes.

Approach to Site Allocations

Local Plan Strategy (“LPS”) policy SC7 ‘Gypsies and Travellers and Travelling Showpeople’ states that sites will be allocated or approved to meet the needs set out in the most recent GTAA. The LPS (in paragraph 12.67) also notes that sites for Gypsies and Travellers and Travelling Showpeople will be allocated in the Site Allocations and Development Policies Document (“SADPD”).

The Council has recently published its Local Development Scheme (“LDS”) (2018 – 2020 - with effect from the 1 October 2018). The LDS sets out the timetable for the production of Local Plan documents. The LDS anticipates the submission of the SADPD for independent examination in the 3rd Quarter of 2019 with adoption in the 1st Quarter of 2020.

Policy SC7 of the LPS lists a number of considerations for proposals for Gypsy and Traveller and Travelling Showperson sites, including access and proximity of the site to local services / facilities, access to public transport, impact on character and appearance and adequate provision for parking, turning and servicing amongst other factors.

First Draft Site Allocations and Development Policies Document (“FDSADPD”)

The Council published the SADPD for consultation from the 11 September 2018 until the 22 October 2018. The SADPD proposes further policy guidance on Gypsy, Traveller and Travelling Showperson provision (policy HOU 5). The SADPD also proposes three site allocations that would address part of the accommodation needs identified in the updated GTAA. The three proposed site allocations, included in the SADPD for consultation, are:

- Site G&T 1 Land east of Railway Cottages, Nantwich for six permanent residential Gypsy and Traveller pitches;-
- Site G&T 2 Land at Coppenhall Moss, Crewe for seven permanent residential Gypsy and Traveller pitches;-
- Site TS1 Lorry park, off Mobberley Road, Knutsford for three Travelling Showperson plots.

Alongside the SADPD, the Council has published its draft Gypsy, Traveller and Travelling Showpeople Site Selection Report [FD 14] which sets out the steps taken by the Council to establish and assess a list of sites in terms of their suitability and availability.

In general terms, the list of sites that have been collated do not perform particularly well in terms of their planning suitability. Most are located in the open countryside and services and facilities are not readily accessible to them by foot, cycle or public transport. As such the Council, alongside the consultation on the SADPD, has a call for sites process running for Gypsy and Traveller and Travelling Showperson sites to be submitted to the Council for further consideration in the final SADPD.

Following the call for sites exercise and the outcomes of the consultation on the allocations proposed in the SADPD, further site assessment will take place and a decision will be made on those allocations considered suitable for allocation in the publication version of the SADPD.

The publication version of the SADPD will be a full, final draft of the document the Council intends to submit for examination. This will be consulted on for six weeks before being submitted for public examination. As noted above, the LDS anticipates the submission of the

SADPD for independent examination in the 3rd Quarter of 2019 with adoption in the 1st Quarter of 2020.

In summary:-

- The Council has prepared an update to the GTAA which updates the need for Gypsy and Traveller and Travelling Showperson accommodation in the borough. This indicates a need for 32 additional permanent pitches up to 2030.
- The Council intends to approve or allocate sites, in line with policy SC7 of the Local Plan Strategy to meet the need identified in the GTAA. Sites will be allocated for such uses through the SADPD.
- The FDSADPD is out for consultation until the 22 October 2018. The FDSADPD proposes to allocate three sites to meet part of the need identified for Gypsies and Travellers and Travelling Showpeople in the borough up to 2030.
- The Council anticipates that the publication version of the SADPD will be published in the 3rd Quarter of 2019 with adoption in the 1st Quarter of 2020.

Sustainability

The site is located adjacent to the village of Weston. Day-to-day facilities such as a primary school, bus route, post office and pub are present within the village with secondary schools, medical facilities and supermarkets available in Crewe approximately 4 miles from the site. Locationally therefore, the site is considered to be sustainable.

The PPTS makes it clear that sustainability is important and should not only be considered in terms of transport mode and distance from services, but other factors such as economic and social considerations are important material considerations. It is considered that authorised sites assist in the promotion of peaceful and integrated co-existence between the travellers and the local community. The provision of this site will achieve this aim, and will help with easier access GPs, schools and other services for the family occupying the site.

Character and Appearance

The site is adjoined the existing Settlement Boundary of Weston with residential development to the south and open fields to the east and north. To the west lies what appears to be a horticultural operation with associated glass houses and other buildings, beyond this is a row of residential properties.

The site itself has mature boundary hedges and trees to the south, east and west.

Policy C of PPTS makes clear that gypsy and traveller sites may be acceptable in rural settings and hence there can be no in principle presumption that they should be hidden from view or that a degree of harm to the character and appearance of the countryside is unacceptable. The sight of caravans in the countryside is not unusual.

The proposal seeks consent for one family pitch, which will include one mobile home and one moveable touring caravan, with hardstanding, a utility/day room and the retention of the existing previously approved stables. The proposed dayroom/utility building will measure 8 metres by 5 metres with a roof ridge height of 4.4 metres and will be timber clad.

The site is rectangular in shape with an access on to Cemetery Road and will not be readily visible from this passing highway given the proximity of nearby dwellings. The existing properties along Cemetery Road which back onto the application site will be screened by the existing boundary vegetation. Further to this views of the site from other directions will be limited given the trees and hedgerows on and around the site.

With the above in mind, and having regard to the small scale of the proposals, the visual impact on the surrounding countryside and landscape would not be significant or intrusive.

Policies GG1 (Green Gap) of the Neighbourhood Plan does not permitted the construction of new buildings where the development proposed will:

- a) Result in the degradation or erosion of the physical area of the existing green gap as shown on the plan.
- b) Adversely affect the visual character of the landscape and local wildlife habitats and corridors unless the adverse effects on wildlife could be overcome by mitigation.
- c) Result in the loss of hedgerows, hedgerow trees and areas of woodland where they make a significant contribution to the character and appearance of the area.
- d) Diminish the visual gaps between existing settlements.
- e) Result in the physical and or visual coalescence of settlements.

Policy NE.4 (Green Gaps) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 states that new development will not be permitted which would:

- a) Result in the erosion of the physical gaps between built up areas, or
- b) Adversely affect the visual character of the landscape

The application site is partially contained by the existing boundary vegetation with the existing development to the south and west. As such, the site will be screened from most view points from the surrounding area and the proposed mobile home, caravan and building would be seen against a backdrop of existing development when viewed from the north and west. The buildings on site would also not project any further than existing buildings to the north-east and north-west.

With this in mind it is not considered that the proposed development would lead to an erosion of the physical gap between Weston and other settlements

It is therefore considered therefore this proposal would not materially compromise or undermine the purpose of the green gap of maintaining the separation between existing communities or preventing settlements from merging.

The proposed development does not involve the loss of any existing hedgerows or trees.

Amenity

The closest residential dwellings to the application site are those situated along Cemetery Road to the south. There is a minimum separation distance of 30 metres to the nearest of these properties which is well in excess of the 21.3 metre separation recommended in the SPD. Further to this the existing boundary vegetation will act to screen the site from the dwellings. As such, it is not therefore considered to result in any significant harm to living conditions.

With regards to environmental disturbance, the Council's Environmental Protection Officer has reviewed the proposal and advised that they have no objections in principle however has suggested a condition relating to external lighting.

Highway Safety

The application is for a caravan site for residential purposes which would utilise an existing access onto Cemetery Rd, which is a C-class road.

The access is a PROW and also currently serves a number of residential properties and a small business.

The Council's Highways Officer initially responded to the application objecting to the application. Since this response further information has been received.

The applicant is the owner of the stables on the same site and currently accesses them using the same vehicle access onto Cemetery Rd, and he currently has to travel from off-site to the application site. If he was to relocate to the proposed caravan site then these vehicle trips would not need to take place and would be netted off, reducing the overall vehicular impact of the proposal. A condition tying the residential and stable uses together will ensure this.

Given the limited width of the access it was not known if a caravan could safely enter and exit the site. A site visit was therefore carried out by the highway engineer and observations made of the applicant driving a caravan out of and into the site; he was able to do so comfortably. The applicant also informs that a caravan has been stored within the site and used the access for a number of years without incident, which is reflective of the lack of recorded accidents at this access onto Cemetery Road.

The proposal also includes a mobile home. Given the limited width of the access the mobile home would have to be constructed within the site. It is currently not known how this would take place but the applicant has agreed to a condition for a Construction Management Plan (CMP), which would include details provided by the mobile home provider should the application be approved. This would then be considered by planning and highway officers before the development commences.

It is recognised that the access width onto Cemetery Rd at 3m is narrower than standard, but with the conditions as stated above, the on-site observations, and as the access is existing with no recorded accidents, it would be difficult to defend an objection on highway grounds.

As a result the highway engineer has raised no objection subject to the following conditions:

Condition 1: The residential and stable uses are linked so that one cannot be independent of the other.

Condition 2: prior to commencement of development a CMP should be submitted and approved which details the construction of the mobile home including how the parts will be transported onto the site, construction vehicle types, sizes and numbers.

Cheshire Fire Service

At the request of the Southern Planning Committee the Cheshire Fire Service has been consulted.

In national guidance regarding residential development the Association of Chief Fire Officers has stated that to reach a fire a 2.75m vehicle access width over a short distance would be acceptable, subject to other requirements such as a pump appliance location. As the access into this site is 3m wide, this indicates that an emergency vehicle could enter the site.

In this instance Cheshire Fire have stated that they would expect the access width to be no less than 3.1m. As the access to the site is approximately 3m it would appear too narrow to comply with building regulations.

However this is not a definitive response as Cheshire Fire would be a statutory consultee during the building regulations process within which the access would be scrutinised in greater detail and a recommendation provided.

In any case fire access to the site is not a material planning consideration as this is dealt with under Building Regulations which sits outside of planning legislation.

The applicant has advised that they do not wish to go to the expense of producing a CMP in the event that approval is not granted. This is not unreasonable as a CMP is usually conditioned for larger development applications where construction access would have greater safety implications or impact on the highway than this proposal. A CMP has therefore not been submitted but will be secured by planning condition.

Building Control

A gypsy/traveller site does not require a building regulations application and, as such, Building Control has no jurisdiction over the type of development and would not be able to comment on the access arrangements. The only statutory consultee on the issue of the proposed access are the Fire Service however as noted above access is not controlled under planning legislation.

Human Rights and Race Relations

It is right and proper that Local Planning Authorities should consider the consequences of refusing or granting planning permission, or taking enforcement action, on the rights of the

individuals concerned. Article 8 of the Human Rights Act 1988 states that everyone has the right to respect for his private and family life, his home and his correspondence. It adds there shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals or the protection of the rights and freedoms of others.

The applicants are travellers, a racial group protected from discrimination by the Race Relations Act 1976. Further, Article 14 of the Human Rights Act states that the enjoyment of the rights and freedoms set forth in that Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.

In this particular case, the determination of this application will not have a direct impact on the occupier's rights given that the application site has not been laid out or is being occupied. Should the application be refused, the applicant has a right of appeal and any resultant enforcement proceedings would only be taken following due consideration of the aforementioned rights.

The impact of the development on the rights of the local residents has been fully assessed; both in this report and accordingly any impact are considered acceptable.

PLANNING BALANCE & CONCLUSIONS

Whilst the application site is located within the Green Gap, it would serve to provide a sustainable Gypsy and Traveller site for one family and would offer a contribution (albeit small) to the need to provide such sites.

The visual impact of the proposal in terms of the wider landscape would be minimised owing to the characteristics and screening of the site and its small scale.

The site is generally within good proximity to facilities and amenities in the village of Weston and further afield in Crewe and is reasonably accessible. No significant amenity or highway issues are raised.

Overall, the proposal would assist the Council towards meeting this existing and future need.

Consequently, subject to the conditions, it is considered that the benefits of the proposal outweigh any negative impacts

RECOMMENDATION

APPROVE subject to conditions

1. The development hereby approved shall commence within three years of the date of this permission.

2. There shall be no more than 1 touring caravan and 1 mobile home stationed on the site at any given time, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended. Unless otherwise required/specified by other conditions, the development hereby approved shall be carried out in total accordance with the approved plans
3. Approved plans list
4. The materials to be used shall be in strict accordance with those specified in the application unless different materials are first agreed in writing with the Local Planning Authority
5. No development shall commence until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted.
6. No development shall commence until details of the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the scheme has been implemented in accordance with the approved details.
7. Prior to the commencement of development, full details of the proposed foul and surface water drainage from the site have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full before the building is first occupied or brought into use.
8. Prior to the commencement of development, full details of any external lighting be submitted and approved by the LPA
9. The use of the stables (and associated land) will be limited to the occupiers of the gypsy/traveller site unless otherwise agreed in writing by the LPA.
10. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 paragraph 1 of the Planning Policy for Traveller Sites 2015 or any subsequent definition given in national guidance.
11. No commercial activities shall take place on the land at any time, including the storage of materials.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order), no development (as defined by Section 55 of the Town and Country Planning Act 1990) as may otherwise be permitted by virtue of Class(es) E and F of Part 1 and Class A of Part 2 Schedule 2 of the Order shall be carried out.
13. No development shall commence until there has been submitted to and approved by the Local Planning Authority a Construction Management Plan to detail how the mobile will be

constructed on the site as well as how it will fit in to the site. Details to also include the parking of delivery vehicles during the construction process

Informatives:

- 1. NPPF**
- 2. Hours of construction**
- 3. Contaminated Land**

