

Application Number and Registration Date	MO/2018/0274 (Detailed) 26-Mar-2018
Applicant	Mr N Daley
Case Officer	Mr Aidan Gardner
Amendments /amplifications	
Committee Date	6 June 2018
Ward(s)	Fetcham West
Proposal	Removal of existing buildings and erection of 1 No. replacement dwelling with garage, access and landscaping.
Site Description	Langaller Farm, Langaller Lane, Fetcham, Leatherhead, Surrey, KT22 9SN

RECOMMENDATION: Approve subject to conditions

Summary

The site lies at the northern end of The Glade, at the intersection with Langaller Lane and Woodside, a Public Bridleway and Footpath respectively. The land is Metropolitan Green Belt and there is a Tree Preservation Order on an Oak within the site. Permission is sought for the erection of a detached bungalow and garage following the demolition of the existing dwelling and outbuildings. A new access would be formed at the south western corner of the site. It is considered that the proposal complies with Green Belt policy, that it would not detract from the character of the area or adversely affect highway safety nor detract from the amenities of adjoining properties. Permission is therefore recommended.

1. Development Plan

1.1. Metropolitan Green Belt; Tree Preservation Order.

2. Relevant Planning History

None applicable

3. Description of Development

- 3.1. The application site lies at the northern end of The Glade across the Leatherhead-Guildford railway line, at the intersection with Langaller Lane and The Glade/Woodside, a Public Footpath and Bridleway respectively. The land is Metropolitan Green Belt.



- 3.2. The site accommodates a detached three bedroom bungalow with associated outbuildings as shown above. The dwelling has been vacant for some time and both it and the associated buildings are in a rundown condition. The garden is heavily overgrown and contains a number of derelict cars which had been kept by the previous owner. Access to the site is from Langaller Lane about two thirds of the way along.
- 3.3. The immediate surrounding area is defined by low to medium density residential development. Residential development lies to the east and west, whilst the site's southern boundary is defined by The Glade and Woodside.
- 3.4. The site is well treed. An Oak located along the western boundary is protected. The northern and southern parts of the site are designated as Ancient Woodland. The position of the TPO tree is shown below:



3.5. Permission is sought for the erection of a three bedroom bungalow and garage/store, following the removal of the existing buildings on the site. It is also proposed to create a new access from the south western corner of the site, which would free up the existing right of way along Langaller Lane for pedestrian use. The proposed block plan is shown below:



3.6. The proposal would comprise a three bedroom bungalow and a detached garage/store which would be located to the north east. The elevations are shown below:



- 3.7. The materials would comprise timber weatherboarding to the elevations, with plain tiles to the roof. The garage would be designed to match, as shown below:



- 3.8. The replacement dwelling would have a similar angle of orientation and a rectangular footprint when compared to the form and layout of the existing dwelling. The new dwelling would be sited in a broadly similar position to the existing dwelling, but would be further away from the western boundary, thereby affording more space to the protected Oak. The existing outbuildings would be removed and consolidated into a single structure, minimising the need for additional areas of hardsurfacing. The new garage would be moved slightly further south, away from the Ancient Woodland that is located at the northern end of the site.
- 3.9. In terms of the proposed dwelling's size, it would remain exactly the same eaves height (1.575 metres) and ridge height (5 metres) as existing.
- 3.10. The application is accompanied by Design and Access Statement, Ecological Report and Tree Survey and Tree Protection Report.

4. Consultations

- 4.1. SCC Highways: The application site is accessed via The Glade/Woodside, which are private roads and do not form part of the public highway; therefore, they fall outside The Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the public highway.
- 4.2. Sustainability Consultant: Has reviewed the submitted documents and there is no reference to specific renewable technology that they intend to install. If permission is granted, more information would be required.
- 4.3. Officer comment: This can be addressed by condition
- 4.4. Surrey Wildlife Trust: The Trust advises that the Ecology Report prepared by AA Environmental Ltd dated March 2018, provides much useful information for the Local Authority to be able to assess the potential status of protected and important species on the proposed development and the likely effect of the development on them. They would therefore advise that, were the LPA minded to grant permission, the applicant should be required to undertake all the recommended actions (including enhancements) detailed in the 'Conclusions and Recommendations' section of the report.

- 4.5. Tree Officer: 'One large-mature Oak tree in the middle of the western boundary with Llangaller Lane is protected by an Order made in 1987.

A number of mature Oak trees have already been removed from the upper part of the site prior to this application being made. This provided space for the development in combination with the footprint of the existing dwelling, yard and tumbled down sheds. Trees in the northern and southern areas of ancient woodland remain mainly untouched with the trees to the south of the site providing good screening. The remaining mature trees collectively contribute to the overall tree cover and character of the locality which has a rural feel. The newly proposed dwelling, hard surfacing and garage would not further affect any trees of note. The drive is designed to avoid the protected Oak and the access onto The Glade would also not affect any substantive trees.

A tree impact assessment and protection method statement has been submitted in support of the proposals. That document indicates that the arboricultural implications of the scheme are modest and that the remaining trees can be afforded adequate physical protection during the construction process with a no dig zone around the TPO Oak. Several low quality trees and scrub are indicated to be removed including Goat Willow, Hawthorn and a small Ash and Oak, the removal of which are unlikely to detrimentally affect the wider character and appearance of the area. Therefore I have no major tree related concerns with this scheme.'

- 4.6. SCC Countryside Access: The site lies adjacent to Public Bridleway No. 2 and Footpath No. 158. The proposed development does not appear to have any direct impact upon the Right of Way and therefore no objections are raised. They would remind the applicant of the following aspects:

- Public access to be maintained along the public rights of way at all times during the construction process. Drivers should be reminded that public users have the right of way;
- There must be no obstruction of the rights of way, such as vehicles, scaffolding or the temporary storage of materials and/or chemicals;
- Should the applicant feel they are unable to ensure public safety while work is underway, a temporary closure may be necessary. A minimum of 3 weeks' notice must be given and a charge is applicable;
- Access along a right of way by contractors' vehicles, plant or deliveries can only be done if the applicant can prove they have a vehicular right. The applicant must consult with Countryside Access should they propose any change to the surface.
- Officer comment: this is addressed with a suitable informative.

5. Representations

- 5.1. Eight representations have been received, including one each from the Fetcham Residents' Association and from a firm of solicitors acting on behalf of the occupiers of two nearby properties. The following summarised points are raised:

- This is a significant development on this site, due to the amount of debris to be removed, and the large amount of incoming construction materials to be transported over a restricted access road, near an already congested part of The Glade owing to existing developments being implemented;

- Should permission be granted, there should be: a detailed construction plan; materials and parking of all vehicles to be 'on-site' and not in adjacent roads; limit on working hours; residents to be advised by contractor when disruptive deliveries are to be carried out.

Officer comment: *These concerns can be addressed through a Construction Management Plan condition.*

- Increase in traffic in the quiet country lanes;
- There should be no opening up of Langaller Lane to allow traffic from Cobham Road as seems to be implicit in the application. Also traffic is bound to increase in the Lane since the railway bridge could not take the weight from construction traffic

Officer comment: *Should traffic from the development use Langaller Lane, this would be a private matter outside the control of planning.*

- Many trees were removed from the site prior to the application;
- Scale of dwelling excessive;
- Concern over how surface water will be managed. Water flows down the hill in a southerly direction and this could be worsened by the proposal;
- The pond on the site should be retained;

Officer comment: *The plans show this to be the case.*

- The application refers to Langaller House. This is the address of a separate property further up Langaller Lane on western side. Application site is Langaller Farm

Officer comment: *This has been corrected.*

- Why should there be access from The Glade, which is a privately maintained road?
- The applicant assumes there is right of way over Langaller Lane but this is not the case;

Officer comment: *This is a private matter.*

- The restoration of this untidy site with one well designed dwelling is to be welcomed. The derelict site and cars have attracted unwanted attention on numerous occasions and fires have been lit;

5.2. Fetcham Residents' Association do not have views about the proposal as such. However, SCC Highways refer to the application site being accessed from Langaller Lane, which is outside their jurisdiction. In fact a new access drive is proposed and the applicant is to be commended for ensuring that pedestrian use of the private right of way is not being compromised by the development of this presently derelict site.

Officer comment: *This aspect had been taken up with the County Highway Authority who have amended their response to that reported under 4.1 above.*

6. Main Planning Policies

6.1. Government Guidance

National Planning Policy Framework (NPPF)

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 9: Protecting Green Belt land

6.2. Mole Valley Core Strategy

CS3 – Balancing Housing Provision

CS14 – Townscape, Urban Design and the Historic Environment

CS15 – Biodiversity and Geological Conservation

CS19 – Sustainable Construction, Renewable Energy and Energy Conservation.

6.3. Mole Valley Local Plan

ENV22 – General Development Control Criteria

ENV23 – Respect for setting

ENV24 – Space about buildings

RUD8 – Replacement dwellings in the countryside

MOV2 – Movement implications of new development.

7. Main Planning Issues

7.1. The main planning issues for consideration are:

- Whether the development is inappropriate development in the Green Belt and the impact upon Green Belt openness;
- Effect on the character and appearance of the rural landscape;
- The impact on the amenities of adjoining properties;

Green Belt

7.2. Development in the Green Belt is inappropriate unless it falls into one of the categories set out in paragraph 89 of the NPPF, namely:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

- 7.3. The fourth bullet point of paragraph 89 of the NPPF makes an exception to new development in the case of a replacement building which is in the same use and not materially larger than the one it replaces.
- 7.4. Local Plan Policy RUD8 is phrased along similar lines and advises that replacement dwellings in the countryside will be permitted providing the new dwelling: is not materially larger; is sited on or close to the position of the existing dwelling and; does not detract from the open and undeveloped character of the countryside.
- 7.5. There are three buildings on the application site: the main dwelling and two outbuildings which are somewhat disconnected in layout terms from the dwelling. The replacement development can be compared by reference to the following table:-

	Building footprint (GEA)	Volume	Ridge height	Eaves height
Existing House	143.1m ²	555m ³	5000mm	1575mm
Outbuilding 1	57.3m ²	210m ³	4265mm	2150mm
Outbuilding 2	39.7m ²	134m ³	4650mm	2675mm
Total Existing	240.1m²	899m³	-	-
Proposed House	186.0m ²	715m ³	5000mm	1575mm
Proposed Garage	62.4m ²	233m ³	4500mm	2500mm
Total Proposed	248.4m²	948m³	-	-
Difference	+8.3m ²	+49m ³	-	-
% Difference	+3.45%	+5.45%	-	-

- 7.6. The above table reveals that the proposal seeks only a minimal increase in built footprint (3.4%) and building volume (5.4%) across the site when compared to the existing built form. It can also be seen that the proposals compare favourably in terms of the eaves and ridge height. Moreover, the proposed development occupies the same general area of the application site. It is therefore concluded that, in reference to point 4 of the NPPF (7.2 above), the proposal would not be materially larger and in turn, therefore, does not comprise inappropriate development.

Impact on Green Belt openness

- 7.7. The openness and permanence of the Green Belt are the essential characteristics of the Green Belt. However, in this instance, as a result of the proportionality of the development, the consolidation of the built form in approximately the same location within the site and the compliance with the NPPF/RUD8, it is considered that the impact upon the openness of the Green Belt would not be harmful.

Impact on the character and appearance of the area

- 7.8. The design of the dwelling and garage is sympathetic to the scale and proportions of development within the surrounding area. Materials proposed, including timber weatherboarding, would be in keeping with the rural area.

- 7.9. The site is currently overgrown, the buildings are in a dilapidated state and there are a number of old cars dotted around the grounds. The neglected state of the land has led to instances of unauthorised incursions onto the land and nuisances caused. The redevelopment of the site with a well designed single dwelling would benefit the appearance of the locality.

Housing mix

- 7.10. Under policy CS3 of the Core Strategy, it is advised that encouragement will be given to the provision of two and three bedroom dwellings. The proposal would provide a three bedroom unit and therefore, conforms to the policy.

Impact on the amenities of adjoining properties

- 7.11. Due to the extensive grounds, the presence of boundary trees and other vegetation, the single storey form of the proposals and the level of separation to neighbouring properties, it is considered that the amenities of neighbouring occupiers would not significantly be affected.

Highways, trees and drainage

- 7.12. The proposed development would be accessed to and from The Glade/Woodside, which are Public Bridleways. These are private and therefore, the County Highway Authority has no jurisdiction over them and accordingly, raises no representations. However, the proposal would confer benefits in terms of pedestrian safety, by relocating the vehicular access from Langaller Lane, a public footpath, a point acknowledged by the Fetcham Residents' Association.

- 7.13. However, concern has been raised by some residents about the narrow nature of the roads and the impact from the build process. Some of these issues fall into the domain of private matters. However, it is considered that there is justification for the imposition of a Construction Management Plan condition and this is recommended below.

- 7.14. Turning to trees, the Council was alerted to the removal of trees prior to the submission of the application. Whilst no protected trees were affected, the developer was advised to refrain from further removals in view of the level of local concern. The Tree Officer has reviewed the proposal and raises no arboricultural objections. There would be more spacing to the protected oak and the driveway is designed to respect existing trees. A condition is recommended to address these issues.

- 7.15. Reference has been made to drainage concerns, due to the local incline downwards from north to south. The pond within the site is being retained and a condition is recommended requiring the submission of drainage details.

Community Infrastructure Levy

- 7.16. The proposal would be liable for CIL.

Conclusion

- 7.17. It is concluded that the proposal would be compliant with Green Belt policy and that it would not detract from the character and appearance of the locality.

8. Recommendation

Permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers P101, P102, P104, P106, P107 and P109 within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Before any above groundworks take place details of a landscaping scheme shall be submitted to and approved by the Local Planning Authority including planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS15 of the Mole Valley Core Strategy.

4. No occupation of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained. The boundary treatment shall be completed prior to the first occupation of the development, shall be carried out in accordance with the approved details and thereafter permanently retained as such.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

5. Before any above ground works commence, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

6. Before any above ground works commence, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate either porous materials or the provision of a direct run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason: To preserve the visual amenity of the area and prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

7. Prior to any above ground works commencing, details to reduce the carbon emissions of the predicted energy use of the development hereby permitted by at least 10% through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources shall be submitted and approved by the Local Planning Authority and be implemented prior to the first occupation of the development.

Reason: To optimise renewable energy and its conservation, in accordance with policy CS19 of the Mole Valley Core Strategy.

8. 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. point of contact arrangements between developer and residents.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to protect the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22.

9. The recommendations set out within the applicant's ecological report by AA Environmental Ltd dated March 2018 and submitted in support of the application shall be carried out in full before the development is occupied.

Reason: To safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV15 in accordance with policy CS15 of the Mole Valley Core Strategy and the National Planning Policy Framework.

10. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions within Schedule 2, Part 1, Classes A, B, or C to the dwelling hereby permitted shall be erected.

Reason: To restrict the enlargement of dwellings in this rural area in accordance with Mole Valley Local Plan policy RUD7.

11. No part of the garage hereby permitted shall be used for habitable accommodation.

Reason: To prevent the garage being converted into living accommodation in conflict with Mole Valley Local Plan policy RUD9.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no dormer windows, glazed openings or roof lights shall be constructed.

Reason: To restrict the enlargement of dwellings in this rural area in accordance with Mole Valley Local Plan policy RUD7.

13. Within one month of the first occupation of the dwelling hereby permitted the existing dwelling and outbuilding on the application site as shown on drawing P109 shall be completely demolished and all resultant materials removed from the site.

Reason: To prevent an additional dwelling on this site which lies within a rural area in which a policy of restraint is applied in accordance with Mole Valley Local Plan policy RUD8 and policy CS1 of the Mole Valley Core Strategy.

14. Prior to commencement a scheme to demonstrate the internal noise levels within the residential units, and the external noise levels in back garden and other relevant amenity areas from the nearby railway line shall be undertaken by a suitably qualified person. The scheme of noise monitoring and sound insulation shall take due account of Lmax and the standard to be achieved shall conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings Guidance, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To ensure a satisfactory environment for future occupiers of the new development in accordance with Mole Valley Local Plan policy ENV22.

15. No development shall take place until details of the existing ground levels of the site, the proposed finished levels of the ground, the ground floor slab level of each building, and the finished levels of any access road and driveway showing their relationship with the existing levels of the immediately adjoining land and buildings, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to protect the amenities and privacy of adjoining properties in accordance with Mole Valley Local Plan policy ENV22.

16. The timber cladding as indicated on the approved plans shall be stained a dark brown or black colour and thereafter permanently retained.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

17. a) The approved 25th January 2018, Quaife Woodlands Arboricultural Report and tree protection plan AR/3756/bo and AR/3756/bo aap C TPP-01 submitted in support of the application shall be adhered to in full in accordance with the approved plans subject to the pre-arranged supervision of any works within the root protection areas of protected and retained trees by a suitably qualified and pre-appointed tree specialist.

b) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of the occupation of the building for its permitted use, other than in accordance with the

approved plans and particulars unless otherwise agreed in writing by the local planning authority.

c) This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of the tree protection at all significant stages by the suitably qualified and pre-appointed tree specialist being submitted during the construction process.

Reason: In accordance with Mole Valley Local Plan Policy ENV22, 25, 53, CS 15 and the current British Standard 5837 (Trees in relation to design, demolition and construction - Recommendations), which collectively seek to ensure the retention of trees which enhance the existing character of the locality in the interests of wider public visual amenity.

18. Prior to the commencement of the development hereby permitted, surface water drainage details shall be submitted for the approval in writing by the Local Planning Authority. Such details shall include an assessment of the potential for the disposal of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework.

The assessment shall provide information of the design storm period and intensity (typically a 1 in 100 year storm of 30 minutes duration with an allowance for climate change), the method employed to delay and control the surface water discharged from the site and the means to prevent pollution of the receiving groundwater and/or surface water. Where applicable, the details shall include infiltration tests, calculations and controlled discharge rates. If the development is to discharge water into the ground in any form, then a full BRE Digest 365 infiltration test (or falling head test for deep bore soakaways) will have to be submitted to the Local Planning Authority prior to commencement of any works on site. The suitability of infiltration methods should be verified (i.e. possible contaminated ground).

The approved drainage scheme shall be implemented prior to the first occupation of the development.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and, in the interests of sustainable development, in accordance with the advice contained in the National Planning Policy Framework and policy CS20 of the Mole Valley Core Strategy.

Informatives

1. The applicant is reminded that the demolition and construction stage of the proposed development may give rise to problems of smoke pollution and/or noise, which will depend on the measures taken to control such potential problems. It is, therefore, strongly recommended that you contact the Council's Environmental Health Department at an early opportunity in order to discuss appropriate measures to be adopted for control of burning, noise and other potential problems for neighbouring residents.
2. In the interests of sustainability and the reduction of waste your attention is drawn to the desirability of recycling building materials wherever possible. The demolition or dismantling of structures on the site should be considered as part of the development process to maximise the reuse or recycling of materials rather than disposal as waste. For further information about re-use and recycling of building materials, the applicant is advised to ring the Surrey County Council Contact Centre on 03456 009 009.

3. The clearance of vegetation by burning is likely to give rise to problems of smoke nuisance. The applicant is therefore encouraged to remove such green waste from the site in order that it may be recycled through composting, chipping, waste to energy transfer (alternatively, logging) or other similar processes.
4. The applicant's attention is drawn to the Party Wall Act 1996 and the obligations that this legislation places on persons carrying out building works. Further information on the Party Wall Act can be found from <http://www.legislation.gov.uk/ukpga/1996/40/contents> and https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/523010/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf
5. The applicant is advised that the approval of details and/or samples required by condition(s) is subject to a fee, details of which may be viewed on the Council's website under the planning pages.

The fee may cover more than one condition where the details are submitted at the same time. Where subsequent submissions are made, a further fee will be payable per individual submission. The fee should be paid at the time of submission of the formal request.

PLEASE NOTE that this approval process may take up to 8 weeks from the date of the request. Applicants are therefore advised to submit requests in a timely manner.

6. While development is underway, safe public access must be maintained along the public bridleway and public footpath at all times. Drivers should be reminded that public users have the right of way.

There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

Should the applicant feel they are unable to ensure public safety while work is underway, a temporary closure may be necessary. A minimum of 3 weeks' notice must be given and there is a charge. Please contact the Rights of Way Access Officer if this is required.

Access along a public right of way by contractors' vehicles, plant or deliveries can only be done if the applicant can prove that they have a vehicular right. The applicant must consult with Countryside Access should they propose any change to the surface of the right of way.