

Recommendation Report for Planning Permission

REF NO: BE/30/19/PL

LOCATION: Babsham Business Centre
Babsham Lane
Bersted
PO21 5EL

PROPOSAL: Retention of secure containers, welfare facilities & secure fencing together with associated landscaping works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Regularise ancillary facilities and development that has occurred in association with the approved use for the storage and delivery/removal of skips. The application seeks permission to retain two secure containers (one for secure storage the other houses a generator), a portaloo, a portacabin used as an office/staff room, fencing along the southwestern boundary (mix of 2.15m mesh fence & 2.45m timber fence), 2.55m high gates, two 2m high flat topped landscaped bunds along the south east boundary and the areas of the site used for temporary vehicle storage, skip welding (both within the Dutch barn) and vehicle manoeuvring. The containers and portacabins vary in height, the highest being around 2.9m. The site layout includes an area of scrub land retained as a receptor area for reptiles including a reptile hibernaculum.
SITE AREA	0.5 hectares.
TOPOGRAPHY	Predominantly flat with 2m high flat topped bunds on the south eastern boundary.
TREES	No trees on site. A couple of small/medium trees in the south eastern boundary hedge including an oak previously considered to have the potential to be used by bats and protected by planning condition.
BOUNDARY TREATMENT	Hedge and 2m high flat topped bunds to the south eastern boundary. Low earth bunds with scrub vegetation to the north western and north eastern boundaries. Mix of 2.15m mesh fence & 2.45m timber fence to south western boundary.
SITE CHARACTERISTICS	Used for storage of skips as an overflow facility to Recycle Southern Ltd's Elbridge Farm site. The only building is a barn which was previously open to the sides but has been altered with new walls.
CHARACTER OF LOCALITY	Rural area with a business centre on land to the south west. Residential properties to the south west at 20-25m from the

site. The access is along Babsham Lane (which is fronted by these residential properties) and down a single width track running along the south eastern side of the business centre. Arable agricultural fields to the northwest, northeast and southeast.

RELEVANT SITE HISTORY

BE/79/17/PL	Change of use of land for skip storage	ApproveConditionally 12-12-17
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The site was formerly part of a farm and was used for the storage of agricultural items. BE/79/17/PL was granted permission in December 2017 for the land to be used as an overflow skip storage site in connection with Recycle Southern's operation at Elbridge Farm subject to the following conditions which control how the site is to operate:

(7) No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority.

(10) The use of the site shall be restricted to the hours of 8am to 6pm Mondays to Fridays, and 8.30am to 1pm on Saturdays, and the site shall not be used at any time on Sundays and Public Holidays.

(11) All vehicles, plant and machinery to be used on the site and those under the applicant's control moving to and from the site that are required to emit reversing warning noises, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

(12) No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site, unless approved in writing by the Local Planning Authority.

(13) No skips shall be stacked at a height greater than 3 metres.

(14) The site shall only be used for the storage of skips in accordance with Class B8 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 and for no other purpose (including any use in any provision equivalent to that Class in any other Statutory Instrument revoking and re-enacting that Order).

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council

"Policy QE SP1 Quality of the environment, and QE DM1 - Noise Pollution - this application does not conform with the Local Plan objectives. (1) The site is unneighbourly, more vehicle movements and work involving welding will result in more noise pollution for the surrounding properties. The stated operating times of 8am to 6pm Monday to Friday and 8.30am to 1pm and no working on Sunday and Bank Holidays should remain. (2) the proposals will affect the highway safety of a country lane for residents

with extra lorry movements. (3) the workshop is too close to existing buildings, which has been stated as housing a generator and flammable materials associated with welding."

Eleven letters of support:

- (a) Recycle Southern provide a brilliant waste recycling service and need space to expand;
- (b) Without this site there could be more flytipping in the district and more waste to landfill;
- (c) No other similar waste recycling services in the area; and
- (d) Need for recycling services will only increase in the future.

Twenty-four letters of objection:

- (1) The use of the Dutch barn is not part of the application;
- (2) Conflict of interest as agents have also worked for ADC;
- (3) Wrong location for skip storage site;
- (4) Vehicles accessing the site on a Sunday;
- (5) Vehicles have to cross a cycle/pedestrian path and therefore harm to highway safety;
- (6) Material increase in the no. of vehicle movements;
- (7) WSCC should visit the site to assess;
- (8) Why is short term lorry parking required;
- (9) Overnight vehicle parking on site;
- (10) Site will be used as staff car park;
- (11) Mud on the road between Babsham Farm and Elbridge Farm;
- (12) Site should instead be accessed direct from the Gladius Way roundabout;
- (13) BE/79/17/PL made no reference to staff being on site;
- (14) Babsham Farm could become part of Elbridge Farm waste transfer operation;
- (15) No public consultation carried out before the application;
- (16) ADC should letter drop all affected residents and not rely simply on site notices;
- (17) Hazardous materials (oxygen/acetylene) to be kept on site - WSCC Fire not informed;
- (18) No lighting scheme details submitted;
- (19) Bunds have already been created and were done so during the bird breeding season;
- (20) Installed gates are 0.55m higher than originally proposed;
- (21) Fencing already installed;
- (22) No bunds previously on the site;
- (23) Concrete hardstanding has been added without permission;
- (24) Skips on site have waste in them;
- (25) Application proposes the site be open on weekdays half an hour earlier (from 7.30am) compared with approved hours;
- (26) Conditions on BE/79/17/PL already breached and not addressed by this application;
- (27) Applicant previously promised signage to alert lorry drivers to speed limit and pedestrian/cycle path yet none provided;
- (28) Noise from lorries entering/exiting the site; and
- (29) Air pollution.

COMMENTS ON REPRESENTATIONS RECEIVED:

PARISH COUNCIL:

- (1) Noise and vehicle movements are considered in the conclusions section. The existing hours of opening are reasonable and there is no reason to amend these. The approved hours are those previously recommended by Environmental Health. The applicant would need to apply to vary condition 10 of BE/79/17/PL to amend hours of operation;

- (2) Highway safety is considered within the conclusions section; and
- (3) This is not a planning consideration. Those concerned should raise this with the HSE and/or West Sussex Fire & Rescue.

SUPPORTERS:

The supporter comments are noted.

OBJECTORS:

Items (6), (28) & (29) is discussed in the conclusions section. The other points are considered below:

- (1) The use of existing barn for vehicle storage and welding/skip repairs is ancillary to the approved use of the site for skip storage. It is not considered a separate permission is required;
- (2) There is no conflict as the agents are solely employed by the applicant in this matter;
- (3) The site already benefits from a permission that allows the storage of skips;
- (4) The applicant has stated they do not open on Sundays or Bank Holidays and these would not be their vehicles and may be connected with other businesses at Babsham Business Centre;
- (5) Vehicles do not cross a pedestrian/cycle path but rather they exit onto and traverse along Babsham Lane, a D class highway. There is a pedestrian/cycle path between the A259 roundabout to the south and the end of Babsham Lane but the northern end of this where it meets Babsham Lane is clearly demarcated with bollards;
- (7) WSCC have issued further advice but did not consider a site visit to be necessary particularly given the approved use of the site for the storage of skips;
- (8) This is required whilst paperwork is completed after a lorry has dropped off a skip;
- (9) The applicant has stated that there will be no overnight lorry parking;
- (10) Only one member of staff will be present on the site and therefore only one staff vehicle;
- (11) WSCC have not raised concerns or requested a wheel wash facility. The vehicles on site will be manoeuvring on hard standing not bare earth. It may be the case that this mud is either from other business present at Babsham Farm/Babsham Business Centre or from Elbridge Farm itself;
- (12) This would result in a new road built across agricultural land not in the applicants ownership;
- (13) Noted;
- (14) The site has a permission for skip storage - the application seeks to regularise certain ancillary developments provided in association with this use;
- (15) This is not currently a requirement of the planning application process;
- (16) ADC post site notices and advertise applications in the West Sussex Gazette in accordance with government rules on advertising applications;
- (17) This is not a planning consideration and those concerned should raise this with the HSE and/or West Sussex Fire & Rescue;
- (18) This is covered by an existing planning condition. If lighting is proposed it should be agreed through that process;
- (19) This is unfortunate. This application seeks to retain the bunds and there is no future risk to birds;
- (20) & (21) Noted. These will be considered within this report;
- (22) Noted;
- (23) The application seeks to retain this hardstanding;
- (24) If so this would be a breach of a planning condition;
- (25) The existing hours of opening are reasonable and there is no reason to amend these. The approved hours are those previously recommended by Environmental Health. The applicant would need to apply to vary condition 10 of BE/79/17/PL in order to amend the hours of operation;
- (26) This application seeks retrospective permission for many of the breaches; and
- (27) WSCC Highways have not requested a condition to secure this, there was no condition on the previous permission.

In addition to the above, the applicant has made the following points in response to the objections:

- There will not be any on site parking of lorries except as part of the process of loading and unloading of skips. Lorries remain on site whilst the paperwork is prepared. This is what is meant by 'short term lorry parking';
- All company vehicles entering the site are fitted with trackers and a site diary is kept for each vehicle movement to and from the site.
- There are no defined lorry parking spaces on site as lorries will not be parking at the site;
- There is a single member of staff who is required on site for the duration of unloading and loading and the recording of the site diary and associated paperwork;
- The staff member parks his vehicle (small car sized van) adjacent to the proposed site office;
- There are other businesses at Babsham Business Centre and it may be that other vehicles are being mistaken for those of the applicant;
- The use and operation of the site has not changed since BE/79/17/PL for skip storage was granted;
- Fencing/landscaping is proposed to keep noise and visual impact associated with the approved use to a minimum and keep it confined to the 'enclosed' site.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

WSCC Strategic Planning

Ecology Advisor

Environmental Health

Economic Regeneration

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS - Do not consider proposal would have 'severe' impact on operation of Highway network and is not contrary to the National Planning Policy Framework (para 109), and there are no transport grounds to resist the proposal. Recommend no conditions.

- The applicant has clarified that the 'short term lorry parking' will not involve any overnight lorry parking or formal lorry parking arrangement beyond the loading and unloading of skips and completion of associated documentation;
- Use is currently operating and no increase in the existing movements are proposed as result of the erection of the proposed welfare facilities, storage containers and fencing;
- Applicant has confirmed one staff member will be on site to facilitate delivery/collection of skips and carry out skip repairs when necessary and one vehicle will be parked on site during this period;
- Movements associated with a single staff member entering and exiting the site are not anticipated to result in any material intensification of use of the site;
- This application proposes no alterations to the existing access arrangements onto Babsham Lane;
- Babsham Lane also currently serves the existing business centre and a number of dwellings;
- No recorded injury accidents within the vicinity of the site as result of the road layout, or involving any HGVs entering or exiting the site; and
- The location of the storage containers and welfare facilities within the site still provides sufficient space for vehicles to turn on site and exit onto the public highway in a forward gear.

ADC ENVIRONMENTAL HEALTH - Request condition to ensure that any contamination found during development is reported to the Council.

ADC DRAINAGE ENGINEERS - there is an ordinary watercourse along the south east corner of the site and the bund must not be located within 3m of this watercourse. Due to the amount of hardstanding to be created, request that pre-commencement drainage conditions be imposed.

ADC ECONOMIC DEVELOPMENT - No objections.

COUNCILS ECOLOGIST - Request conditions to secure mitigation measures in respect of bats, Great Crested Newts, reptiles and nesting birds.

COMMENTS ON CONSULTATION RESPONSES:

It is not appropriate to impose drainage, ecology or environmental health conditions as no new development is proposed (all development has already been carried out). In response to the drainage comment, the applicant confirms the bund has been moved 3m away from the watercourse as shown on a revised layout plan.

POLICY CONTEXT

Designations applicable to site:

Outside the Built Up Area Boundary;
Area of Special Control of Adverts;
Archaeological Notification Area;
No Public Sewer; and
Pagham Harbour Access Management Zone B.

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
EMPDM1	EMP DM1 Employment Land: Development Management
EMPSP1	EMP SP1 Strategic Economic Growth
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
HERDM6	HER DM6 Sites of Archaeological Interest
HERSP1	HER SP1 The Historic Environment
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
SDSP3	SD SP3 Gaps Between Settlements
TSP1	T SP1 Transport and Development

WDM3 W DM3 Sustainable Urban Drainage Systems

WMDM1 WM DM1 Waste Management

[Bersted Neighbourhood Plan 2014 Policy ES2](#)

Surface water management

Bersted Neighbourhood Plan 2014 Policy ES3

Protecting the Strategic Gap/Green Infrastructure Corridor

Bersted Neighbourhood Plan 2014 Policy ES5

Building design

Bersted Neighbourhood Plan 2014 Policy ES6

Protection of trees

Bersted Neighbourhood Plan 2014 Policy ES7

Development outside of the Built Up Area Boundary

Bersted Neighbourhood Plan 2014 Policy EE1

Business expansion

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the site already benefits from a permitted use for open storage and the additional facilities and new site features do not result in significant new harm to the amenity and living conditions of neighbouring residents or adversely affect the character of this countryside location.

OTHER MATERIAL CONSIDERATIONS

Whilst discussed elsewhere in the report, it must be remembered that the site has an approved use for the open storage of empty skips as an overflow to Recycle Southern's Elbridge Farm recycling centre. This use already necessitates lorry movements in and out of the site. Skips may be stacked to a height of 3m whilst the tallest proposed new site feature (shipping container) is only 2.9m.

CONCLUSIONS

PRINCIPLE:

The site is outside of the defined built up area boundary and in the countryside. The site benefits from planning permission for use as skip storage (BE/79/17/PL). This application seeks permission for certain facilities and features necessary to enable the approved use to function properly and to minimise harm to local residents (the new fencing) and any external views of the site (the new bunds).

Members should note that policy EMP DM1 of the Arun Local Plan states the Council will support the enhancement of existing employment sites by supporting appropriate proposals for development, upgrading & modernisation. The Council will also work with landowners/developers to achieve better management of employment areas, including measures which increase sustainability and reduce crime. The proposal includes crime prevention measures such as facilities for an on-site member of staff and a secure tool storage container.

Policy EE1 of the Bersted Neighbourhood Development Plan (BNDP) states: "Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable". Amenity issues are considered elsewhere in the report but are considered to be acceptable.

It is not considered there is conflict with countryside or employment policies of the development plan.

LANDSCAPE, DESIGN AND VISUAL AMENITY:

Arun Local Plan (ALP) policy SD SP3 seeks to ensure that the generally open and undeveloped nature of the gap between Bognor Regis and Chichester is retained. Development within the gap should not (a) undermine the physical and/or visual separation of settlements; or (b) not compromise the integrity of the gap, either individually or cumulatively with other existing/proposed development.

ALP policy LAN DM1 states that: "Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.

ALP policy D DM1 requires the Council seek to make the best possible use of land by reflecting or improving upon the character of the site and the surrounding area. It requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. The policy requires the scale of development keep within the general confines of the overall character of a locality. In addition, BNDP policy ES1 requires that new development should be of a high quality design and should contribute to local character.

The site benefits from planning permission for open storage of skips. Skips may be stacked up to 3m high. The highest of the temporary buildings/containers is 2.9m located along the south western boundary and near to existing buildings (including the existing Dutch Barn) and well away from the boundaries of the site with open countryside. Part of this application seeks permission for the retention of 2m high bunding to the south east boundary which has been put in to screen the site from adjacent farmland and longer distance views from the A259 bypass to the south/southeast.

The temporary buildings (portacabin, containers) are not high quality design but this is acceptable given that their purpose is to enable the site to function and that they are single storey with flat roofs such that they will not be readily seen from outside the site particularly if skips are present on the other parts of the

site. The fencing/gates along the south west boundary is quite high but not excessive and is in a position where it is close to existing built areas of the site and locality. The fencing has been installed to provide an acoustic barrier to nearby residents and to minimise crime.

It is not considered the new features associated with the approved skip storage are such that there is any new harm to the character of the locality or to the integrity of the existing strategic gap.

HIGHWAY SAFETY AND TRAFFIC MOVEMENTS:

Local Plan policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport. In respect of highway safety, it states: "The Council will support transport and development which: explains how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter."

In respect of parking, T SP1 states: "The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking".

Para 108 of the NPPF states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Regard should be had to para 109 which states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

The site has an approved use for skip storage and this necessitates delivery/removal of skips by HGV to/from the site. There are no controls on the number of vehicle movements other than that the site can only be used between 8am - 6pm Mondays to Fridays, and between 8.30am - 1pm on Saturdays.

WSCC Highways have been consulted and as reported in the consultation section, do not consider this proposal would have a 'severe' impact on the operation of the Highway network, and therefore is not contrary to the NPPF (para 109). They comment there will not be any increase in existing traffic movements as a result of the erection of the welfare facilities, storage containers and fencing. They consider this application will not result in any material intensification of use of the site and there will be no associated safety concerns. There is space in the site for occasional vehicle parking and for the turning of large vehicles.

It is not considered the proposals are in conflict with the development plan policies on highway safety.

RESIDENTIAL AMENITY AND POLLUTION:

ALP policy D DM1 requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land. In addition, policy QE SP1 states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity". ALP policies QE DM1, QE DM2 and QE DM3 seek to protect residential properties from adverse effects of noise, air and light pollution.

It is not considered there will be any greater harm to residential amenity or levels of noise/air pollution as a result of the new on-site facilities when compared to the use of the site for skip storage approved by

BE/79/17/PI. WSCC Highways consider that there will be no increase in traffic movements so therefore it follows that there will be no greater noise or air pollution from HGV movements.

The plans show skips may be repaired in one half of the Dutch Barn - this will generate noise which has the potential to affect the living conditions of nearby properties. The applicant has taken steps to mitigate this impact. They have erected new walls to the side of the Dutch Barn thus minimising noise break out to the south west and have erected a mix of mesh and timber fencing to the south western boundary. The timber fence should reduce noise breakout from the site. The on-site generator is to be housed in a shipping container which acts as an acoustic barrier. It is material that there are existing non-residential buildings (part of Babsham Business Centre) on land between the site and the closest residential dwellings.

Environmental Health raise no objection. They previously put forward the current opening hours which prevent noise pollution outside of normal work times.

It is not considered the proposals conflict with development plan policies on pollution.

SUMMARY:

There are no conflicts in respect of the principle of this application given the proposals are for the enhancement of a site with an existing valid permission for skip storage and which allows for skips to be brought onto/removed from site. It is highly material that skips may be stacked up to 3m high and that the new containers/portacabins are lower than this. The application not only seeks permission for the retention of welfare facilities but the retention of bunding designed to minimise landscape impact, fencing designed to screen/secure & reduce noise and acoustic housing to the generator.

The concerns of the Parish Council and local residents are acknowledged. It is not considered the new on-site features and facilities are such that there will be any greater impact on amenities of residents than the approved use. There is intervening land between the site and residents (including Babsham Business Centre) and some of the concerns raised may be related to the activities of others.

It is therefore recommended that the application be approved subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans

Dwg 689/01 Rev A "Site Location and Block Plans"; and
Dwg 689/PLE01 Rev B "Site Survey and Proposals Plan".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies C SP1, D DM1, QE SP1 and T SP1 of the Arun Local Plan.

- 2 The two secure containers, office/welfare portacabin, portaloo, areas of new hardstanding and the interior of the barn building shall only be used for purposes ancillary to the use of the site as skip storage as authorised by planning permission ref BE/79/17/PL.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies C SP1, D DM1, QE SP1 and T SP1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 4 **INFORMATIVE:** The applicants attention is drawn to the conditions imposed on BE/79/17/PL which other than nos. 5 & 6 (as already discharged by BE/136/18/DOC), remain in force. In particular conditions 7, 10, 11, 12, 13 & 14 relate to how the site is to be used and operated.