

From: [Johnston, Christopher](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: 2016/0812 Morridge Side
Date: 27 June 2017 12:09:13
Attachments: [smd_2016_0812_Morridge_Side_Hse.doc](#)

From: Mccrory, Daniel
Sent: 26 June 2017 08:32
To: Johnston, Christopher
Cc: Colgan, Denis
Subject: FW: 2016/0812 Morridge Side

Hi Chris,

Comments attached

Thanks

Dan

Dr. Daniel McCrory
Senior Pollution Officer
Regulatory Services
Staffordshire Moorlands District Council & High Peak Borough Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ
Direct Dial: 01538 395400 Ext: 4413
Mobile: 07736380776

From: Johnston, Christopher
Sent: 20 June 2017 16:33
To: Colgan, Denis; Mccrory, Daniel
Subject: FW: 2016/0812 Morridge Side

Dear Env Health

You should have been formally consulted but weren't (!) so please treat this as a consultation.

It is for a farm building to be used for sheep but also some storage of wood.

There was a concern about wood cutting in the building but the email below gives more in depth proposed usage/activity. Please consider the email in conjunction with the planning application.

I know 21 days is normally required, but do you think there is any chance of a response by 28th June?

Many thanks

Chris

From: ROBERT FORD [<mailto:roblford@btopenworld.com>]
Sent: 19 June 2017 17:26
To: Johnston, Christopher
Subject: Re: 2016/0812 Morridge Side

Chris,

yes: please feel able to extend D day until wed 28 06 2017

the hedgerow species would be 70% hawthorn / 20% holly / 10 blackthorn (sloe) all min. 900 mm high ie: a bit bigger than whips

the building is only to be used for log seasoning because there and usually partly vacant for part of the year

logs are currently stored outside in various locations around the small holding but best inside if possible so as allow seasoning (loss of sap moisture) without getting wet in the rain

the building can't be used for cutting because there isn't any electricity up there and of course a chain saw can't be used in a building because of exhaust fumes

so cutting currently takes place in a domestic outbuilding adjacent to the house and sometimes externally in the house yard but both are highly seasonal (autumn period usually) and periodic. Most cutting takes place at source; ie; in the wood where the timber is sourced. Activity on the holding, such as it is, is therefore mainly to do with splitting and then stacking

any logs in the proposed building will be taken there either on the back of a pickup or in a tractor bucket. But as I say, it's all very low key stuff and not at all anywhere near being an income source of any substance

I think I have covered the sheep sheltering use: As a sheep farmer myself, I am pretty well up to speed on what's required and I can list the following as to what the building will be used for:

primarily for lambing - usually when on the hill say mid march to late april. ewes are best lambed in pens so that the lambs don't get to cross suckle. The can then be kept in groups in the shed until the weather is ok to send out to grass

during the winter period, ie: say mid nov through to april, there is little grass about and so hay is fed ad lib via racks which need to be on hardstanding and better- undercover. If fed out in the field the ground gets trodden up around the feeders which is a CAP / BPS Cross Compliance breach and also leads to the spread of footrot.

the building will also be used within which to store the hay gathered from the adjacent fields for the winter feed. It will be largely gone by the time comes to bring the sheep in for lambing

sheep are gathered in during the summer for worming (every 6 weeks), shearing (june to july) and perhaps for getting some bloom onto lambs and shearing ewes ready for the autumn sheep sales

so apart from stacked hay bales and any farm equipment, there should be some spare space to dry some logs before they are bagged up and sold (delivered) during the winter

regards

Rob Ford

On Monday, 19 June 2017, 16:22, "Johnston, Christopher" <Christopher.Johnston@StaffsMoorlands.gov.uk> wrote:

Robert

Further to our phone conversation today, I think we can add the landscaping as a non pre-commencement/implementation condition (i.e. no further details required before commencement) but would you be able to inform me of the exact species and planting sizes? I don't think I would need to get the Tree Officer's further approval of this.

I would like to consult Environmental Health Section. This has not been done so far and this is part of the reason for me contacting you today as I needed more specific information of the exact use of the building (i.e. any woodworking involved as well as sheep sheltering) before I could consult the Section. I will await your email and consult Env Health. I aim to recommend approval. As you know decision deadline is today but would like some comments from Env Health first. Would you agree to moving the deadline to 28th June instead?

Regards

Chris

From: ROBERT FORD [<mailto:roblford@btopenworld.com>]
Sent: 16 June 2017 11:49
To: Johnston, Christopher
Subject: 2016/0812 Morridge Side

'morning Chris,

I see there are a couple of points on the planning website which I can address:

There is an objection on noise arising from log cutting in the proposed building. The building is mainly required for agriculture le; housing commercial ewes for lambing, winter feeding, periodic worming / shearing etc. There will be no log cutting machinery in use in the building. Any logs in the building will be carried there when the buiding is largely vacant and then just piled up for natural drying / seasoning.

The tree officer's report is welcomed as are his comments on the hedgerow. On this; please accept as a firm proposal his suggested specification for the hedgerow planting:- *a double staggered row of 5 plants per linear metre of typical native hedgerow species (locally sourced).*

The PC query effluent discharge. I advise that there simply isn't any apart for the usual dry muck in relatively small amounts as arises from periodically housed sheep This is usually spread directly onto adjacent farmland when clearing out between housing events.

please give me a call (mornings best) if there are any others issues requiring clarification

regards

Rob Ford

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Dealt with by: Dr. D. McCrory / D. Colgan

Our Ref: SMD/2016/0812

Direct Dial: (01538) 395400 ext:

Your Ref: SMD/2016/0812

Email:

Date: 21st June 2017

MEMORANDUM: PLANNING CONSULTATION
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PROPOSED DEVELOPMENT: ERECTION OF AN AGRICULTURAL BUILDING WITH ASSOCIATED LANDSCAPE TREE PLANTING

LOCATION: Morridge Side House, Cooks Lane, Bradnop, Staffordshire, ST13 7HA

Potential Areas Of Environmental Concern.

1. Noise: Construction
2. Unexpected Contamination/Soil Importation
3. Lighting
4. Noise Plant/machinery
5. Surface Water Drainage
6. Dust (Advisory)
7. Waste (Advisory)

General Comments.

There is not predicted to be any significant impact caused by this development based on the details provided but it would be advised that the following conditions might be placed on any permission granted in order that neighbouring properties are protected from the outset specifically restricting the use for animal holding and log seasoning. Although no specific machinery is identified in the proposal the following condition will take account of all machinery noise being emitted from the site including heating or power generating equipment in the future. The comments of the Parish Council have been considered in the recommendation of a suitable condition below.

Noise

1. Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To protect the adjoining local amenities from noise.*

2. External Lighting

Any artificial lighting (including floodlighting) incorporated in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light is in operation.

Reason: *To protect the local amenities of the local from the excess of illuminance.*

3. Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority.

4. Importation of Soil/Material

No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

3-4 Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

5. Condition Advice in email to address neighbour concerns, such that the building should only be used for storage and no machinery other than lighting or heating should be installed. To take account of the use of any generators/heating system in the future the following condition might be applied to any permission granted.

Plant and Machinery Noise

The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1 hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014. The details and location of any plant or machinery to be installed under this permission should be submitted to and approved of in writing by the Local Planning Authority.

Reason:- *To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.*

6. Surface and Foul Drainage

No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local planning Authority.

Reason: *To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to prevent pollution of the water environment.*

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>
- Any approved noise scheme and measurements should pay due regard to British Standard BS8233: 2014 Sound insulation and noise reduction for buildings (Guidance Document), BS4142 Methods for rating and assessing industrial and commercial sound and the Building Regulations 2010 Document E or other appropriate guidance.
- During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
 - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
 - Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- If required, contamination risk assessments shall be carried out in accordance with UK policy and with the procedural guidance relating to the contaminated land regime, and should be in accordance with Planning Policy Statement 23 and the CLR Report Series 1-12.
 - Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.

- The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an “appropriate person”. In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

Regards,
Environmental Health