

# Public Document Pack

**Date** Tuesday, 15th July, 2014  
**Time** 7.00 pm  
**Venue** Council Chamber, Civic Offices, Merrial Street,  
Newcastle-under-Lyme, Staffordshire, ST5 2AG  
**Contact** Geoff Durham



Civic Offices  
Merrial Street  
Newcastle-under-Lyme  
Staffordshire  
ST5 2AG

## Planning Committee Supplementary Agenda

### PART 1- OPEN AGENDA

- 3 MINUTES OF PREVIOUS MEETING (Pages 3 - 8)**  
The minutes of the previous meeting will be sent to follow.
- 4a Land North of Pepper Street, Keele - 13/00970/FUL (Pages 9 - 12)
- 6a Unit 7 Linley Trading Estate, Linley Road, Talke - 14/00363/REM (Pages 13 - 14)
- 7a Land adj to Hamptons Metal Merchants, Keele Road, Newcastle  
- 14/00269/FUL (Pages 15 - 16)
- 8a Squires Copper, Mount Road, Kidsgrove - 14/00235/REM (Pages 17 - 18)
- 9a Grass Verge near Clayton Hall Cottages, Clayton Road,  
Newcastle - 14/00398/FUL (Pages 19 - 20)
- 10a Bower End Lane Farm, Bower End, Madeley - 14/00448/FUL (Pages 21 - 22)
- 11a Maerfield Gate Farm, Stone Road, Blackbrook - 14/00412/FUL (Pages 23 - 24)  
& 00413/FUL
- 12a Clayton Sports Centre, Stafford Avenue, Clayton and Hartshill  
Cricket Club (Pages 25 - 26)
- 15a Enforcement Report. Land at Doddlespool, Main Road, Betley (Pages 27 - 28)

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**PLANNING COMMITTEE**

Tuesday, 24th June, 2014

**Present:-** Councillor Sophia Baker – in the Chair

Councillors Mrs Bates, D Becket, Braithwaite, Cooper, Fear,  
Mrs Hambleton, Northcott, Proctor, Miss Reddish, Stringer and  
Williams

**1. APOLOGIES**

Apologies were received from Councillors' Waring and White.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

**3. MINUTES OF PREVIOUS MEETING(S)**

**Resolved:-** That the minutes of the meeting held on 10 June, 2014  
be agreed as a correct record.

**4. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO REAR OF FORMER  
RANGLES GARAGE, HIGHERLAND, NEWCASTLE; RANGLES (GARAGES)  
LTD/WILLARDWILLARD;**

**Resolved:-** That the application be refused for the following reasons:

- (i) The number of dwellings proposed and its three storey nature is inappropriate in this elevated position and would be harmful to the appearance of the area.
- (ii) The use of the proposed vehicular access by the number of residential units proposed and also the proximity of three storey development to neighbouring garden land will result in an unsatisfactory level of residential amenity for residents along Seabridge Road adjacent to the site.
- (iii) Without an appropriate secured financial contribution relating to public open space contribution the development would be contrary to policy on the provision of open space for residential development.

**5. APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT TO  
HAMPTONS METAL MERCHANTS, KEELE ROAD; PERSIMMON HOMES (NW  
LTD); 14/00269/FUL**

**Resolved:-** That the application be deferred to enable the Highway  
Authority to ask other bus operators whether they would visit the estate.

**6. APPLICATION FOR MAJOR DEVELOPMENT - PRIORY DAY CARE CENTRE,  
LYMEWOOD GROVE; MR N WESTON-EDWARDS & YU DEVELOPERS/CROFT  
ARCHITECTURE; 14/00284/FUL**

**Resolved:-** (i) That, subject to the applicant entering into a

Section 106 planning obligation securing a contribution to public open space provision/enhancement by the 23<sup>rd</sup> July 2014, the application be permitted subject to the undermentioned conditions:

- (iv) Time limit/Plans
  - (v) Materials
  - (vi) Tree protection measures
  - (vii) Implementation of the tree works specified
  - (viii) Retention of trees
  - (ix) Landscaping
  - (x) Construction hours
  - (xi) Construction and demolition management plan/ method statement
  - (xii) Protection of the highway from mud and debris
  - (xiii) Dust mitigation measures during demolition and construction
  - (xiv) Internal noise levels of dwellings
  - (xv) Contaminated land remediation
  - (xvi) Foul and surface water drainage provision
  - (xvii) Provision of access, parking, servicing and turning areas
  - (xviii) Retention of approved garages to be retained for parking of motor vehicles and cycles
  - (xix) Private road signage
  - (xx) Contaminated land remediation
  - (xxi) Removal of permitted development rights for boundary treatments, hardstandings, outbuildings and extensions for all plots
  - (xxii) Occupancy restriction to the over 55's and their dependents
- (ii) That, should the obligation not be secured by the due date, the Head of Planning and Development be given delegated authority to refuse the application unless it is considered appropriate to extend the period for completion of the obligation.

**7. APPLICATION FOR MAJOR DEVELOPMENT - CHATTERLEY GATEWAY NORTH PHASE 2, SITE 8; HARWORTH ESTATES & TRUSTEES OF PR POWELL/TURLEY; 14/00331/REM**

**Resolved:-** That the application be permitted subject to the undermentioned conditions:

- (i) Approved plans
- (ii) Importation of soil/material.

**8. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT 86 BUCKMASTER AVENUE; ASPIRE HOUSING/ELLIS HILLMAN; 14/00293/FUL**

This item was withdrawn.

9. **APPLICATION FOR MINOR DEVELOPMENT - TELECOMMUNICATIONS MAST, MOUNT ROAD, KIDSGROVE; VODAFONE/MONO CONSULTANTS; 14/00334/FUL**

**Resolved:-** That the application be permitted subject to the undermentioned conditions:

- (i) Commencement within three years
- (ii) Development being carried out in accordance with the approved plans
- (iii) Equipment cabinets to be finished in green.

10. **APPLICATION FOR MINOR DEVELOPMENT - KIDSGROVE (CENTRAL) RAILWAY STATION; STATION ROAD, KIDSGROVE; VODAFONE LIMITED/MONO CONSULTANTS; 14/00359/FUL**

**Resolved:-** That the application be permitted subject to the undermentioned conditions:

- (i) Commencement within three years
- (ii) Development being carried out in accordance with the approved plans
- (iii) Finished colour.

11. **APPLICATION FOR OTHER DEVELOPMENT - CLAYTON SPORTS CENTRE, STAFFORD AVENUE; NEWCASTLE AND HARTSHILL CRICKET CLUB; 14/00212/COU**

**Resolved:-** That the application be deferred to enable discussions to extend the hours of use of the car park.

12. **ANNUAL APPEAL REPORT**

Consideration was given to an annual report on the Planning and related appeals from April, 2013 to March, 2014.

- Resolved:-**
- (i) That internal management procedures within the Service including the assessment of case officers' recommendations by more senior officers continue to be applied;
  - (ii) That your Officer report to the Chair and Vice Chairman in six months time on appeal performance in the first half of the 2014/15, and on any further steps that have been taken in the light of that performance;
  - (iii) That the Committee reaffirms its previous resolution that Members draw to Case Officers' attention any concerns that they have with an application coming to the Committee for determination as soon as possible having received notice of the application in the weekly list, so that potential solutions to the concerns are sought with the applicant in line with the requirements of the National Planning Policy Framework;

- (iv) That the Committee reaffirms its previous resolution that full advantage be taken of the use of conditions in planning permissions to make developments acceptable;
- (v) That the Committee reaffirms its previous resolutions that Members proposing to move refusal of a proposal contrary to recommendation be urged to contact the Head of Planning Services no less than 24 hours before the Committee, with details of the reasons they are minded to give for such a refusal;
- (vi) That the Committee reaffirms its previous resolution that when a proposal to refuse to grant planning permission is made at the Committee contrary to the officer's recommendation, advice be sought as to the most appropriate way to meet the requirement to work in a proactive and positive manner with applicants;
- (vii) That the Committee reaffirms its previous resolutions that the mover and seconder of a resolution of refusal contrary to officer recommendation be identified by the Chair and recorded and in the event of an appeal being lodged there be an expectation that those members will make themselves available as witnesses on behalf of the Council in the appeal proceedings should either the Head of Planning Service or the Head of Central Services deem that appropriate; and
- (viii) That the Committee reaffirm its previous resolutions that a proactive approach be taken by officers to appeal handling with early holding of case conferences where appropriate, the strength of the case being continually reassessed in the light of any new evidence received, and that in the case of matters being determined by means of public inquiries the Head of Central Services or his representative takes charge of the matter.

**13. FIVE YEAR HOUSING LAND SUPPLY 2015 - 2019**

Members considered a report on the five year housing land supply assessment for the Borough of Newcastle under Lyme for 1 April, 2014 to 31 March, 2015.

Members stated that the Committee should receive regular reports (updates) so as to be continually involved in the conveyance of the new local plan.

An issues and options report would be brought back to the Planning Committee next year prior to going out to consultation.

**Resolved:-**

- (i) That the results of the five year supply report be noted.
- (ii) That the significance of the five year supply in

Development Management decision making be noted.

**14. MINERALS LOCAL PLAN**

Consideration was given to the new Minerals Local Plan for Staffordshire 2015 – 2030, on which the Borough Council had been consulted by the County Council.

- Resolved:-**
- (i) That officers, in consultation with the Chairman, submit a response to the County Council to the effect that the Borough Council has no particular observations to make upon the Consultation document.
  - (ii) That the Chairman be authorised to approve comments to be drawn up by the officers that may then be forwarded to the County Council as this Council's response.

**15. DISCLOSURE OF EXEMPT INFORMATION**

**Resolved:-** That the public be excluded from the meeting during consideration of the following item because it is likely that there will be disclosure of exempt information as defined in paragraphs 1, 2 and 6 in Part 1, Schedule 12A of the Local Government Act, 1972.

**16. Restricted Minutes of the Meeting held on 10th June 2014.**

**COUNCILLOR SOPHIA BAKER**  
**Chair**

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**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**15<sup>th</sup> July 2014**

**Agenda item 6**

**Application ref: 13/00970/OUT**

**Land North of Pepper Street, Keele**

Since the preparation of the agenda the following has been received:-

1. Two further letters from **Keele Parish Council** the contents of which are summarised as follows:
  - They are surprised that the recommendation of the Environmental Health Division has changed given that only two of its nine original requirements have been met by the applicant's consultant.
  - If the recommendation is accepted by Committee the recommended conditions should be fulfilled before any building is permitted and this should be monitored by an independent consultant paid for by the developer as the Borough Council does not have the resources or expertise in-house.
  - The bond should also cover the remediation of the tip and possible migration of contaminants from other parts of the site so that it addresses unforeseen and as yet not fully explored dangers on the site. If the Planning Committee is minded to grant permission for the development they are urged to establish the size, nature and limitation of a bond before permission is considered.
  - The applicant appears to have accepted that the old marl hole is a potential hazard and recommends that the area be fenced off and as such this removes the provision of public open space from consideration as a very special circumstance.
  - The Parish Council have demonstrated that the tip fire is slowly burning out. They are concerned that there have been deliberate acts of arson on the site which obscure the underlying improvement in the site.
  - They fail to understand why the fire has become such a significant issue in the consideration of the officers, when during the last 8 years there have been no complaints or action taken. In particular they assert that there has been no serious investigation of the fire site, and recent arson acts have simply misled observers into thinking the fire is worse than it is.
  - The Planning Committee is being asked to make a decision without all the necessary information being available, as the final report of the District Valuer has not been received.
  - Objections have come from residents of Keele, Park Site and Silverdale and the overwhelming response has been to object to the proposed development.
  - The boundary of the site should be adjusted to exclude the proposed public open space which even the applicant accepts can no longer be included in the development.
  - No justification has been given for building on the greenfield portion of the site and as such this would be a very serious breach of national and local Green Belt policy (paragraphs 79, 80, 81, 109 and 116 of the National Planning Policy Framework).
  - There is no public interest served by this proposal.
2. A further **12 letters of objection**. The additional points raised are summarised as follows:
  - The fire has subsided over recent years and the area is regenerating itself. This should not be seen as a very special circumstance to justify the development in the Green Belt.
  - Many fires have been deliberately started on the burning mound deceiving people into believing that it is not burning out.

- Whilst the NPPF supports remediation of contaminated and unstable land, where appropriate, it is not appropriate in this case as the strategy of the Council, of giving time to heal the damaged land, appears to be successful.
- The revised position of the Environmental Health Division is incorrect and their comments should be treated with extreme caution given that their original concerns have largely been unaddressed and that the site investigations remain inadequate.
- It is essential that conditions are enforced and that conditions should include the requirement that any site investigations are evaluated by independent competent persons nominated by the Council, the choice being subject to public consultation.
- The development is not required to get a bus service reinstated as there is already a service.

#### Your officer's comments

It is considered that the report and the recommended conditions largely address the matters raised in the further comments received and reported above. Conditions can only be imposed when granting planning permission and as such it would not be possible to require, as suggested by Keele Parish Council, that all the recommended conditions are fulfilled before permission is granted for the building of the houses. The recommended conditions relating to the extinguishing of the fire and mitigation of contamination indicate that these must be satisfied before construction of the dwellings commence. Any condition that specifies that certain matters should be approved following public consultation would not meet the tests on the use of conditions, although the LPA could, if it wished, choose to publicise the receipt of details whose approval was required by a condition. The application here being considered is an application for outline planning permission, and any permission granted would require the submission of reserved matters, which would be publicised in the same way as the current application has been.

When the report was prepared it was anticipated that the final comments of the District Valuer would be received and could be reported at/or before the meeting on the 15th. It is now known that it is likely the final report of the District Valuer will not be received and as such your officer is not able to provide a recommendation as to what, if any, affordable housing or financial contributions could be secured from the development that would not adversely affect its viability. As it is possible that the advice of the District Valuer as set out in his final report may be significantly different to that set out in the draft it would not be appropriate to seek delegated authority to agree what should be within a S106 obligation particularly as the Council's Developer Contributions SPD makes it clear that decisions (to accept less than required to achieve policy compliance) are for the Planning Committee to make in the public arena. To ensure that any decision that is reached in a transparent manner it is therefore recommended that a decision on the application is deferred until a time when the final report of the District Valuer has been received.

**The RECOMMENDATION therefore now is that a decision on this application is DEFERRED by the Committee to enable views of the District Valuer to be received, reviewed and a recommendation made as to the level of affordable housing and/or financial contributions that the development could sustain. If contrary to the above expectation (as to the timing of receipt of the District Valuer's final report) it is received before the Committee and in sufficient time before the meeting for it to be considered by officers, then a further amendment to the recommendation may be made at the meeting itself.**



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**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**15<sup>th</sup> JULY 2014**

**Agenda item 6**

**Application ref: 14/00363/REM**

**Unit 7, Linley Trading Estate, Linley Road, Talke**

Further comments from the **Police Architectural Liaison Officer** have been received. He states that as previously advised, Staffordshire Police have no objection to the application, but he wishes to draw the Planning Committee's attention to the content of his original comments in respect of the outline planning application (Ref. 10/00080/OUT). He requests that the contents are also taken into consideration in respect of this reserved matters application, in particular item 4 of his report. In relation to the outline planning application, it was stated that it is important to consider the following:

1. Effective perimeter security afforded by an appropriate fence
2. Suitable lighting
3. Comprehensive CCTV system
4. Site access control through lockable gates
5. Recycling facilities to be in the store car park
6. Units to attain Secured by Design award status

**Your Officer's Comments**

Some of the above are management issues for the store and the commercial units and in relation to item 4, the agenda report already includes a condition regarding restrictions on access to car parking areas.

Although the 2011 outline planning permission does not require any pedestrian link to the land to the rear, (which since 2011 has achieved outline planning permission for residential development (12/00127/OUT)), the matter of access was left reserved in the permission for the current application site, and in the interests of achieving sustainable development it makes sense to require the developer of this site to provide a pedestrian/cycle link to the boundary. This will require some revision of the scheme, but not of such a scale as to be unachievable by the attachment of a condition.

**The RECOMMENDATION therefore remains as set out within the main agenda report, with the inclusion of the above additional condition.**

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**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**15<sup>th</sup> JULY 2014**

**Agenda item 7**

**Application ref: 14/00269/FUL**

**Land adjacent to Hamptons Metal Merchants, Keele Road**

As anticipated in the agenda report, further comments have now been received from the **Highway Authority**. They state that they have been in contact with D & G Bus who operate three routes along Keele Road. D & G Bus confirmed to the Highway Authority that they would not be prepared to divert a bus service to serve the proposed northern bus stop but they would consider diverting a bus service to the proposed stop at the site entrance and then turn at the roundabout back out onto Keele Road. The Highway Authority advise that the other bus operator is Bennetts Buses who only operate a very limited service of two buses per day Monday to Friday along Keele Road and they operate no services over the weekend. Because of that very limited service Bennetts views have not been sought.

The recommendation in the agenda report requires the securing of an obligation committing the developer to the obligations contained within the previous Section 106 agreement. This requirement has been made in error as the original reserved matters consent (03/00790/REM) was not subject to a Section 106 agreement. Rather, it was the outline consent (99/00341/OUT) that was subject to an agreement and no variation is sought to the conditions of that consent.

**The RECOMMENDATION therefore should read as follows:**

**Condition 16 of 003/00790/REM to be varied and all other conditions of 03/00790/REM to continue to apply**

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**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**15<sup>th</sup> July 2014**

**Agenda item 8**

**Application ref: 14/00235/REM**

**Squires Copper, Mount Road, Kidsgrove**

The applicant has submitted an amended landscaping plan which details all trees to be retained and replacement trees for those lost within the red edged application site.

The Landscape and Development Section has confirmed that they have no objections to the planting proposals within the red edged application site. However, tree protection measures around trees adjacent to the application site are still required.

Your officers comments

The amended landscaping scheme now addresses the previous concerns regarding the shortfall of replacement trees and it is now considered acceptable.

**The RECOMMENDATION therefore remains as set out within the main agenda report but there is no longer a requirement for a condition for the submission of an amended landscaping plan.**

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**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**15<sup>th</sup> July 2014**

**Agenda item 9**

**Application ref: 14/00398/FUL**

**Grass Verge off Clayton Road, Clayton, Newcastle**

The applicant has submitted an amended plan which repositions the equipment cabinets to the south of the telecommunications pole as anticipated within the report.

Your officers comments

The amended location of the equipment cabinet's results in them not falling within the root protection areas of nearby trees and addresses the concerns of the Landscape and Development Section.

**The RECOMMENDATION therefore remains as set out within the main agenda report other than the omission of the reference to the submission of the amended plan as such a plan has now been received.**

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**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**

**Agenda item 10**

**Application ref 14/00448/FUL**

**Bower End Farm, Bower End Lane**

The comments of the **Environmental Health Division** have now been received. They have no objections

**The recommendation remains unaltered – one of approval subject to certain conditions**

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**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**

**Agenda item 11 Application ref 14/00412/FUL and 14/00412/FUL**

**Maerfield Gate Farm, Stone Road, Blackbrook**

Subsequent to the publication of the report both members who had originally called in the applications indicated that their withdrawal of their call in. The applications fall however to be determined by the Committee in accordance with the Council's agree procedure

**The recommendations with respect to these application and that with respect to enforcement action remain unaltered**

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**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**15<sup>th</sup> July 2014**

**Agenda item 12**

**Application ref: 14/00212/FUL**

**Clayton Sports Centre, Stafford Avenue, Newcastle**

Since the preparation of the agenda report the applicant has amended the red edge of the application site to only include part of the car park. They have also detailed that the hours of operation for the CBT motorcycle training use would be 9am until 3pm on weekdays only to avoid conflict with the peak hours of use of the sports centre.

A new description of development has also been agreed – “Retention of the use of the car park for a dual use comprising a CBT Motorcycle Training use and a car park for the sports centre and cricket club.”

Your officers comments

The restriction on the operating hours of the CBT motorcycle training use and the limitation of the size of the site would avoid any conflict with the peak hours of use of the sports centre which would minimise the potential highway safety impact that could be caused from vehicles parking on Stafford Avenue.

**The RECOMMENDATION therefore remains as set out within the main agenda report with hours of operation being 9am to 3pm on weekdays only.**

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**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**15<sup>th</sup> July 2014**

**Agenda item 15**

**Application ref: 13/00056/207C2**

**Land at Doddlespool, Main Road, Betley**

Since the preparation of the agenda report a meeting has been held between officers and the owner. The applicant has detailed the following:-

- The amount of hardcore that has been imported onto the site to date is likely to be approximately 5000 tonnes which amounts to 250 lorry loads.
- A further 1000/ 2000 tonnes (approximately 100 lorry loads) is required to complete a hardstanding required as part of the irrigation pumping system for the agricultural business.
- The constructed pool has resulted in approximately 9000 tonnes of material being excavated.
- 4000 tonnes of soil has been exported off the site to date with a further 5000 tonnes remaining (250 lorry loads).

The applicant has suggested that the following restrictions could be imposed to minimise the impact on residential amenity levels;

- Hours of operation – 8am to 4pm weekdays only
- Appropriate surfacing for the start of the track next to neighbouring dwellings
- Road sweeping already being undertaken weekly
- Number of vehicles restricted daily (but this is not ideal).

The applicant still maintains that he wishes and is prepared to submit a planning application to regularise the breach of planning control. However, this will not be received by the 15<sup>th</sup> July 2014.

Your officers' comments

The owner has demonstrated a willingness to submit a planning application to regularise the unauthorised development and to accept controls over the development. The recommendation in the main agenda report was challenging (with respect to the date of submission) and following the meeting it is considered that a new date (for submission of the application) of the 31<sup>st</sup> July 2014 is now appropriate (to allow time for the preparation of the required plans and volume and vehicle movement calculations).

The applicant details that all hardcore importation onto the site will be completed by the end of August 2014. As indicated in the main report your officers are satisfied that this importation is necessary for the agricultural use of the site.

It is considered that the restriction on the hours of operation would be appropriate and would meet the guidance for conditions as detailed in paragraph 206 of the NPPF. Similarly the requirement to undertake the sweeping of Main Road is also considered an appropriate matter to address through condition. Limiting the number of vehicles per day in that it simply extends the period of time over which the operation will take place is accordingly not recommended.

The surfacing of the section of the trackway close to the residential properties may be appropriate but by addressing the existing issue of noise and vibration from lorries hitting pot holes an issue of speeding vehicles could however be created if the trackway is surfaced more appropriately.

It has been agreed by the owner that the industrial skips, portacabin and fuel tank will be removed by the 11<sup>th</sup> July 2014. The owner has detailed that the machinery is not permanently left on the site due to security issues.

**RECOMMENDATION (A), as set out within the main agenda report requires amendment and now reads as follows**

**(A) Subject to**

- 1) the industrial skips, portacabin and fuel tank having been removed (and not brought back)**
- 2) the owner submitting a full planning application by the 31st July 2014 for the engineering works in the form of the construction of a pool, the formation of an access track and the depositing and removal of soil, and**
- 3) appropriate restrictions as detailed above (relating to hours of operation, road sweeping) being complied with from now on up to the determination of the application,**

**the Council should take no formal action at this time.**

**Recommendation B as set out within the main agenda report requires amendment and now reads as follows**

**Should**

- 1) either a full planning application not be received by 31<sup>st</sup> July 2014**
- 2) or the industrial skips, portacabin and fuel tank either not have been removed or be brought back onto the site, or**
- 3) the interim restrictions detailed in 3) above not be complied with**

**having regard to the provisions of the development plan and to all other material considerations, the Head of Central Services be authorised to issue enforcement and all other notices and to take and institute on behalf of the Council all such action and prosecution proceedings as are authorised by and under the Town and Country Planning Act 1990 for the following;**

- a. Removal of the industrial skips, fuel tank, machinery and a portacabin within one month from the date of the notice, and**
- b. Appropriate restrictions on the vehicle movements to and from the site to limit the impact on highway safety and residential amenity levels.**
- c. All activity associated with the engineering works, i.e. the vehicle movements, the removal of soil from the site, and the re-contouring of the site areas shall cease after a period of no more than 3 years.**
- d. No soil shall be imported onto the site**