

LAND AT DODDLEPOOL, BETLEY reference 17/00186/207C2

The purpose of this report is to provide Members with an update on the progress of the works being undertaken at this site following the planning application for the retention and completion of a partially constructed agricultural track, approved under planning permission 21/00286/FUL.

RECOMMENDATION

That the information be received.

Latest Information

An update report was prepared for the 6th January planning committee which set out that works to the track, approved under planning permission 21/00286/FUL, were not complete but the base of the track had been constructed to the extent that it was now usable by agricultural machinery. However, it still has to be top dressed. Drainage pipes also need to be incorporated into the track.

The Environment Agency (EA) have advised that there is enough appropriate material on the land to complete the track works. Therefore, there is no requirement for the land owner to vary condition 6 of planning permission 21/00286/FUL, to allow him more time to import material to complete the track because there is enough appropriate material on the land.

A recent complaint has been received about vehicle movements to this site but the EA have visited and no issues have been raised.

The landowner has been undertaking works to complete the track and improve drainage by digging ditches and levelling the land either side of the track ready for reseeding in the spring. He has advised that these works have been contained within the site and no vehicle movements associated with the track works have taken place. However, vehicle movements associated with the agricultural activities of the site have been taking place as normal.

The wet weather has made the land very wet and mud debris from the track onto Waybutt Lane is a problem. The level of water and mud on Waybutt Lane is not solely down to this landowner with the lane serving neighbouring land and activities. However, the landowner will be reminded of all planning conditions of planning permission 21/00286/FUL

This site continues to be monitored and any complaints are being investigated accordingly.

Date Report Prepared – 15th February 2022