

11/00720/FUL: CONSTRUCTION OF ALL WEATHER ARTIFICIAL PITCH WITH FLOODLIGHTING AND ACCOMPANYING EXTERNAL WORKS AT ARTHUR MELLOWS VILLAGE COLLEGE, GLINTON, PETERBOROUGH

VALID: 18TH MAY 2011

APPLICANT: THE SCHOOL GOVERNORS, ARTHUR MELLOWS VILLAGE COLLEGE

AGENT: MR C BARTRAM, PDG ARCHITECTS

REFERRED BY: GLINTON PARISH COUNCIL

REASON: LIGHT POLLUTION AND TRAFFIC

DEPARTURE: NO

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1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- Policy context and the principle of development;
- Light pollution
- Highway Implications

The Head of Planning, Transport and Engineering Services recommends that the application is **APPROVED**.

2 PLANNING POLICY

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS14 Highways: New development in Peterborough will be required to ensure that appropriate provision is made and does not result in a Highway Safety Hazard.

CS16 Urban Design and the Public Realm: New development should respond appropriately to the particular character of the site and its surroundings, using innovative design solutions where appropriate; make the most efficient use of land; enhance local distinctiveness through the size and arrangement of development plots, the position, orientation, proportion, scale and massing of buildings and the arrangement of spaces between them; and make use of appropriate materials and architectural features.

CS21 Biodiversity and Geological Conservation: The City Council, working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the area.

Peterborough Local Plan (First Replacement) (2005)

LNE1 Development in the Countryside: Development in the countryside will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation or public utility services.

LNE9 Landscaping Implications of Development Proposals: Planning permission will not be granted for development unless it makes adequate provision for landscaping of the site an integral part of the development.

LT10 Development of Sports Facilities: The City Council will give favourable consideration to any proposal which would provide new or additional types of sports facilities in accordance with the City Councils Sports Strategy.

LT12 Sports in the Countryside: Planning permission will not be granted for sports development in the countryside unless ... development is ancillary to an existing sports facility and would not harm the character and appearance of the countryside, quality of the landscape or conservation interests, and would not give rise to noise, traffic generation, or concentrations of people or highway safety.

T10 Car and Motorcycle Parking Requirements: Planning Permission will only be granted for car and motorcycle parking outside the city centre if it is in accordance with standards set out in Appendix V.

Government Policy/Advice

Planning Policy Statement (PPS) 1: Delivering Sustainable Development

Good planning is a positive and proactive process, operating in the public interest through a system of plan preparation and control over the development and use of land.

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable and mixed communities with good access to jobs and key services for all members of the community.

It states: 'Community involvement is vitally important to planning and the achievement of sustainable development. This is best achieved where there is early engagement of all the stakeholders in the process of plan making and bringing forward development proposals. This helps to identify issues and problems at an early stage and allows dialogue and discussion of the options to take place before proposals are too far advanced'.

Planning Policy Statement 7: Sustainable Development in Rural Areas

The Governments objectives for rural areas that are relevant to this Planning Policy are to raise the quality of life and environment in rural areas through the promotion of thriving, inclusive and sustainable rural communities, promote more sustainable patterns of development focusing development in or next to existing towns and villages and promoting a range of uses.

Planning Policy Guidance 24: Planning and Noise

The impact of noise can be a material consideration in the determination of planning applications. The planning system has the task of guiding development to the most appropriate locations. It will be hard to reconcile some land uses, such as housing, hospitals or schools, with other activities which generate high levels of noise, but the planning system should ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development). It is equally important that new development involving noisy activities should, if possible, be sited away from noise-sensitive land uses ... Where it is not possible to achieve such a separation of land uses, local planning authorities should consider whether it is practicable to control or reduce noise levels, or to mitigate the impact of noise, through the use of conditions or planning obligations.

Other

A Sports Strategy for Peterborough (2009-2014) – The strategy aims for a 1% increase in population of the city in respect of participation in sport within the city year on year; Peterborough has a higher

proportion of children and teenagers than England and a lower proportion of those ages 50 and over. Following the Active People Survey, which interviewed a sample of 1,000 people, only 1 in 5 adults in Peterborough participate in Sport and active recreation (3x 30 minute sessions per week).

The provision of high quality, accessible, fit for purpose and well located sports facilities is critical to improving local quality of life, and facilitating opportunities for increased participation in sport.

The development of new sports facilities can act as a catalyst for other regeneration and investment in Peterborough. The provision of new sports facilities adds to the desirability of the city as somewhere to live and can send out a message that growth and investment is taking place in the city. This can make the city of interest to developers and businesses looking for new or expanding markets.

Peterborough wants to raise its profile both as a place to live and visit, and to potential investors and employers. A good range of sports facilities and a varied and well supported programme of sports activities and events will contribute to the image and attractiveness of the city. This can attract new residents and will also be attractive to employers and investors looking for new locations with a diverse workforce, where people want to live and that it has a dynamic and vibrant culture.

The Strategy identifies there is a need to improve community access to school sports facilities – currently there are sufficient sports halls in the city to meet the needs of the population however demand is not being met because much provision is not accessible on school sites to the public.

Policy KP5 aims to maximise opportunities for all through shared use of facilities on new or existing school sites and encourage schools to make school sports facilities accessible outside of curriculum hours.

3 DESCRIPTION OF PROPOSAL

The proposal seeks permission to;

- Construct an all weather artificial pitch
- Erect 8 x 15m high columns with 28 floodlights (not to be used after 9.30PM Monday-Friday or after 8.30PM Saturday, Sunday or Bank Holidays)
- Erection of surrounding fences standing at 3.06m and 4.5m; and
- Accompanying external works

Use will be made of the existing temporary access off Lincoln Road to construct the development (the access has been used in conjunction with recently completed works on the site)

4 DESCRIPTION OF SITE AND SURROUNDINGS

The application site forms part of the existing school playing field, which is an area in the region of 2.7ha, screened by mature hedgerows and trees to the North, East, South and West respectively.

The School itself is situated to the immediate East, separated by a dedicated car parking area. To the North are residential properties, and to the South and West circa 90m is the A15.

5 PLANNING HISTORY

10/00470/FUL - Retention of existing access with new steel lockable gates and fencing (Refused)

09/01521/FUL - Retention of temporary access for use by emergency purposes (Withdrawn)

09/00313/FUL - Construction of new gym and refurbishment of existing gym to innovation centre on school campus site (Approved)

08/01167/FUL - First floor extension to create 5 classrooms adjacent to the Information Technology Suite (Approved)

07/00327/FUL - Erection of new science block, including ICT facilities, auditorium, media rooms, refectory and various ancillary rooms, minor extension to drama studio, PE classroom and textiles room

06/00829/FUL - Courtyard infill to form 6 offices and store (Approved)

06/00367/WCPP – Variation of C2 of planning permission 04/00553/FUL (Extension to sports hall to provide health and fitness suite) to arrange opening hours to 16.00 hrs to 22.00 hrs Monday - Friday and 09.00 hrs to 16.30 hrs Saturday and Sunday (Approved)

06/00961/WCPP - Variation of C2 of planning permission 04/00553/FUL (health and fitness suite) to allow opening times Monday - Friday between 1600 to 2200, Saturdays between 0900 to 1630 and Sundays, ten times a year only, between 0900 to 1630 - all hours term time and non term time (Approved)

05/00865/FUL - Extension in courtyard to provide IT classroom (Approved)

04/01623/FUL - Extension to provide machine room store (Approved)

04/01622/FUL - Single storey extension for meeting room (Approved)

04/00553/FUL - Single storey extension to existing sports hall to provide health and fitness suite for use by school and community (Approved)

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

Highways – No objections. Recommended conditions in relation to impact and avoidance of lighting on highway users, cleaning of departing construction vehicles, removal of temporary access on the completion of development, provision of construction compound.

Environmental Health – Recommended a condition regarding lighting levels, to ensure the development accords with “Guidance Notes for the Reduction of Light Pollution (Revised)” and requested a noise survey.

At the time of writing this report a Noise Survey is being produced; results will be confirmed in the update report to committee.

Lighting Engineer - The only lighting design information is contained within the Design and Access Statement. This provides some indication of the likely light spill from the scheme, providing it is installed exactly as the design. Based on this information, the illumination levels will be less than 1 lux at the edge of the playing field adjacent to the nearest residential property. This is an acceptable level. Given that the operation of this lighting will be at restricted times and not during the whole night, I do not foresee a problem from light spill at ground level.

Direct viewing of the light source will be possible due to the height of the columns proposed (15m) which may provide some perception of glare, but the luminaires chosen are some of the best available to control the light distribution and limit any disabling glare. This should have no significant adverse effect on the highway, or properties in any direction, though the site illumination levels will be very high in contrast to the unlit surroundings. The scheme provides 500 lux average, which is a very high level appropriate for competitive sport of this type.

If you wish to add a condition to ensure that the installation matches the design, then I would suggest that illumination readings are to be taken to confirm the specific levels provided at the property boundary at least, to confirm that it is below 1 lux within the zone around the pitch indicated by the design.

Environment Agency – No objection

Police Architectural Liaison Officer – No objection

Landscape Officer – No objection

Wildlife Officer - I welcome the proposal to plant 20 new Oak saplings along the western and southern boundaries of the pitch. I would also be happy to discuss with the college any opportunities for additional planting on the site, as referred to in the Ecology section of the Design & Access Statement. The Ecological Survey submitted by Hiller Ecology (July 2011) is acceptable; no further comments.

Sport England – Awaiting Comments

EXTERNAL

Parish – Objections,

The lighting scheme is unacceptable due to its excessive height of 15m columns supporting 28 lights that would cause unacceptable harm to the character and appearance of the area and quality of the flat landscape contrary to Policy LT12 of the Peterborough Local Plan 2005 (First Replacement) which provides that permission will not be granted for sports development in the countryside (*it is outside the village envelope*) unless it has a specific requirement for a rural location. Whilst the proposed facility is primarily for use by students at the college the proposed out of school opening hours are clearly a *commercial* venture. The floodlighting would also have an adverse impact on the amenity of nearby residents of Farthingstones, Helpston Rd, the adjacent A15 by-pass and the village in general. It is questionable whether floodlighting is needed if it was for the sole use of students.

We are also concerned with the adverse impact of noise, traffic generation and concentration of large numbers of people on the amenity of nearby residents during out of school hours contrary to Policy LT12 of the Peterborough Local Plan 2005 (First Replacement) and would wish that the hours of operation are restricted to 0900 to 2000 Mon to Sat and 1000 to 1600 on Sundays.

NEIGHBOURS – A single letter of objection has been received, regarding;

- Noise & Hours of use; and
- Illumination from floodlights

Others

Campaign to Protect Rural England (CPRE) Cambridgeshire & Peterborough - Object

- Light Pollution & Spill - further details of the floodlighting required; and
- Proposal does not satisfy Policy CS10 and no attempt at addressing sustainability issues

Glinton & Peakirk Green Programme (GPGP) – Object

- The Design Statement and Supplementary Document lodged with the application are misleading and deficient in necessary detail;
- No Local Consultation as stated under the Statement of Community Involvement;
- No noise assessment submitted;
- The proposal appears to be contrary to sections LT12 (e, g and h) and/or LT10/ LT9 (b) of the Peterborough Development Plan 2005 policies carried forward, and policy CS10 of the LDF Core Strategy; and
- Should the application be approved, we would request that a planning condition be made to require mitigation of the extra energy consumption of 56Kw by provision of suitable “green” energy generation of around 10Kw.

7 REASONING

A) Introduction

The proposal is to create an all weather pitch, which proposes to be illuminated by 8 x 15m high columns. The pitch will be surrounded by 3m – 4.5m high wire mesh fencing. The surface has three dedicated types of layout; 1 hockey pitch, 2 medium 5-a-side pitches or 3 small 5-a-side pitches.

B) Policy context and the principle of development

The site of application is outside the village boundary of Glinton; however it forms part of the school's established playing field therefore the principle must be considered under Policies LNE1 and LT10 of the Peterborough Local Plan (First Replacement) (2005). Policy LT10 specifically states schemes which

provide additional types of sports facilities will be considered favourable. The Peterborough Sports Strategy (2009-2014) promotes the shared use of educational sports facilities for community use.

The Parish has raised that Policy LT12 of the Peterborough Local Plan (First Replacement) (2005) is considered relevant; the school in itself should be considered as an existing facility, providing both education and sport, therefore the principle of development is considered acceptable as it is ancillary to an existing facility. However, this policy requires any such proposal should not harm the character and appearance of the countryside or landscape, which is discussed in detail below.

C) Design, Layout and impact on the Landscape.

The proposed pitch will have a maximum floor area of 101.5m x 63m and will be surrounded by a green (RAL6005) wire mesh fencing standing at 3m, rising to 4.5m at the North and Southern ends. An external, porous bitumen spectator's area and footpath will be created to the immediate East and West of the proposed pitch. The pitch will be illuminated by 8 x 15m high light columns, constructed out of galvanised steel.

The pitch will be located 22.5m from an existing car parking area and 60m from the main school. The pitch is located on an established school playing field which is used throughout the football season. The proposal is considered to be appropriately located in close proximity to the existing school and associated facilities, and would not appear visually detached from the school. Further, the surrounding boundary treatment, a combination of mature hedgerows and trees, combined with the proposed planting of 20 Oaks, the proposal is not considered to detract from the character and appearance of the landscape.

By virtue of size, scale, juxtaposition and appearance the proposed pitch is not considered to form an incongruous, out of keeping feature that would detract from the character or appearance of the landscape, and is in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policies LNE1 and LT10 of the Peterborough Local Plan (First Replacement) (2005), the Peterborough Sports Strategy (2009-2014).

D) Light, Noise and impact to neighbouring Amenity

No.6 Farthingstones has raised concerns to the proposal regarding noise and illumination from the proposed floodlighting. The nearest columns will be located in excess of 35m from No.6. Environmental Health and the Lighting Engineer have raised no objection to the proposed floodlights as the light spill drops to street light level (10-5lux) 25m from the pitch and 1lux at No.6 Farthingstones boundary hedge.

Environmental Health have also recommended a noise survey be submitted, however have agreed in principle to the hours of operation. The results of the survey shall be confirmed in the update report at the committee meeting.

E) Community Use

The All Weather Pitch is for school and community use however, the details of the community use have not been provided at this stage (this information is not essential for the consideration of the scheme). The Peterborough Sports Strategy (2009-2014) promotes the use of school facilities for community use and will help the School generate additional income. A condition shall be attached requesting details of how the proposal will benefit the community.

It should be highlighted a Health & Fitness Suite is currently available for community uses on site (04/00553/FUL), which is part of the existing sports hall.

F) Highway Safety

There is an existing hard standing car park for 65 vehicles to the East, with a gravel overflow car park to the immediate South. Highways have raised no objection to the proposal. The proposal is not considered to result in a Highway safety hazard and there is sufficient capacity on site for parking; the proposal is considered to be in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy T10 of the Peterborough Local Plan (First Replacement) (2005).

G) Travel Plan/Transport Assessment

As highlighted by the Glington and Peakirk Green Programme (GPGP), the Agent has referred to each Local Area Requirement, confirming why certain information may or may not be required to the type of application. The GPGP have questioned the statement, whether the response is correct and that the floodlights would not be used in the evenings.

This has been put to the Agent and at the time of writing this report and the officer is awaiting a response.

H) Sustainability & Mitigating Carbon Footprint

The application site has an established use; it will improve the facilities available to both students and wider community. Both CPRE and GPGP objections state the scheme does not fully address mitigating its carbon footprint as it does not, for example, propose renewable energies.

Policy CS10 of the Peterborough Core Strategy identifies dwellings of 1 or more or development over 100m², for example commercial development, to demonstrate how they contribute to the Sustainable Community Strategy for Peterborough. Whilst the proposal is over 100m², its nature is such that Policy CS10 cannot be reasonably applied as its energy consumption is restricted to floodlighting only.

I) Ecology & Landscaping

A bat survey submitted with the application found that 2 species of bats did use the hedgerow to the North as a corridor. As the proposal is some 35m from the hedge it is not considered the proposal will affect the bats. The proposed planting of 20 Oak trees to the site is welcomed.

The proposal is considered to be in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and Policy LNE9 of the Peterborough Local Plan (First Replacement) (2005).

J) Health & Safety Executive

The GPGP letter of objection state the proposal will be sited close to a high pressure gas line; to confirm the pipeline travels North/South in excess of 170m from the site of application to the West, and therefore outside the risk area associated with the gas line. In any event, the site is already an educational/recreational use.

K) Drainage

Surface water from the pitch will discharge into an existing ditch under control of Welland and Deepings Internal Drainage board, to be agreed with them.

8 CONCLUSIONS

The proposed all weather pitch is considered to improve the facilities available to Arthur Mellows Village College, and contributes to the Peterborough Sports Strategy (2009-2014) by providing a community use.

By virtue of size, scale, juxtaposition and appearance the proposal is not considered to detract from the character or appearance of the landscape, and through conditions the proposal will not detract neighbour amenity through privacy, light or noise. The proposal will not affect any protected species and introduces a tree planting scheme to compliment existing boundary treatment. The proposal is considered to be in accordance with Policies CS14, CS16 and CS21 of the Peterborough Core Strategy DPD (2011) and Policies LNE1, LNE9, LT10, LT12 and T10 of the Peterborough Local Plan (First Replacement) (2005), Planning Policy Statement 1 (2005), Planning Policy Statement 7 (2004) and the Peterborough Sports Strategy (2009-2014).

9 RECOMMENDATION

The Head of Planning, Transport and Engineering Services recommends that this application is **APPROVED** for the following reason:

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- the design of the All Weather Pitch is considered of appropriate size, scale, juxtaposition and appearance which will not detract from the character or appearance of the area or landscape;
- the proposal is not considered to have significant impact to neighbour amenity, by virtue of light, privacy or noise;
- the proposal is considered to provide satisfactory parking and would not result in a highway safety hazard; and
- the proposal is considered not to detract protected species and introduces an improved planting scheme.

Hence the proposal accords Policies CS14, CS16 and CS21 of the Peterborough Core Strategy DPD (2011) and Policies LNE1, LNE9, LT10, LT12 and T10 of the Peterborough Local Plan (First Replacement) (2005), Planning Policy Statement 1 (2005), Planning Policy Statement 7 (2004) and the Peterborough Sports Strategy (2009-2014).

Policy CS10 of the Peterborough Core Strategy DPD (2011) cannot be reasonably applied to this development as it will not significantly contribute to the Environmental Capital Agenda.

Conditions

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2. Prior to commencement of development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The Community Use Scheme shall be implemented in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport in accordance with Policy LT10 and the Peterborough Sports Strategy (2009-2014).

- 3. The approved floodlights shall not be used between the following curfew times: 21:30 and 08.00 Monday to Friday or between 20.30 and 08.00 on Saturdays, Sundays or Bank Holidays and use of the All Weather Pitch shall stop 20 minutes before the curfew time commencing.**

Reason: To ensure the development is in accordance with Policy CS16 of the Peterborough Core Strategy and Policies LNE1, LT10 and LT12 of the Peterborough Local Plan (First Replacement) (2005).

- 4. Lighting shall be arranged so that no danger or inconvenience is caused to users of the adjoining public highway. Details of the proposed lighting shall be submitted to the Local Planning Authority and approved in writing prior to its first use.**

Reason: To avoid glare/dazzle which could lead to danger to highway users, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

- 5. The all-weather artificial pitch shall not be brought into use until the temporary construction access has been removed and the land returned to its former use, including removal of the vehicular access and reinstatement of the full height kerb and verge.**

Reason: In the interests of highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

- 6. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction. These facilities shall be in accordance with details which have been approved in writing by the Local Planning Authority.**

Reason: In the interests of Highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

- 7. Development shall not commence before fully operational vehicle-cleaning equipment has been installed of a specification and in a position to be approved in writing by the Local Planning Authority. All vehicles leaving the site shall pass through the cleaning equipment before entering the public highway. In the event of the approved vehicle-cleaning equipment being inoperative, development operations reliant upon compliance with this condition shall be suspended unless and until an alternative equally effective method of cleaning vehicles has been approved by the Local Planning Authority and is operational on site.**

Reason: To prevent mud and debris being brought onto the public highway, in the interests of highway safety, in accordance with Policy CS14 of the Adopted Peterborough Core Strategy.

- 8. The use of the columns for lighting the All Weather Pitch shall not exceed the obtrusive light limitations for sky glow, light into windows and source intensity specified in the Institution of Lighting Engineers document "Guidance Notes for the Reduction of Light Pollution (Revised) (2005). The Applicant, Agent or successor in title shall demonstrate compliance with this condition, e.g. by measurement or calculation, in circumstances where reasonable concern arises from resultant lighting levels.**

Reason: In order to protect the amenity of local residents and highway safety and to accord with Policies CS14 and CS16 of the Peterborough Core Strategy DPD (2011).

Informatives:

1. Building Regulation approval is required for this development. For further information contact the Building Control Section on 01733 453422 or email buildingcontrol@peterborough.gov.uk.
2. This development involves the construction of a new or alteration of an existing vehicular crossing within a public highway. These works **MUST** be carried out in accordance with details specified by Peterborough City Council. Prior to commencing any works within the public highway, a Road Opening Permit must be obtained from the Council on payment of the appropriate fee. Contact is to be made with Vladimir Demcak of the Highway Control Team on 01733 453421 who will supply the relevant application form, provide a preliminary indication of the fee payable and specify the construction details and drawing(s) required.
3. The wheel cleansing equipment shall be capable of cleaning the wheels, underside and chassis of the vehicles. The road between the cleaning equipment and the public highway shall be surfaced either in concrete or blacktop and be maintained free of mud, slurry and any other form of contamination whilst in use.
4. It is an offence to deposit anything including building materials or debris on a highway which may cause interruption to any user of the highway (including footways). In the event that a person is found guilty of this offence, a penalty may be imposed in the form of a fine. It is the responsibility

of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

5. If any thing is so deposited on a highway as to constitute a nuisance, the local authority may by notice require the person who deposited it there to remove it forthwith and if he fails to comply the Local Authority may make a complaint to a Magistrates Court for a Removal and Disposal Order under this Section. In the event that the deposit is considered to constitute a danger, the Local Authority may remove the deposit forthwith and recover reasonable expenses from the person who made the deposit. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

Copies to Councillors J Holdich OBE and D Lamb.