Location:	**Ivy's Cottage** **Smiths End Lane** **Barley** **Royston** **Hertfordshire** **SG8 8LH**
Applicant:	**Mr Andrew Noades**
Proposal:	**Erection of one detached self-build 2-bed retirement dwelling and ancillary works (additional plans received 16.04.2025).**
Ref. No:	25/00309/FP
Officer:	**Henry Thomas**

Date of expiry of statutory period: 05/05/2025

Extension of statutory period: 18/07/2025

Reason for Delay: Amended plans received and waiting for an available committee meeting.

Reason for Referral to Committee: Barley Parish Council have objected to the application, Cllr Joe Gaziano acting as Ward Advocate has supported their comments with a 'Call In' for the following reasons:

"There are two key issues relating to this site; it is outside the settlement boundary for Barley and within the Barley Conservation Area.

The Parish Council considers that the proposed development will erode and cause harm to the significance of the BCA which covers the whole of Smiths End Lane. Many of the existing properties fronting Smith's End Lane are listed; in particular Blythe Cottage and South Cottage which face the site, and Ravello Rose adjacent to the site. These assets make a valuable contribution to the setting of Smith's End Lane and to this part of the BCA, as indeed does the existing verdant gap between Ivy Cottage and Ravello Rose.

This proposal would undoubtedly change the character of the built form on the site as a whole and its associated land; given the elevated nature of the site, approximately two meters above the level of Smith End Lane and with a ridge height of some 6.8m, the siting, scale, height and form of the proposed dwelling would cause demonstratable harm to the setting of not only the listed buildings but of all the properties in this part of the BCA."

1.0 **Policies**

1.1 **North Hertfordshire District Local Plan 2011 – 2031 (LP)**

Spatial Strategy and Strategic Policies
Policy SP1: Sustainable Development in North Hertfordshire
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP7 Infrastructure requirements and developer contributions
Policy SP8 Housing
Policy SP9: Design and sustainability
Policy SP10: Healthy communities
Policy SP11: Natural resources and sustainability
Policy SP12: Green infrastructure, biodiversity and landscape

Development Management Policies
Policy T1: Assessment of transport matters
Policy T2: Parking
Policy D1: Sustainable design
Policy D3: Protecting living conditions
Policy NE4 Biodiversity and geological sites
Policy CGB1 Rural Areas Beyond the Green Belt
Policy CGB4 Existing Buildings in the Rural Area Beyond the Green Belt

1.2 **Supplementary Planning Documents**
Design SPD
Sustainability SPD

1.3 **National Planning Policy Framework (2023) (NPPF)**
Section 2: Achieving sustainable development
Section 5 – Delivering a sufficient supply of homes
Section 8 - Promoting healthy communities
Section 11 – Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 16: Conserving and enhancing the historic environment

2.0 **Site History**

2.1 **22/00852/OP** - Outline application for the erection of one two storey dwelling and garage, gated entrance and adapted access to the highway (all matters reserved except for appearance, layout and scale). **Refused.**

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – 7 representations received, 4 in objection and 3 neutral comments on the following grounds (summary):

Objections:

- Revised scheme does not overcome objections.
- Loss of light to neighbouring properties.
- Loss of openness.

- Harm to conservation area.
- Development is overpowering and not in keeping with the area.
- Overbearing to neighbours / street scene.
- Harm to wildlife.
- Harmful precedent.
- Overlooking on neighbouring property.
- Harm to neighbouring Listed Building.

Neutral comments:

- Needs inclusion of swift bricks

3.2 **NHC Ecology** – No objection subject to condition.

3.3 **NHC Conservation** –

This is a rare occasion where I have come to a different conclusion to that of a previous proposal on the same site less than 3 years ago. Subject to a suggested slight modification (chimney stack) and contrary to my recommendation under ref: 22/00852/OP, it is considered that the proposed dwelling will not occasion harm to the significance of Ravello Rose (grade II) or to the character or appearance of the BCA thus satisfying the provisions of Sections 66(1) and 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Consequently, I find the proposal ***UNOBJECTIONABLE.***

3.4 **Barley Parish Council** - Objection.

After careful consideration, Barley Parish Council remain of the view that the proposed development does not comply with the key fundamental policies of the adopted local plan and would cause harm to the conservation area and adjoining listed buildings.

3.5 **Waste and Recycling** – Insufficient information provided.

3.6 **HCC Highways** – No objection.

3.7 **HCC Archaeology** – No comments.

3.8 **Environmental Health (combined)** - No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Ivy's Cottage is a two-storey dwelling on the west side of Smith's End Lane. The dwelling is set back from the road and has a large side garden. Although the site is outside the settlement boundary for Barley, there are residential dwellings to the north, east and south of the site. The site is covered by the Barley Conservation Area with several Grade II Listed Buildings within the vicinity, most notable are Ravello Rose Cottage which sits adjacent to the site (south) and Blythe and South Cottage which sit opposite of Ivy Cottage itself (North-East). The site as existing has a few large trees and

hedgerow along the front boundary which screen the site. The site sits approximately 1.2m higher than the ground level of the Highway.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of one two storey, 2-bedroom dwelling. The dwelling would have the bedrooms on the ground floor and a living room and kitchen at first floor level. The dwelling would have a first-floor balcony to the rear. This application proposes a self-build dwelling, to be constructed by the applicant for his and his family's own occupation.

4.2.2 The proposed materials are:

Roof – Slate tile
Windows – White painted timber
Walls – Cream Painted render over a red brick plinth
Doors – White painted timber
Boundaries – 1200 post and wire fence with hedging
Vehicle Access – Permeable bridle brick pavers.

4.2.3 The dwelling would be set back approximately 18.5m from the road. Due to the site sitting at a higher ground level, the dwelling would be lowered 0.5m and would be 6.45m tall (excluding chimney) with eaves at 4.3m from the site ground level. The bulk of the dwelling would be 7.6m wide, 10m deep. The ground floor would have a single storey side utility room which would add a further 2.691m of width and front porch adding a further 1m of depth.

4.3 **Key Issues**

4.3.1 The key considerations are:

- The Principle of Development
- Design/Impact on the Character of the Area
- Impact on the Amenities of Neighbouring Properties/Future Occupiers
- Highways and Parking
- Heritage Assets
- Landscaping

<u>Planning History</u>

4.3.2 What is now proposed is different to the 2022 scheme in terms of height, form, fenestration, position, and orientation. Whilst weight is given to previous refusals, consideration is also given to the intervening change in National and Local Polices.

<u>The Principle of Development</u>

4.3.3 Local Plan (LP) Policy SP2 sets out the hierarchy for new residential development within the District, with the main housing being to allocated sites and then with general development allowed within the category A villages, in-filling within category B villages and development for limited affordable housing and facilities for local community needs meeting the requirements of LP policy CGB2 in category C settlements. This site is located within a semi-rural context which falls outside of the category A, B and C settlements and is an area protected by the designation of Policy CBG1, Rural Areas beyond the Green Belt where there is a presumption against new development.

4.3.4 The criteria of Policy CGB1 states:

"In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

a) Is infilling development which does not extend the built core of a Category B village;
b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;
c) Is strictly necessary for the needs of agriculture or forestry;
d) Relates to an existing rural building;
e) Is a modest proposal for rural economic development or diversification; or
f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area."

4.3.5 As the proposed development would relate to an existing residential dwelling, Policy CGB4 provides further guidance:

"Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:

b) Any existing building to be converted for re-use does not require major extension or reconstruction;
c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and
d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them."

4.3.6 Given that the proposal does not relate to the paragraphs under CGB1 and seeks to erect a dwelling where there is no previous built form. The proposal does not comply with LP Policies SP2, CGB1 and CGB4.

4.3.7 In this case, it is considered that the Council would not normally be supportive of new residential development in this location, given its isolation away from the main services in Barley. That being said, Smith's End Lane features 3 clusters of development with dwellings on both sides of the road forming a street scene. The site is located within one of these built-up areas and is essentially an infill plot which adjoins residential properties to the north, south and east.

4.3.8 With regard to infill plots and the Rural Area beyond the Green Belt, there are some appeal decisions of relevance to this consideration. An application for a single detached dwelling in Kelshall (ref: 22/01229/FP) and Ashwell (ref: 21/01745/FP) was refused for

being contrary to CGB1 and SP2 of the Local Plan and its predecessor, Saved Policy 6. Both were subject to appeals that were allowed, where the Inspectors considered that those proposals would not be at odds with the spirit of LP Policy CGB1. The application site is an infill plot within a substantially built-up frontage and is not in an isolated location within the countryside. Whilst it is acknowledged that each application is considered on its own merits, these appeal decisions are material planning considerations.

4.3.9 Of relevance in terms of the weight to be given to local plan policies, the Council does not have a five-year housing land supply and therefore the titled balance set out at paragraph 11(d) of the NPPF is engaged. Whereby, policies in the Local Plan which are most important for determining this application are out-of-date and planning permission should be granted unless (i) the application of policies of the NPPF that protect assets, such as designated heritage assets, provides a strong reason for refusing the development proposed; or (ii) any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

4.3.10 Regarding rural housing the NPPF confirms at paragraph 83 that to promote sustainable development in rural areas housing should be located where it will enhance and maintain the vitality of rural communities, with paragraph 84 confirming that development of isolated homes in the countryside should be avoided. As indicated previously it is considered that the site is not in an isolated location within the countryside.

4.3.11 In terms of delivering a sufficient supply of homes, NPPF paragraph 73 confirms that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Medium Enterprise housebuilders to deliver new homes and are often built out relatively quickly.

4.3.12 Therefore, in this case, unless the application of NPPF policies relating to the historic environment, indicated that the tilted balance should be disengaged, it is considered that given the location within a substantially built up frontage within the countryside, but close to the settlement of Barley, there conflict with LP Policies SP2 and CGB1 do not present sufficient grounds for refusing planning permission alone.

Design/Impact on the Character of the Area

4.3.13 LP Policy D1 states that planning permission will be granted for development proposals that respond positively to local context and create or enhance the public realm. LP Policy SP9 further considers that new development will be supported where it is well designed

and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.

4.3.14 Smiths End Lane has a relatively mixed character in terms of form, materials and siting from the highway. With exception to the number of thatched properties, the most prevalent character is of rendered properties with gable roof forms. In design terms, the proposed dwelling is considered acceptable because it has been designed with traditional features and materials that reflect the rural setting of Barley. The proposed design and materials would be similar to several of these properties such as Rayments Cottage and New Cottage to the north.

4.3.15 Given the density of the dwellings within this cluster of development on Smiths End Lane, it is considered that the infilling of this plot would not be harmful to the rural character of the area but responds positively to the site's local context.

4.3.16 The proposed development would therefore accord with Policies SP9 and D1 of the Local Plan and NPPF policies at Section 12 that seek to achieve well-designed places.

Impact on Heritage Assets

4.3.17 The site is located within Barley Conservation Area and within proximity to several Grade II listed buildings. The conservation officer has stated that:

"I have reconsidered the heritage aspects of this case. Notwithstanding the contemporary rear elevation with rear external deck/balcony, I find that the improvements to the built form when compared with the scheme 3 years ago can be supported. Ideally, however, I would like to see a side or ridge chimney stack introduced to complement the building's traditional cottage appearance and downpipes introduced that would serve to define side gable proportions. Otherwise, I conclude that no harm would be occasioned to the significance of Ravello Rose or to the character or appearance of the BCA.

I advise that it may be prudent to withdraw Class E PD rights if the scheme is recommended for approval and we should also condition sample roof materials and window details."

4.3.18 As such, the proposal has been amended to include a chimney stack inline with the Conservation Officer's comments. The dwelling is set back into the site to retain the sight lines of Ravello Rose Cottage when driving down the highway. It is considered that the proposal would not have any significant impact on the character and appearance of the conservation area. The proposed materials and design are considered sympathetic to the locality and the conservation area and there would not be any harm to the heritage significance of the conservation area. The proposal therefore complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

The Impact on Neighbouring Dwellings/Future Occupiers

4.3.19 Policy D1 of the Local Plan also requires that development proposals meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that

planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.

Impact upon Ravello Rose Cottage

4.3.20 The proposed dwelling would be set off the boundary with Ravello Rose Cottage by 4.88m. It would have a minor projection beyond the neighbour's flank elevation and would be oriented away to prevent overlooking. Two side windows are proposed on this elevation, they both would serve a bathroom and are obscure glazed, this would be secured by condition, thereby avoiding loss of privacy for occupiers of this neighbouring cottage. Ravello Rose Cottage has three windows which face towards the site, the two which would be affected by the development appear to serve a bathroom or a non-primary habitable room as such. However, given the distance to the proposed dwelling and relative positioning, the proposal would not result have an impact upon outlook that would lead to significant harm to the living conditions of occupiers. The orientation and the distance between these dwellings would not result in any significant loss in sunlight or be considered overbearing.

Impact upon Ivy Cottage

4.3.21 The bulk of the proposed dwelling would be set away from Ivy Cottage by approximately 14m. Both dwellings would retain a suitable sized garden. Given the acceptable design and scale, the proposed dwelling would not be harmful to the host dwelling.

Impact to Nos. 1 – 4 Smiths End Lane

4.3.22 The proposed dwelling would be set approximately 27.8m away from these dwellings. The proposed development would have a height similar to both Ivy Cottage and Ravello Rose and existing screening would be retained. As such, I consider that a dwelling in this location would not be significantly harmful to their residential amenity.

Impact to future occupiers

4.3.23 The proposed dwelling at approximately 149.6 sqm would comply with the minimum nationally described space standards for a 2 bedroom/4-person property (79 sqm), would have a suitable amount of private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.

4.3.24 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and would provide acceptable living conditions for future occupiers. This is in accordance with Polices D1 and D3 of the Local Plan.

Highways and Parking

4.3.25 The site would be accessed via the existing access which serves Ivy Cottage. The Highway Authority have formally commented on this application, stating no objection with informatives. It is not considered that a single dwelling in this location would have a significant material impact on traffic and highway safety in this area. The proposal provides adequate space to allow for vehicles to turn and exit the site in forward gear.

4.3.26 The provision of 2 parking spaces and a cycle store would satisfy the requirements under Policy T2 of the Local Plan.

Landscaping / Ecology.

4.3.27 The proposal would retain the existing screening to the front and rear of the site. The proposed development is for a self-build dwelling and is being developed for occupation by the applicant. As per the BNG regulations, the development is therefore not required to deliver at least 10% of BNG. Policy NE4 requires proposals to demonstrate measurable gains of BNG, and given the landscaping within the site at present, I consider that the development would result in some enhancement of ecological assets. Furthermore, the implementation of enhancements, as required by the Ecology consultee response, is considered to meet the requirements of this policy.

Waste Storage

4.3.28 It is considered that the proposal would have ample room to site the bins adjacent to the dwelling, the resident will be required to drag the bins to the end of the driveway for collection in line with the neighbouring dwellings.

Sustainability and Environmental Implications

4.3.29 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.30 The scheme would also incorporate 6 solar PV panels on the southern gable roof. These are sustainable additions to the proposal which are considered acceptable and a benefit of this scheme.

4.3.31 The proposed development, would have no significant implications for the local environment in terms of carbon emissions. Objections have been raised in terms of possible flooding issues and foul drainage, neither of which are considered to be significant in terms of the siting of a single new dwelling and should be adequately controlled by building regulations. I am therefore satisfied that the proposal would be generally in compliance with Section 14 of the NPPF and Policy D1 of the Local Plan.

Other Matters

4.3.32 Although Environmental Health has requested a condition for an EV Charger. This is now a building regulation requirement; therefore such a condition would not be required.

4.3.33 Given the relatively constrained nature of the site, and heritage considerations, it is deemed necessary that the Permitted Development Rights for classes A to E of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, be removed by condition to control future development on the site.

4.4 **Conclusion and Planning Balance**

4.4.1 The Council does not have a 5-year supply of deliverable housing land. Therefore, the titled balance set out at NPPF paragraph 11(d) is engaged.

4.4.2 Benefits would arise from the proposed development. In terms of the economic benefits, jobs would be created for a small or medium sized housebuilder in the construction and fitting out of the development and the proposal would make a modest contribution to the vitality of the nearby settlement of Barley. There would be social benefits arising from the delivery a single dwelling in a sustainable rural location, which would make a modest contribution to the local housing stock.

4.4.3 Whilst the proposal conflicts with Policies SP2, CGB1 and the general aim of the Rural Area Beyond the Green Belt of the Local Plan, the proposal is infill development which would not be harmful to the rural character of the area or the Conservation Area and the setting of adjacent listed buildings.

4.4.4 In terms of external materials and general design, the proposal would be sympathetic to the Conservation Area and neighbouring Listed Buildings. The proposal would be acceptable in terms of its impact in the amenities of neighbouring dwellings/future occupiers, highways, parking, landscaping, and impacts on the nearby listed building. The scheme would also incorporate sustainable methods of power generation.

4.4.5 The Council cannot demonstrate a five-year supply of deliverable housing sites – currently estimated at 3.9 years' worth of supply. As the proposal would not conflict with NPPF policies that seek to conservation and enhance the historic environment, the titled balance of NPPF 11 (d) is not disengaged. There are no adverse impacts that would significantly and demonstrably outweigh the benefits that would arise from the proposal and therefore there is a presumption in favour of the proposed development and planning permission should therefore be granted on that basis, subject to the proposed conditions.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 The applicant has been contacted to seek agreement to the pre-commencement conditions and Members will be updated at the meeting.

5.0 **<u>Recommendation</u>**

5.1 That planning permission be **GRANTED** subject to the following conditions:

<u>Conditions</u>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures and hedgehog holes in fences, has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to occupation retained on site thereafter.

   Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

4. In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

   Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

5. The windows at first floor level on the south-east elevation of the development hereby permitted shall be permanently glazed with obscure glass.

   Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C, D and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument

which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policies, D1, D3 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

7. Details and/or samples of materials to be used on the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

   Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

8. Details and/or samples of window materials of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

   Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

9. Prior to the occupation of the development hereby approved, details including materials and elevations of the cycle store shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

BNG Statement

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions

(https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments) or transitional arrangements in respect of the biodiversity gain condition.

Informatives

Extent of Highway:

Information on obtaining the extent of public highway around the site can be obtained from the HCC website: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

Debris and deposits on the highway:

It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Gravel / shingle driveways:

Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Further information is available by telephoning 0300 1234047.