

**REPORT SUMMARY**

<b>REFERENCE NO - 15/508307/FULL</b>			
<b>APPLICATION PROPOSAL</b>			
Erection of 4 dwellings and relocation of access to builder's yard as shown on drawing numbers P1515-200 Rev A, P1515-300 Rev A, P1515-327; dated 14-10-2015 and P1515-100 Rev B, P1515-50 Rev B; dated 30-10-2015 and P1515-225 Rev B, P1515-226 Rev B, P1515-325 Rev B, P1515-326 Rev B; dated 01.12.2015, and supporting documents: Topological Survey by Boundaries Partnering; dated 8-05-2015 and Arboricultural Implications Report (ref: ha/aiams1/musketla); dated 23-06-2015 and Preliminary Ecological Appraisal by KB Ecology (ref: 2015/06/02); dated 16-06-2015 and Design and Access Statement; dated 9-10-2015.			
<b>ADDRESS</b> Eyhorne Green, Musket Lane, Hollingbourne, Kent, ME17 1UU			
<b>RECOMMENDATION</b>			
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b>			
The proposed development is located within the village envelope of Hollingbourne and the principle of sustainable residential development is accepted in accordance with policy H27 of the Local Plan 2000 and the aims and objectives of the NPPF.			
<b>REASON FOR REFERRAL TO COMMITTEE</b>			
Hollingbourne Parish Council wish to see the application refused and have requested the application is referred to committee for determination.			
<b>WARD</b> North Downs	<b>PARISH/TOWN COUNCIL</b> Hollingbourne	<b>APPLICANT</b> Mr P J And J E Teague <b>AGENT</b> Manning Duffie Architects Ltd	
<b>DECISION DUE DATE</b> 09/12/15	<b>PUBLICITY EXPIRY DATE</b> 09/12/15	<b>OFFICER SITE VISIT DATE</b> 26/10/15	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
15/505331/FULL	Erection of 7 dwellings on part of builder's yard, together with associated landscaping works	Withdrawn	01.09.2015

**MAIN REPORT**

**1.0 DESCRIPTION OF SITE**

The application site is located on the south side of Musket Lane in the village envelope of Hollingbourne. The application site is located within Hollingbourne Conservation Area and a Special Landscape Area. The application site and Hollingbourne Conservation Area are covered by an Article 4 Direction.

1.1 The site is roughly rectangular in shape and amounts to approximately 0.1 hectare. The ground levels on the site rise from south to north and east to west. The application site relates to the front half of an existing builders yard and part of the residential garden area of Eyhorne Green. A majority of the site is laid to hard standing and there are a number of containers on the builder's yard site which are used for storage. A lean-to structure and timber shed are located on the northern

boundary of the application site and would be removed to facilitate the development. There are a number of trees along the north and west boundary of the application site which are protected by virtue of their location within the Conservation Area.

- 1.2 To the east of the site is the two storey terrace row of 1-3 Eyhorne Green Cottages. To the south of the site is the remaining builders yard and Eyhorne Green, a detached two storey residential property and the Eyhorne Farmhouse is located to the west of the application site. Athelstan Green, a cul-de-sac of some 12 houses, is located opposite the application site to the north. Autumn Cottage, a grade II listed building is located on the opposite side of Musket Lane to the north of the application site. There are TPO trees and protected hedgerows on the boundary of Autumn Cottage, adjacent Musket Lane.

## **2.0 PROPOSAL**

- 2.1 This application proposes the erection of four dwellings on the front half of the established builders yard and garden area of Eyhorne Green. The vehicle entrance to the builder's yard would be relocated to the southwest of the site.

- 2.2 The application proposes two pairs of semi-detached houses with frontage onto Musket Lane. Each property would have two off-street parking spaces located to the side of the houses. The houses would be of a traditional form and design with facing brickwork, brick detailing, tile hanging and slate roofs. Small front gardens areas are proposed with landscape planting abutting Musket Lane. Rear gardens of the houses would back onto the retained builder's yard with a retaining wall constructed along the northern boundary to account for the changes in ground level.

## **3.0 POLICY AND OTHER CONSIDERATIONS**

- Maidstone Borough-Wide Local Plan 2000: H27, ENV6, ENV34, T13
- The National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Hollingbourne Neighbourhood Plan

## **4.0 LOCAL REPRESENTATIONS**

- 4.1 Two letters of objection have been received from neighbouring properties. Comments are summarised as follows:

- Pleased to see the density of the housing has been reduced.
- Removal of existing hedgerow along the eastern boundary.
- Loss of privacy from windows on the east flank wall.
- Parking congestion.
- Increase in traffic.
- Drainage issues.
- Loss of trees on the site.

## **5.0 CONSULTATIONS**

- 5.1 **KCC Highways:** Raise no objections on behalf of the highways authority.

- 5.2 **MBC Landscape Officer:** *'The Arboricultural Implications Report produced by ACS consulting is considered to be acceptable in principle. Whilst I consider that there are no arboricultural grounds on which to object to this proposal, I am disappointed that the space for replanting to mitigate the loss of existing trees is so minimal. Any landscape condition should include for one large stature tree. The soft landscape verge to the west of plot 4 appears to be the only space in which a tree can be*

*accommodated. I would suggest a Scots Pine (Pinus sylvestris) would be a suitable replacement tree on this site’.*

- 5.3 **MBC Conservation Officer:** Raises no objection, there are insufficient heritage grounds to justify refusal of this application. The applicant should be encouraged to achieve a better quality scheme by addressing the issues raised. Recommends conditions should be attached regarding samples of materials, joinery details, landscaping (including boundary treatments), removal of all PD rights and details of slab levels.

*‘The existing builders’ yard causes some harm to the character of the conservation area, although it is somewhat screened by scrubby trees along the road frontage which help to create a “green” feel to this site in this location towards the periphery of the village where development is more scattered than in the main street. I have no objection in principle to a residential development on this site and the current scheme is a marked improvement over that previously submitted for seven houses; however, it will result in a significant change in character resulting in a much more urban appearance to the site and a loss of trees which do make a minor contribution to the existing character of this part of the conservation area. This urbanisation will be exacerbated by the tall retaining walls necessary, particularly to the rear of the site.*

*The house designs in themselves are appropriate although the siting might be slightly improved by moving the houses a little further back into the site (they are currently slightly in advance of the adjoining terrace) – this might enable some additional planting along the frontage to soften the appearance’.*

- 5.4 **MBC Environmental Health:** Concerns raised regarding contaminated land. No objections subject to conditions.

- 5.5 **Hollingbourne Parish Council:** Requests refusal on the following grounds:

*‘Subject to the sewerage capacity inspection taking place within the village, we must refuse the erection of four dwellings at this time’.*

The Parish Councils requests the application is heard at planning committee.

## 6.0 AMENDMENTS

- One Scots Pine introduced on the eastern boundary of the application site.
- Oriel window removed from first floor eastern flank wall of Plot 1.
- Amendments received on 1 December 2015.

## 7.0 APPRAISAL

### Principle of Development

- 7.1 The site is located within the defined village envelope of Hollingbourne where the principle of additional housing is acceptable in accordance with the Local Plan and NPPF. The site is identified as appropriate for minor residential development as set out in Policy H27. There are no policies that seek to retain the current use of the premises and therefore the principle of the development is acceptable. I consider the key issues to be the impact upon the character and appearance of the conservation area and SLA; the setting of listed buildings; the impact upon neighbour amenity, highways safety and parking congestion and impact on trees and ecology.

### Visual Impact

## Planning Committee Report

- 7.2 The application site is located within the Hollingbourne village envelope and Hollingbourne Conservation Area. The site is also located within a Special Landscape Area although given that the site is within the village envelope the principle of additional residential development is accepted and less weight is therefore afforded to rural policies. I consider the key consideration visually is the impact on the character and appearance of the Conservation Area and streetscape, and the setting of neighbouring listed buildings.
- 7.3 Tree/hedgerow planting along Musket Lane partially screens the site from public views along Musket Lane, however, views into the site are afforded from the vehicle entrance onto Musket Lane and through breaks in the boundary vegetation. The builder's yard which currently occupies the application site comprises a number of storage containers, open storage areas and areas of hardstanding which is not considered to enhance or preserve the character of the Conservation Area.
- 7.4 No objections are raised to the removal of the storage containers and redevelopment of the builder's yard as the site is not considered to make a positive visual contribution to the Conservation Area.
- 7.5 The proposed palette of materials, form, scale and design of the houses is considered acceptable for this location and would generally be in keeping with character of the village and surrounding residential development. A simple unobtrusive residential design is proposed with hipped roofs which would help reduce the overall scale of the houses. A condition will be attached to ensure a high standard of building materials are used to compliment the surrounding residential area and Conservation Area.
- 7.6 The gradient of the application site increases from the east to west and the two pairs of semi-detached houses would be located on higher ground than the adjacent terrace row of Nos.1-3 Musket Lane, due to the changes in ground level. However, the additional height (approx. 2m) would not be a significant increase taking into account the slope in the land, form / scale of the houses, the gap between the adjacent terrace (approx. 5.5m), which would ensure the proposal does not unacceptably dominant the adjacent properties. The simple form of the roof would also reduce the scale of the development and the scale, height and form of the proposed development would be in keeping with other residential properties within the Conservation Area.
- 7.7 Off-street parking is proposed at the side of the houses which allows for soft landscaping / small gardens to be located at the front adjacent Musket Lane. The location of the parking could be considered out of character with the more historic properties in Hollingbourne village envelope which often abut the public highway and do not provide any off-street parking. However, off-street parking is a requirement from KCC and the parking at the side of the houses is preferred to parking located directly at the front of each house. In my view parking would not dominate the site or streetscape due to the proposed location at the side of the houses and areas and front garden / landscaping. The location of the houses close to the road frontage would be in keeping with other developments within Hollingbourne.
- 7.8 Autumn Cottage is a grade II listed building located on the opposite side of Musket Lane to the north of the application site. Autumn Cottage is set back more 20m distance from the road frontage with close boarded fencing and tree planting located along the Musket Road boundary. Due to the boundary treatment and set back from the road Autumn Cottage is largely screened from public view and does not make a significant contribution to the streetscape of Musket Lane. Due to the separation

distance, established screening and Autumn Cottage's presence within the Conservation Area, I am of the view that the proposal would not negatively affect the setting of the listed building.

- 7.9 Reviewing the conservation officer comments I have studied the proposed site plan and can confirm that the front elevation of the Plot 1 and 2 are set slightly behind the building line of the adjacent terrace. Plot 3 and 4 are staggered further back into the site. Pushing the proposed houses further back into the site would, in my view, have a detrimental impact on the level of garden space for each property. As regard the retaining wall, this would be located at the rear of the site and would not be visible in the streetscene.
- 7.10 Overall the design, scale, layout and palette of material proposed are considered to be in keeping with the character of the Conservation Area and in accordance with.

#### **Residential Amenity**

- 7.11 Residential properties directly to the south of the site include 1-3 Musket Lane, with the closest property to the application site No.3. The proposed development (Plot 1) would project some 4.5m beyond the rear building line of 3 Musket Lane. The single storey attached garage at Plot 1 would be set in some 1m distance from the shared boundary with No.1 and, the two storey flank wall of Plot 1 would be set in approx. 4m–4.5m distance from the shared boundary. I do not consider that the proposed development would result in an unreasonable loss of outlook or light to the neighbouring property given the separation distance from the shared boundary and due to the south facing aspect of the rear garden areas at 1-3 Musket Lane. The proposed drawings also indicate that the development would be in accordance with the BRE guidelines.
- 7.12 The proposed development would be located approx. 15m distance from Eyhorne Green which is located at a higher ground level to the south of the site, and over 20m distance from Eyhorne Farmhouse, located to the west of the site. Given these separation distances and changes in ground levels I do not consider the proposed development would result in an unacceptable loss of amenity to these properties.
- 7.13 Some overlooking would be afforded into the rear garden areas of neighbouring properties, however, levels of overlooking would not be significantly worse than current levels of mutual overlooking between neighbouring residential properties in a built up area such as this. Importantly, the proposal would not result in any direct loss of privacy or overlooking into the private amenity areas or habitable rooms of any neighbouring properties due to the separation distances involved and orientation of windows.
- 7.14 The internal room sizes and private outdoor amenity proposed is considered to offer an acceptable standard of living accommodation for future occupants in accordance with the Nationally Described Space Standards.
- 7.15 The proposed development would be located in proximity to the retained builder's yard and operations from this commercial use could have a negative impact on the amenity of future occupiers. There are already a number of residential properties located within proximity to the established builder's yard such that I do not consider that noise and disturbance arising from the commercial use would warrant refusal of the planning application. A condition requiring a noise survey is attached to ensure the houses would be constructed in a manner, where necessary, to reduce the noise impact from the builder's yard. Should the noise surveys indicate that commercial

noise is an issue the necessary mitigation measures would be put in place to protect the amenities of the future occupants of the dwellings.

### **Highways**

- 7.16 The proposal includes two off-street parking spaces for each property in accordance with the councils parking standards. The vehicle entrance to the builder's yard would be relocated as a result of the development. KCC Highways have not raised any objections on parking or highways safety grounds. A condition will be attached to secure cycle parking as part of the development to promote sustainable modes of travel.

### **Landscaping and ecology**

- 7.17 A large portion of the site is laid to hard standing with the remaining areas comprises a section of the residential garden area of Eyhorne Green which is mainly laid to lawn. There are also a number of trees on the north and western boundary of the site.
- 7.18 The existing builder's yard section of the site is a managed brown field site and I do not consider that any significantly adverse impact upon biodiversity or nature conservation interests is likely to occur as a result of the development of this area. In addition the relevant garden area of Eyhorne Green is mainly laid to lawn and therefore holds limited ecological value.
- 7.19 The Ecology Appraisal by KB Ecology indicates that the site offers negligible potential for reptiles and amphibians, no potential for dormice and there are no signs of badgers or bats on the site. The site does have a high potential to support breeding birds within the trees and shrubs. The Ecology Appraisal demonstrates that the application site offers low potential to support significant wildlife species with the exception of birds and it is considered that the mitigation and enhancement measures outline within the Ecology Appraisal would offset the impact of the proposed development. No objections are therefore raised on ecology grounds.
- 7.20 Consideration needs to be given to the removal of the hedgerow and trees at the front of the site (northern boundary). The trees within the application site are protected by virtue of the location within the Conservation Area. Trees / hedgerow along the northern boundary consist of three Sycamore trees, a Scots Pine and a row of Leyland Cypress. The trees / hedgerow located along the northern boundary of the site are considered to make a contribution to the character of the Conservation Area due to the prominent location along the boundary of the site, which abuts Musket Lane. However, all the trees within the site, including the trees located along the northern boundary, have been identified as category C trees in the Arborists report and, the Council Landscape Officer raises no objections to the removal of the trees and hedgerow at the front of the site along Musket Lane. The loss of the trees / hedgerow within the site is a balanced issue. The Arborists report demonstrates that the trees are not worthy of retention due to the health / type of tree / hedge. In my view the main contribution of the boundary vegetation along Musket Lane at present is the screening of the application site and builder yard and storage areas. In this instance there is a need to come to a balanced view regarding the loss of the trees and hedgerow and it is considered that the public benefits arising from the additional four houses in a sustainable village location, would outweigh the visual harm resulting from the loss of the trees. In additional the amended plans incorporate a Scots Pine along the western boundary which would help mitigate for the loss of the trees and new hedgerow would be planted in sections along Musket Lane, although due to the constraints of the site it would not be possible to fully mitigate the loss of all the trees / vegetation on the site.

- 7.21 The proposal includes an element of soft landscaping at the front of the houses which is considered to enhance the character and appearance of the Conservation Area. A condition will be attached to ensure native species are planted at the front of the site.

**Other Matters**

- 7.22 The Parish Council has objected to the proposal citing the existing sewerage capacity within the village as the reason for objecting. The application form indicates that foul sewerage would be disposed of via mains sewer and surface water would be disposed of via soakaway. The application site is not located within flood zone 2 or 3. Southern Water is the authority responsible for foul and surface water in this instance. Southern Water have not objected to the proposal and have requested that further details of foul and surface water are sought via planning condition, in consultation with Southern Water.

**8.0 CONCLUSION**

- 8.1 The proposed development is located within the village envelope of Hollingbourne and the principle of sustainable residential development is accepted in accordance with policy H27 of the Local Plan 2000 and the aims and objectives of the NPPF.
- 8.2 The proposed development would preserve the character and appearance of the Conservation Area and the setting of nearby listed buildings. There is a need to come to a balanced view regarding the loss of the trees and it is considered that the public benefits arising from the additional four houses in a sustainable village location, would outweigh the visual harm resulting from the loss of the trees.
- 8.3 It is therefore considered that the development of the site for four dwellings is acceptable and it is recommended planning permission is granted subject to conditions.

**11.0 RECOMMENDATION – GRANT** Subject to the following conditions:

CONDITIONS to include

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance 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) Prior to any works above dpc level, details of the following matters shall be submitted to and approved in writing by the Local Planning Authority:-

- a) External joinery details for all new windows and doors, to a scale of 1:20;

The development shall be carried out in accordance with the approved details;

Reason: To ensure a satisfactory appearance to the development and to preserve the character, appearance and setting of the Conservation Area.

## Planning Committee Report

- (3) Prior to any works above dpc level, written details and samples of the materials to be used in the construction of the external surfaces of any buildings and hard surfaces shall be submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

The details and samples of the materials submitted shall include details of swift and / or bat bricks incorporated into the eaves of the proposed housing units;

Reason: To ensure a satisfactory appearance to the development and interest of ecological enhancement.

- (4) Prior to any works above dpc level, details of all fencing, walling and other boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

- (5) Prior to any works above dpc level, a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land and on adjoining sites, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management, shall be submitted to and approved in writing by the Local Planning Authority.

The landscape scheme shall be designed using the principle's established in the Council's adopted Landscape Character Assessment 2012 and shall include details of the repair and retention of existing hedgerows and tree lines within the site;

The landscaping of the site shall be carried out in accordance with the approved details over the period specified;

Reason: To ensure a satisfactory external appearance to the development.

- (6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure a satisfactory external appearance to the development.

- (7) The development shall not commence until details of a scheme of foul and surface water drainage for the site have been submitted to and approved by the local planning authority. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: To ensure adequate drainage arrangements.

- (8) Prior to any works above dpc level, details of cycle storage on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The



approved facilities shall be provided before the first occupation of the buildings hereby permitted and maintained thereafter.

Reason: In the interests of promoting sustainable travel

- (9) The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: In the interests of health and safety.

- (10) Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of future occupants.

- (11) The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority an Arboricultural Method Statement which shall be in accordance with BS 5837 (2012) Trees in relation to design, demolition and construction - Recommendations that shall include details of what works there will be to existing trees prior to the commencement of works together with measures for their protection in the course of development;

## Planning Committee Report

Reason: To ensure the retention of existing trees within the site.

- (12) No development shall take place until details of slab levels of the buildings and existing site levels have been submitted to and approved by the LPA and the details shall be completed in accordance with the approved levels.

Reason: To ensure a satisfactory form of development in accordance with the aims and objectives of the NPPF.

- (13) Prior to any works above dpc level, details of proposed renewable energy sources shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of any dwelling;

Reason: In the interests of sustainable development in accordance with the aims and objectives of the NPPF.

- (14) The development hereby approved shall be carried out in accordance with the submitted Arboricultural Implications Assessment by ACS Consulting dated 23rd June 2015 unless otherwise agreed in writing by the local planning authority;

Reason: To ensure the retention of existing trees within the site.

- (15) Prior to any works above dpc level, the ecological mitigation measures at section 4.10 of the Preliminary Ecological Appraisal (KB Ecology dated 16/06/15), and outlined below, shall be submitted to and approved in writing by the local planning authority;

- Provision of hedgehog nesting boxes
- Provision of 12cm square gaps under any new fencing to allow hedgehogs access
- Provision of ready-made bird boxes
- Provision of bat roosting spaces within the new buildings
- Establish climbing plants on walls and other vertical structures

The development shall be built in accordance with the approved ecological mitigation strategy and Ecological Appraisal by KB Ecology dated 16/06/15 and, all features shall be retained in that manner thereafter;

Reason: In the interest of biodiversity protection.

- (16) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, no further development shall take place on the site without the prior written consent of the Local Planning Authority;

Reason: To preserve the character and appearance of the Conservation Area.

- (17) The development hereby permitted shall be carried out in accordance with the following approved plans:

P1515-200 Rev A, , P1515-300 Rev A, P1515-327; dated 14-10-2015 and P1515-100 Rev B, P1515-50 Rev B; dated 30-10-2015 and P1515-225 Rev B, P1515-226 Rev B, P1515-325 Rev B, P1515-326 Rev B; dated 01.12.2015, and supporting documents: Topological Survey by Boundaries Partnering; dated 8-05-2015 and Arboricultural Implications Report (ref: ha/aiams1/musketla); dated

## Planning Committee Report

23-06-2015 and Preliminary Ecological Appraisal by KB Ecology (ref: 2015/06/02); dated 16-06-2015 and Design and Access Statement; dated 9-10-2015.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

### INFORMATIVES

to Applicant: APPROVAL

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The applicant/agent was advised of minor changes required to the application and these were agreed.

The applicant/agent was provided formal pre-application advice.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

Case Officer: Andrew Jolly

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.