

REPORT SUMMARY

REFERENCE NO - 15/508348/FULL			
APPLICATION PROPOSAL Change of use of an existing farm building to provide 3no. residential dwellings with associated parking, access, landscaping and infrastructure works on the land at Hockers Farm.			
ADDRESS Hockers Farm Hockers Lane Detling Kent ME14 3JN			
RECOMMENDATION Approve subject to the conditions set out in Section 9 of this report.			
SUMMARY OF REASONS FOR RECOMMENDATION			
<ul style="list-style-type: none"> - The development would preserve the character and appearance of the Area of Outstanding Natural Beauty. - The development would result in the re-use of an existing agricultural building for residential purposes. - The Council cannot demonstrate a 5 year housing supply and as such local housing supply policies are considered out-of-date, the proposed scheme would not result in significant impacts to outweigh the benefit of additional housing supply. - The development would represent a sustainable form of development in compliance with the core principles of the NPPF. 			
REASON FOR REFERRAL TO COMMITTEE Detling Parish Council wish to see the application refused.			
WARD Detling Thurnham Ward	And	PARISH/TOWN Detling	COUNCIL Esquire Developments Ltd AGENT DHA Planning
DECISION DUE DATE 14/12/15	PUBLICITY EXPIRY DATE 14/12/15	OFFICER SITE VISIT DATE 27/11/15	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
Land to the west of the site			
13/0966	Proposed erection of 7no. dwellings and garaging together with the provision of landscaping, access and ancillary works	Permitted	16/10/13
Land to the south			
09/01847	Change of use of land from grazing of horses to mixed use of keeping and grazing horses	Permitted	03/08/09
Land to the north			
13/0256	Certificate of Lawful Development (Existing) – Keeping and stabling of horses	Permitted	16/07/13

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.1 The application site relates to a parcel of agricultural land located beyond the village boundary of Detling. The site is accessed from end of the cul-de-sac of Orchard View. The site is within an Area of Outstanding Natural Beauty (AONB) and a Special Landscape Area (SLA).
- 1.2 An existing access is provided from Orchard View, which would appear to relate to the recent approval for residential development on land to the west of the application site. The hardcore surface provides vehicular access to the rear of the development (which has commenced) and provides a compound area containing three storage containers.
- 1.3 There is an existing open fronted agricultural barn on the site, constructed from concrete and corrugated roof. There are a number of ancillary buildings, structure and storage facilities, including two caravans, a storage container (not associated with the residential development to the west) and a couple of small single storey buildings. There is an existing stable block to the south of the main agricultural building.
- 1.4 The agricultural building appears to be used for storage, with hay, machinery and other items located within the barn.
- 1.5 The land to the east and west of the building is currently overgrown. With the land to the west sloping slightly westwards up to the adjacent residential development. The land to the east is predominantly flat.
- 1.6 There is a mix of boundary treatments, but this is predominantly low key wooden post or wire fencing where the site boundaries the open countryside. The residential development is currently enclosed by 1.8m closes boarded fencing, but this would appear to be for the construction phase only and native hedging would be provided along the boundary.
- 1.7 The surrounding land to the south, north and east is agricultural, currently used for grazing land for sheep and horses. The land to the north of the proposed access appears to be used as a more formal equestrian use with stabling.

2.0 PROPOSAL

- 2.1 The applicant has described the proposal as the 'change of use' of the existing open fronted agricultural barn to provide 3 residential dwellings. The proposed building includes timber cladding with exposed brick work to replace corrugated metal sheeting and concrete blockwork walls and plain tile roofing to replace corrugated metal roofing. The development would retain the footprint and proportions of the existing building.
- 2.2 The three dwellings are provided with three separate residential gardens with a new landscaping scheme on other parts of the site.
- 2.2 The development would involve the creation of an access from Orchard View and associated hardstanding to provide parking and turning area.

- 2.6 The scheme has been amended from the original submission. This has removed the need to raise the roof of the existing barn, has removed the single storey side extensions and detached garage. The layout has been amended to provide a separate access to the neighbouring field and has allowed for additional soft landscaping.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF):
National Planning Practice Guidance (NPPG):
Development Plan:
Maidstone Borough-wide Local Plan 2000: Policies ENV6, ENV28, ENV33, ENV34, ENV45 and T13

Other Documents:
Kent Downs AONB Management Plan 2014-2019 (Second Revision)
Kent Design Guide Review: Interim Guidance Note 3-Residential Parking

4.0 LOCAL REPRESENTATIONS

4.01 Parish Council

Original Consultation: The Parish Council has considered the above planning application and wishes to register its objections to these proposals.

- *The site falls outside of the village envelope and is within an Area of Natural Outstanding Beauty.*
- *The Parish Council believes that there is adequate development at Hockers Farm and that the village is now being expended by stealth which is not acceptable.*
- *The design of the dwellings are office-like and in our view, not in keeping with the design of the area.*

The Parish Council wishes to raise objections to this application and supports the objections already submitted by local residents.

Re-consultation: Previous comments still stand. The application site is well outside the village envelope (which was only extended to accommodate the existing development) and is also in an Area of Outstanding Natural Beauty.

The development would set a precedent for future application and there has already been discussions with the landowner regarding the development of the orchard.

- 4.02 Adjoining neighbours were notified of the application as originally submitted and notified again on receipt of amended plans. A site notice was also put up at the site. 6 objections have been received in response to the original consultation which are summarised as follows:

- Site outside village envelope
- Incursion into AONB
- Precedent
- New access built, was supposed to be for agricultural farm not to serve residential development
- Barn used by commercial business and storage of hay for horses

- Not a heritage asset, disused or redundant building
- Vehicle numbers does not take into account agricultural vehicles or commercial vehicles
- Disagree with planning statement
- Lack of neighbour notification

5.0 CONSULTATIONS

5.01 Kent Highways

No comment, application outside protocol for comments.

5.02 UK Power Networks

(Original and Re-consultation): No objection

5.03 Southern Gas Network

(Original and Re-consultation): Note location of pipe and suggest guidance.

5.04 Natural England

No objection, standing and general advice

5.05 Environmental Health

Require assessment of noise impact of farm operations on residential premises

6.0 BACKGROUND PAPERS AND PLANS

Application form

Planning Statement

Design and Access Statement

Preliminary Ecological Appraisal

Phase 1 Desk Study, Site Reconnaissance and Phase II Site Investigation Report

Palladium Consulting Engineers Ltd Report dated 28th July 2015

Drawing Number 22414A/10 (Conveyance Plan of the Site)

Artists Impressions x3

Drawing Number 22414A/01A Revision P1 (Existing Plans and Elevations)

Drawing Number 22414A/01A Revision P1 (Existing Site Plans and Existing Site Location Plan)

Drawing Number 22414A/02 Revision P5 (Proposed Site Plan and Proposed Roof Plan)

Drawing Number 22414A/03 Revision P4 (Proposed Floor Plans and Elevations)

Drawing Number 22414A/04 Revision P4 (Proposed Street Scene's)

Drawing Number 22414A/05 Revision P2 (Proposed Street Scene's)

Drawing Number 22414A/100 Revision P1 (Hardsurfacing comparison drawing)

7.0 APPRAISAL

Principle of development

Permitted Development Provision

- 7.01 The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1, Class Q subject to various criteria and a restricted prior approval procedure allows the change of use from agricultural buildings to residential use without the need for full planning permission. Planning permission is required for the current proposal as Class Q does not apply in the Area of Outstanding Natural Beauty where the application site is located. Whilst planning permission is necessary in this case, the greater flexibility introduced by the above legislation generally demonstrates the Governments pro-active approach to the re-use of existing agricultural buildings.
- 7.02 The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1, Class R subject to various criteria and a restricted prior approval procedure allows the change of use from agricultural buildings to flexible uses, including shops (Class A1), restaurants and cafes (Class A3), and offices (Class B1). The 'fall back' position in this case is not considered to carry significant weight in terms of the proposed scheme that is for residential use.

Loss of the agricultural building

- 7.03 Policy ENV45 of the Local Plan allows for the conversion of rural buildings for residential purposes subject to various criteria. Paragraph 3.143 states that the: *'...re-use of buildings for residential purposes will not be allowed unless it can be demonstrated that every effort has been made to secure business re-use, and that residential conversion is the only means of retaining buildings that are worthy of retention for their contribution to the character and appearance of the Kent countryside.'*
- 7.04 The applicant's Planning Statement advises that the application building could not be converted to business use due to the proximity of new housing that is under construction on a neighbouring site. The applicant has further advised that it is their opinion that in their view policy ENV45 equally supports residential or commercial conversions.
- 7.05 Policy ENV45 of the Local Plan further states that the conversion of rural buildings for residential purposes will not be permitted where *'The building is of permanent, substantial and sound construction, and its re-use can be achieved without major or complete reconstruction.'*
- 7.06 The submitted planning application is accompanied by a structural report. This outlines that the existing roof covering and vertical sheeting on the building would require removal, repair works to the existing frame, underpinning foundations, remove existing perimeter wall. The works would remove all the appearance features of the existing building although as part of the revised proposal the works would now be carried out within the parameters of the existing building.
- 7.07 With the lack of satisfactory evidence to show that the application building could not be used for another commercial use (including a B1 use) and the major works that are required to the building, the current application has been assessed as a departure from Local Plan policy ENV45.

- 7.08 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the Maidstone Borough-Wide Local Plan 2000. Whilst the current proposal does not meet any of the criteria set out in policy ENV45 it is considered that there are material considerations present that justify a departure from the Development Plan and these are set out below

Housing supply

- 7.09 The National Planning Policy Framework 2012 (NPPF) is a key consideration, particularly with regard to housing land supply. Paragraph 47 of the NPPF states that Council's should identify a 5 year land supply together with the requirement for an additional 5% buffer.
- 7.10 The update of the Maidstone Strategic Housing Market Assessment (June 2015) established an objectively assessed need for housing of 18,560 dwellings between 2011 and 2031, or 928 dwellings per annum, and these figures were agreed by the Strategic Planning, Sustainability and Transportation Committee on 9 June 2015.
- 7.11 Taking account of the under supply of dwellings between 2011 and 2015 against this annual need, the Council is able to demonstrate a housing land supply of 3.3 years as at 1 April 2015. The Council therefore cannot currently demonstrate a five-year supply of deliverable housing sites, and this position was reported to the Strategic Planning, Sustainability and Transportation Committee on 23 July 2015.
- 7.12 Paragraph 49 of the NPPF advises that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites. Local Plan policy ENV45 considers the reuse of rural buildings for residential purposes and therefore relates to the supply of housing and cannot as a result be considered up to date. In these circumstances the NPPF advises at paragraph 14 that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against other policies in this Framework; or where specific policies in this Framework indicate development should be restricted.

Sustainability

- 7.13 Paragraph 7 of the NPPF sets out the three dimensions of sustainability that underpin the purpose of the planning system. These dimensions relate to the economic role, social role and environmental role.
- 7.14 Economically the proposed scheme relates to conversion of the building to residential use and this would generate some work for the construction industry. It is considered that with the scale of the proposal the part the scheme would play in contributing to building a *strong, responsive and competitive economy* would be limited.
- 7.15 The NPPF sets out at Paragraph 7 that the social role should involve: '*supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.*'
- 7.16 As highlighted above, the Council cannot demonstrate a five-year housing supply; and as a result there is a need to provide additional housing within the Borough.

The proposed development would contribute towards this target by providing three additional dwellings in line with paragraph 7 of the NPPF.

- 7.17 Planning permission was granted in October 2013 for 7 new dwellings on neighbouring site to the south, this approval was in line with the housing allocation in the Local Plan 2000 (Policy H1, vii). Due to the nature of the current development (re-use of an existing building) it is not considered that there are any significant differences in terms of its sustainability credentials.
- 7.18 The application site benefits from good links to the village of Detling. Whilst services within the village are limited to a pub and Church, a bus service is available to link with the larger settlements for facilities such as a school, shop, and doctor's surgery.
- 7.19 The NPPF sets out the environmental role should '*contribute to protecting and enhancing our natural, built and historic environment.*' The core principle at paragraph 17 continues by outlining that planning should: '*take account of the different roles and character of different areas....recognising the intrinsic character and beauty of the countryside.*' '*contribute to conserving and enhancing the natural environment.*' Section 11 of the NPPF continues to outline the conservation and enhancement of the natural environment as a key consideration.
- 7.20 The Planning Statement states that:

'The conversion works would be carried out in a sympathetic manner such that they enhance the visual aesthetics of the building and its setting in the landscape. The proposal involves a significant amount of landscape planting and ecological enhancement measures. As a consequence the proposal can enhance the contribution it makes to the visual amenity and ecological contribution of the site to the AONB.'

- 7.21 The Design and Access Statement also states that the '*the proposals will not represent a significant departure in terms of scale, mass, height or appearance to the prevailing character of the urban edge immediately to the west.*'
- 7.23 The NPPF at paragraph 115 attaches great weight to conserving the landscape and scenic beauty in the AONB. The current proposal involves significant alterations to this building as part of the conversion to residential use and the potential impact on the local area is considered later in this report.

Overall

- 7.22 The proposed scheme would allow for the provision of three additional dwellings and it is acknowledged that the Council falls below their 5 year housing supply target. However the NPPF does make the provision that should the harm outweigh the benefits of the scheme (in this case the benefit relates to housing provision), permission can be refused. In principle it is considered that the subject to the landscape considerations (discussed below) the proposed conversion to residential use could not be readily resisted due to the change of use of an existing building and the provision of new housing in a sustainable location.

Visual impact

- 7.23 The application site is located in an Area of Outstanding Natural Beauty (AONB) and in a Special Landscape Area (SLA). In terms of broad principles, development in the countryside is controlled under the provisions of Development Plan Policy and

Central Government Guidance, particularly so new housing. Residential development that is located in an unsustainable location and which adversely affects the character, amenity and functioning of the rural area should be resisted. The landscape qualities of the SLA and AONB must be given particular protection.

7.24 The character of the area has changed over time, with a shift from agriculture to equestrian uses for keeping and grazing horses. Sheep grazing was also observed on the site visit. The AONB Management plan identifies this shift as characteristic within the AONB and outlines this continued growth in equine activity as playing an important role in the future of the AONB land based economy, if the use is managed in a sustainable and sympathetic manner.

7.25 Paragraph 115 of the NPPF states:

'Great weight should be given to conserving landscape and scenic beauty in ...Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.'

7.26 Policy ENV33 of the Local Plan seeks to protect the AONB and Policy ENV34 of the Local Plan with reference to the SLA states that:

'Particular attention will be given to the protection and conservation of the scenic quality and distinctive character of the area and priority will be given to the landscape over other planning considerations.'

7.27 Policy ENV28 of the Local Plan seeks to protect the countryside, it states that :

'In the countryside planning permission will not be given for development which harms the character and appearance of the area.'

7.28 The Kent Downs AONB Management Plan 2014-2019 (Second Revision) sets out the main issues, threats and opportunities to the AONB. Amongst others the *'Cumulative loss of landscape features, tranquility and character due to incremental development'* is highlighted as a key threat. Policies outlined in the management plan seeks oppose *'new development or changes to land use that disregard or run counter to the primary purpose of the Kent Downs AONB'* and *'proposals which negatively impact on the distinctive landform, landscape character, special characteristic and qualities, the setting and views to and from the AONB...unless they can be satisfactorily mitigated.'*

7.29 The current application site is immediately adjacent to housing development of 7 houses that is currently under construction. The eastern boundary of this adjacent housing development reflects adjacent residential gardens, with this site not extending any further east past adjacent rear garden boundaries. The application site is currently occupied by an agricultural barn. The barn is located further east past the defined rear boundary of adjacent gardens and in open countryside however it is immediately adjacent to an approved housing development of 7 houses.

7.30 Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas, stating that housing should be located where it will enhance or maintain the vitality of rural communities. New isolated homes in the countryside should be avoided. Due to the location of the site adjacent to approved housing it is not considered that the new dwellings would be isolated with the site also provided with pedestrian links into the village and public transport links to larger settlements.

- 7.31 The proposed vehicle and pedestrian access would be provided whether the current proposal progressed or not (to allow for the loss of the access route through the land to the south) and the application is now accompanied by a plan to demonstrate that the extent of hardstanding would not significantly exceed the existing. A landscaping scheme would be provided and although the character of the building would change, the overall design is not considered unacceptable.
- 7.32 Whilst the proposed scheme would result in the encroachment of residential development into the countryside, it would not result in new built form and would reuse an existing building with no increase in building height or bulk. The conversion works would be well designed and a comprehensive landscape scheme (which could be subject to conditions) would ensure that the quality of the development would be acceptable and would not significantly harm the visual character and appearance of the AONB and SLA.

Impact on residential amenity

- 7.33 The application site is currently isolated from immediate neighbours. Access would be taken from Orchard View and would be located to the side of number 9 Orchard View. Other neighbouring dwellings within Orchard View and surrounding roads would be a significant distance from the application site to not be significantly harmed by the proposed development.
- 7.34 The new residential development to the west of the site would result in nearer neighbours to the application site. However there would be a distance of over 20m separating the new proposed dwellings to the boundary and a greater back to back distance between the two sets of dwellings. Due to the distance of separation it is considered that the relationship of the proposed and new dwellings would be acceptable and would not unduly harm residential amenity.
- 7.35 The potential additional noise and disturbance associated with the use of the access for the proposed residential use needs to be considered. The flank wall of 9 Orchard View is absent of openings and the garden is enclosed by a 1.8m close boarded fence. Three dwellings are proposed and this would result in vehicle movements that would pass in close proximity to the property at Number 9. However due to the number of units, the orientation and relationship with Number 9 and the position of the proposed access it is considered on balance that the new access and associated residential use would not cause significant harm to the occupiers of Number 9.
- 7.36 With regard to the amenity of the future occupiers, it is considered that they would benefit from a suitable standard of amenity in terms of privacy, outlook and the standard of the accommodation. The Environmental Health Officer has raised concerns regarding the compatibility with the adjacent agricultural uses. The neighbouring uses are predominantly equestrian and it is noted that there may be some noise and disturbance from this use. The relationship between the proposed residential accommodation and adjacent uses would not be dis-similar to that with adjoining existing residential uses and the potential harm is not considered significant to warrant refusal of the application.
- 7.37 Overall it is considered that the proposed development is acceptable in terms of the impact on the amenity of existing neighbouring residential occupiers and the level of amenity that will be provided for proposed residential occupiers.

Highways and parking

- 7.38 The access to the agricultural barn on the application site would historically have dissected the adjacent site to the west (now under development for a residential scheme). A new access from Orchard View has been laid out around the periphery and to the north of this adjacent site. This access would be formalised as part of the current scheme, with the provision of a passing space and an area of hardstanding to the front of the barn to provide parking, and turning area.
- 7.39 The development would benefit from 8 parking spaces including 'nose to tail' parking at each side of the building. KCC guidance outlines for a village/rural location, for 4+ bedroomed houses, 2 car parking spaces should be provided. The car parking provision meets the criteria and it is considered that the parking provision proposed would be acceptable.
- 7.40 The proposed private access from Orchard View and the turning areas on the site are considered suitable and it has been demonstrated that they are suitable for large refuse vehicles.
- 7.41 No objection is raised in respect of the highways and parking implications of the proposed development.

Impact on ecology

- 7.42 The application is accompanied by a Preliminary Ecological Appraisal. This has been carried out by a suitably qualified company and the outcome would appear reasonable.
- 7.43 There is a likely possibility of common lizards and slow worms. In this respect the Ecological Appraisal recommends that land adjacent to the site in the applicant's ownership is used as a receptor site and further mitigation is provided by means of exclusion fencing.
- 7.44 The report outlines details relating to methods, mitigation and enhancement. It is considered that should the scheme be acceptable in all other respects the matter of ecology could be dealt with by way of planning conditions.

Impact on trees

- 7.45 There are no notable trees on the site and those trees could be satisfactorily protected by conditions if permission were granted. A scheme of landscaping would also allow for additional tree planting and landscaping should the principle of the scheme be acceptable.

Other issues

- 7.46 A neighbour representation has raised a concern with the consultation approach to the scheme. In response it is confirmed that the protocol for consultation has been followed with letters sent to neighbouring properties with an adjoining boundary and a site notice put up at the access to the site (on the boundary with Orchard View). It is not considered that any person has been prejudiced by the consultation process and the correct procedure has been followed.

8.0 CONCLUSION

- 8.01 In the absence of a 5 year housing land supply, the NPPF advises that permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits of the application. For the above reasons it is considered that the location is suitable for three houses, there would not be any significant harm to the AONB or SLA, and the proposals represent a sustainable and good quality design.

9.0 RECOMMENDATION – GRANT PERMISSION Subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements 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 in accordance with the following approved plans:

Preliminary Ecological Appraisal

Phase 1 Desk Study, Site Reconnaissance and Phase II Site Investigation Report
Palladium Consulting Engineers Ltd Report dated 28th July 2015

Drawing Number 22414A/02 Revision P5 (Proposed Site Plan and Proposed Roof Plan)

Drawing Number 22414A/03 Revision P4 (Proposed Floor Plans and Elevations)

Drawing Number 22414A/04 Revision P4 (Proposed Street Scene's)

Drawing Number 22414A/05 Revision P2 (Proposed Street Scene's)

Drawing Number 22414A/100 Revision P1 (Hardsurfacing comparison drawing)

Reason: For the avoidance of doubt and in the interests of proper planning

- (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 bird 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development shall be carried out within Classes A-G of Part 1 and Class A of Part 2 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order).

Reason: In the interests of protecting the character and amenities.

- (5) Prior to the first occupation of any of the approved dwellings, refuse storage and screening shall be in place that is in accordance with details that had previously been submitted to and approved in writing by the Local Planning Authority. The

development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To facilitate the collection of refuse, preserve visual amenity and to reduce the occurrence of pests.

- (6) Prior to development commencing, a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall take account of any protected species that have been identified on the site, and in addition shall have regard to the enhancement of biodiversity generally. The development shall be implemented in accordance with the approved proposals and shall be carried out in perpetuity.

Reason: To protect and enhance existing species and habitat on the site in the future. This information is required prior to commencement as any construction work may impact upon species or habitat. This information is required prior to commencement as any works on the site has the potential to harm habitats or species that may be present on the site.

- (7) No works that may affect local reptile populations shall commence until a mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. All works shall proceed in accordance with the approved strategy.

Reason: To protect the existing population of reptiles and to improve the habitat for reptiles on the site in the future.

- (8) The area shown on Drawing Number 22414A/02 Revision P5 as vehicle parking space and turning shall be provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority before the premises are occupied, and shall be retained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

- (9) 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 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.
- New native trees and shrub species on the boundaries
- Planting of wildflower grassland, shrubs and nectar-rich plants.

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

Reason: To safeguard existing trees and hedges to be retained and ensure a satisfactory external appearance to the development.

- (10) 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.

INFORMATIVES

- (1) The developer is advised that a scheme for the use of wheel cleaning, dust laying and road sweeping should be implemented, to ensure that vehicles do not deposit mud and other materials on the public highway in the vicinity of the site or create a dust nuisance.
- (2) Your attention is drawn to the following working practices which should be met in carrying out the development:
- Your attention is drawn to Sections 60 & 61 of the COPA 1974 and to the Associated British Standard COP BS 5228: 2009 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition: if necessary you should contact the Council's environmental health department regarding noise control requirements.
 - It is advised that clearance and burning of existing woodland or rubbish should be carried out without nuisance from smoke etc. to nearby residential properties. Advice on minimising any potential nuisance is available from the Council's environmental health department.
 - It is advised that plant and machinery used for demolition and construction should only be operated within the application site between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays.
 - It is advised that vehicles in connection with the construction of the development should only arrive, depart, be loaded or unloaded within the general site between the hours of 0800 hours and 1900 Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
 - The applicant is advised of the importance of notifying local residents in advance of any unavoidably noisy operations, particularly when these are to take place outside the normal working hours is advisable. Where possible, the developer shall provide residents with a name of a person and maintain dedicated telephone number to deal with any noise complaints or queries about the work.
 - The applicant is advised that adequate and suitable provision in the form of water sprays should be used to reduce dust from the site.

- It is recommended that the developer produces a Site Waste Management Plan in order to reduce the volumes of waste produced, increase recycling potential and divert materials from landfill. This best practice has been demonstrated to both increase the sustainability of a project and maximise profits by reducing the cost of waste disposal.
- It is advised that adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.
- The applicant is advised that if relevant, the applicant should consult the Environmental Health Manager regarding an Environmental Permit under the Environmental Protection Act 1990.

Note to Applicant:

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 and 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 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: Rachael Elliott

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