

REPORT SUMMARY

REFERENCE NO - 17/502100/FULL		
APPLICATION PROPOSAL Demolition of existing wedding venue, office and other commercial buildings and erection of 4no. detached dwellings with associated parking, access, infrastructure and landscaping works.		
ADDRESS Bredhurst Garden Centre Dunn Street Bredhurst Gillingham Kent ME7 3ND		
RECOMMENDATION – Permit		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposal is considered to accord with policy DM5. The redevelopment of the site is considered to bring environmental improvements through the removal of existing commercial buildings, areas of hardstanding containing parked commercial vehicles, removal of noise generating uses and a reduction in vehicle trips. The proposal constitutes a good quality housing layout / design with significant additional soft landscaping introduced within the site and additional boundary planting and ecological benefits. The site is located on the edge of Bredhurst village and is considered to be in a relatively sustainable location for residential development. The proposed redevelopment of this brownfield site would make a contribution towards the councils windfall housing land supply provision.		
REASON FOR REFERRAL TO COMMITTEE Boxley Parish Council has called the application to committee.		
WARD Boxley	PARISH/TOWN Boxley	COUNCIL APPLICANT Mr & Mrs Rogers AGENT DHA Planning
DECISION DUE DATE 17/07/17	PUBLICITY EXPIRY DATE 10/07/17	OFFICER SITE VISIT DATE 19/06/17
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): 14/500485/FULL - Occupational manager's dwelling with accommodation on two floors – Refused 10/0142 - Temporary change of use of garden centre storage area to use for temporary overnight parking for one 24 tonne tipper grab lorry, one 18 tonne tipper lorry, four 7.5 tonne tipper lorries and two 3.5 tonne tipper lorries until 1/02/2011 or until relocation, which ever comes first - Refused 09/0713 - Change of use of redundant building to offices (B1 use) - Permitted 08/2047 - Change of use of garden centre storage compound to the storage of commercial vehicles - Refused 08/2023 - Change of use of nursery, restaurant, pavilion and playing fields to A2 Offices, retaining restaurant, pavilion and playing fields - Refused 07/1247 - Change of use from garden centre and restaurant to bed and breakfast accommodation and reception. Retaining restaurant, playing field and pavilion – Refused		

06/0377 - Change of use to class A1 use to open a farmshop/convenience store (fresh grocery, newspapers) - resubmission of application MA/05/1660 - Refused

05/1660 - Retrospective application for the change of use to showrooms – Refused

05/1259 - Erection of a timber refreshment pavilion - Refused

04/1503 - Change of use from agricultural land to recreational land and erection of a timber shed for use as changing rooms - Permitted

94/0508 - Alterations to existing access onto Dunn Street - Permitted

85/1620 - Use of site for sale of garden furniture and plants - Permitted

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.1 The site relates to the former Bredhurst Nurseries site and buildings. The site contains a number of single storey buildings surrounded by hardstanding and parking areas at the front and side of the site. The buildings towards the front of the site are currently used as a wedding venue and there are a number of other commercial / offices use occurring within the other buildings within the site which are let to small businesses. The site is also used for highways training in a building towards the rear of the site. The whole site constitutes a brownfield site in a rural location and measures approx. 0.55 hectares.
- 1.2 To the rear of the site are fields which are currently being used for grazing. This area benefits from planning permission for use as football pitches although it is understood that the football pitches are no longer in use and have not been used as such for several years. To the east of the site is farmland and to the west of the site a stable premises, containing stable buildings, a sand school and residential property.
- 1.3 The site is located in the open countryside in the AONB, Special Landscape Area and Strategic Gap. The surrounding area is predominately rural and the site is located approx. 600m to the west of Bredhurst village.

2.0 PROPOSAL

- 2.1 Demolition of existing wedding venue, office and other commercial buildings and erection of four detached dwellings with associated parking, access, infrastructure and landscaping works.
- 2.2 4 detached houses are proposed each with a link attached double bay garage and driveway parking. The houses would be two storey in height measuring approx. 7.5m to the top of the ridge.
- 2.3 Materials include a mix of facing brickwork, timber cladding and white render.
- 2.4 The existing site access would be retained and utilises.
- 2.5 The two frontage dwellings would be set back approx. 25m-30m from the road.
- 2.6 New landscaping is proposed within the site and along the site boundaries.

3.0 AMENDMENTS

3.1 Amended drawings were received on 25 July following a request from the LPA. The amendments include:

- The size of the garage at plot 3 and 4 has been reduced to two bays.
- The link extensions between the garage and houses at plot 3 and 4 have been reduced in height by amending to a flat roof.
- The roof level link between the garage and houses at plot 1 and 2 have been removed.
- Plot 4 has been moved away from the eastern site boundary.

3.2 Given the minimal changes proposed re-consultation was not considered necessary.

4.0 PLANNING CONSTRAINTS

- AONB
- Strategic Gap
- Special Landscape Area (Local Plan 2000)

5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan: ENV6, ENV28, ENV31, ENV34, T13

Supplementary Planning Documents:

Emerging Local Plan (submission versions May 2016 and Main Modification version July 2017): SP17, DM1, DM3, DM5, DM27, DM30

6.0 LOCAL REPRESENTATIONS

6.1 Site notice erected outside site and letters sent to neighbouring properties.

6.2 One neighbour objection has been received. Objections summarised as follows:

- Development would be out of keeping with the immediate area.

6.3 **Bredhurst Parish:** Objects. Objections summarised as follows:

- The large and imposing size and style will be detrimental to the street scene.
- The area is within an AONB and a development of this scale is inappropriate in such an area.
- Visible from a PROW (KH9).
- There appears to be no access from the development site to the field behind. It is unclear how this field will be maintained or what its future use will be.

6.4 **Boxley Parish:** Wish to see the application refused and deferred to committee. Objections summarised as follows:

- Site is located in AONB.
- Development contrary to ENV28, ENV31, ENV33, ENV34.
- Adverse impact on the street scene.
- Proposed development is higher than existing buildings.
- Out of keeping.
- The development would not result in a significant improvement and so would contravene policy DM4 (*DM5 Main Modifications*).

- Refers to the fields to the rear of the application site regarding current use as grazing land and previous football pitch use (*Members are advised that the land at the rear is not part of the application site*)

7.0 CONSULTATIONS

KCC Highways: No objections

MBC Environmental Health: No objections

8.0 APPRAISAL

Principle of Development

- 8.1 Saved policy ENV28 seeks to protect the countryside by restricting development beyond identified settlement boundaries. In general terms, this policy is consistent with the NPPF, which at paragraph 17, recognises the intrinsic character and beauty of the countryside. Policies ENV31, ENV33 and ENV34 afford further protection to the rural landscape and generally restrict new development in these designated areas. Policy ENV31 (Strategic Gap) and policy ENV34 (SLAs) are not carried forward into the new local plan.
- 8.2 Paragraphs 47 and 49 of the National Planning Policy Framework (NPPF) are particularly relevant to housing land supply. The Council must demonstrate it has five years' worth of supply against its housing requirements because, in the case of a shortfall, relevant local plan policies for the supply of housing should not be considered up-to-date.
- 8.3 Housing land supply monitoring is undertaken at a base date of 1 April each year. In December 2016 the Local Plan Inspector published a report on his 'Interim Findings from the Examination of the Maidstone Borough Local Plan', endorsing a methodology for the calculation of the Council's five-year housing land supply. In applying this methodology, and taking account of the further recommendations in the Inspector's interim report, the Council can demonstrate **6.3 years'** worth of deliverable housing sites as at 1 April 2017 against a housing target of 17,660 dwellings for the Plan period.
- 8.4 Although the figures affirm a robust five-year housing land supply position, they are not definitive until the Local Plan Inspector issues his final report. The report is expected late July, and adoption of the Plan by Council is currently programmed for autumn 2017.
- 8.5 Paragraph 216 of the NPPF states that,
- "From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:*
- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
 - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
 - *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."*

- 8.6 *Para 111 of the NPPF states Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. As defined by the NPPF the application site constitutes previously development land as a majority of the site is occupied by permanent structures and associated fixed surface infrastructure and, the site is still in commercial use.*
- 8.7 Emerging policy DM5 (Development on Brownfield Land) states (inter alia):
- 8.8 *'Exceptionally, the residential redevelopment of brownfield sites in the countryside which are not residential gardens, which meet the above criteria will be permitted provided the redevelopment will also result in a significant environmental improvement and the site is, or can reasonably be made accessible by sustainable modes to Maidstone urban area, a rural service centre or larger village'**
- 8.9 *'A number of brownfield sites in current or previous economic use are located in the countryside. Such sites are outside of the settlement boundaries, and countryside restraint policies apply. Exceptionally, the council will consider proposals for residential development on brownfield sites in rural areas. Key considerations will include:*
- The level of harm to the character and appearance of an area;*
 - The impact of proposals on the landscape and environment;*
 - Any positive impacts on residential amenity;*
 - What traffic the present or past use has generated; and*
 - The number of car movements that would be generated by the new use, and what distances, if there are no more sustainable alternatives'. **

**Main Modifications to the emerging local plan.*

8.10 The emerging Local Plan is at a very advanced stage having been found to be sound, subject to modifications, by the examining Inspector who confirmed this position in his report dated 27th July 2017. It is anticipated that the adoption of the Local Plan will now be considered at the next meeting of the Council on 27th September 2017. Policy DM 5 and the emerging local plan are therefore afforded full weight. Given the weight afforded to the new local plan, policy DM5 takes precedent over saved policy ENV28 of the local plan 2000, particularly as policy SP17 of the new local plan allows for development in the countryside that meets other policies, such as policy DM5 in this instance. In addition, economic development policies in the new local plan do not seek to retain economic uses in the countryside and this site has not been allocated for employment or economic purposes. Policy DM5 supports the principle of the redevelopment of brownfield sites in the countryside for residential uses and the key consideration are considered to be whether the proposal complies with the above criteria, including the visual impact on the AONB and a result in a significant environmental improvement.

Visual Impact

- 8.11 The existing site comprises a collection of single storey, mainly timber clad buildings, with extensive hardstanding and parking areas around the buildings. There is limited / no landscaping within the site although the existing boundaries do benefit from a good level of landscaping.
- 8.12 The scale of the existing buildings is such that they have a modest impact on the surrounding rural area. The level of hardstanding at the site is detrimental to the character of the area and is clearly visible from the entrance of the site.

- 8.13 Short to mid-range views of the site are afforded from Dunn Street at the site entrance and from the eastern approach and from PROW KH9 located some 100m to the east of the site. Development to the west screens a majority of the site from the west.
- 8.14 The four houses would each measure approx. 7.5m to the ridge compared to the existing buildings which have a maximum height of approx. 3.65m. In terms of height and scale the new buildings would be more visually intrusive than the existing development. However, the footprint of the existing buildings is approx. 1350sqm while the proposed development would measure just under 1000sqm cumulatively and thus the spread of development would reduce
- 8.15 In terms of the surrounding residential development the closest neighbouring property is at Arran Bank Stables located to the west of the site. The property at Arran Bank Stables is a two storey chalet style bungalow with a ridge height of approx. 7m and was granted planning permission in 2008 with a tie to the stable business at the premises. This property is located closer to the road frontage than the proposed development. Stable buildings at Arran Bank measure approx. 8m to the ridge. The height and scale of the proposed development would not appear out of keeping within the context of the surrounding area as a result.
- 8.16 Due to the relatively flat nature of the application site, coupled by the additional landscaping that could be secured along the site boundaries and within the site, I am of the view that the proposal would not appear significantly prominent from further ranging views. In addition, the introduction of 4 well design houses and associated landscaping and additional boundary planting is considered to represent a visual improvement over the add hoc collection of existing buildings on the site and significant areas of hardstanding and parked commercial vehicles which are clearly visible from the site entrance.
- 8.17 In addition, the proposed residential development would reduce the amount of built footprint on the site by approx. 400sqm and would introduce significant areas of landscaping in the form of residential gardens and landscaped areas compared with the existing predominantly hard surfaced site.
- 8.19 Overall it is considered that the proposed development would be more visually prominent than the existing development by reason of the scale of the houses, however, the proposed height would be consistent with the height of development at the nearest neighbouring property Arran Bank Stables.
- 8.20 In addition, the design, scale, form and layout of the proposed residential development is considered to be acceptable in broader terms. The planning form advises that the proposed materials will consist of clay tiles, facing brickwork, timber cladding and render and a high standard of design and local vernacular materials could be secured by condition.
- 8.21 Clearly, the character of the site would undoubtedly change and views of the development would be visible from public vantage points along Dunn Street and the adjacent PROW. However, the application has to balance the many issues, impacts, gains and losses involved in redeveloping an existing rural brownfield site for housing. Due to the location and character of the site, being a relatively flat site, coupled by the additional landscape planting along the site boundaries, I do not feel the development would cause significant wider harm to the landscape character of the area compared to the existing site and two storey houses in this location would

not appear out of keeping with the surrounding area as there are other residential properties in proximity to the site. As such I do not consider it would be necessary to restrict the redevelopment of this site to single storey houses, particularly given the fairly recent planning permission for a two storey house at the neighbouring Arran Bank Stables and other recent planning permissions for housing development on the edge of Bredhurst which are also located in the AONB, SLA and Strategic Gap.

- 8.22 When considering the visual impact of the proposed development and its siting in this rural location, it is my view that a well-designed scheme would be capable of being absorbed visually into the environment subject to a robust landscape proposal and management plan. Clearly there would be some visual harm arising from additional housing in the open countryside and AONB, however, in this instance the visual impact of the development is considered to be limited to short range views and a majority of the housing development would be screened by the existing and proposed landscaping. In addition, the houses would be set back from the road by approx. 25m – 30m and would therefore not appear overly prominent from public vantage points.
- 8.23 Overall, it is considered that development of the site would cause some visual harm which is inevitable with any built development in the countryside and there would therefore be some conflict with policies ENV28 of the Local Plan but this would be relatively low harm when weighed against the visual, environmental and amenity harm caused by the existing use which would be removed from the site. In addition, the proposal would result in environmental benefits in accordance with policy DM5 through the removal of the existing buildings and hardstanding which occupy a majority of the site and the introduction of new landscaping and tree planting within the site and along the site boundaries.

Residential Amenity / Living standards

- 8.24 There would be no unacceptable impact on neighbour amenity due to the separation distances involved.
- 8.25 It is accepted that residential amenity of neighbouring properties would be improve compared to the existing uses at the site which includes a wedding venue with opening hours until midnight. The other office / commercial are not particularly noise generating uses however the number of vehicle trips would reduce with the proposed development which in turn would result in less noise and disturbance from manoeuvring vehicles.
- 8.26 The proposed houses would provide acceptable living standards for future occupants in terms of internal floor areas, room sizes, outdoor amenity space and access to natural light and ventilation. The proposals would accord with the nationally described space standards.

Highways

- 8.27 The existing vehicle access would be retained and utilised and there is considered to be good visibility onto Dunn Street.
- 8.28 In terms of trip generation the proposed development is considered to result in a significant decrease in vehicle trips compared to the commercial uses at the site, in particular the wedding venue use. This would also constitute an environmental enhancement at the site and rural setting and one of the key consideration in accordance with policy DM5.

- 8.29 Parking provision includes a double bay garage for each property and forecourt parking. Parking would accord with KCC parking standards and the LPAs emerging parking standards. The proposal would be in accordance with the access criteria stipulated in policy DM5 and is considered to be at a relatively sustainable location being accessible to Bredhurst village and bus stops via pedestrian footpaths.
- 8.30 KCC Highways has no objections to the proposed development on highways safety, capacity or parking grounds.

Landscaping

- 8.31 The existing site is predominately hardstanding and buildings. The proposed development would introduce garden areas and landscaping within the site which would be visually and ecologically beneficial. Specific details of the proposed landscaping could be secured by condition and there is opportunity to increase the boundary planting on the north and south boundary and road frontage boundary to soften the impact of the development and enhance the road frontage. The introduction of additional soft landscaping and tree planting would be a visual benefit to the site and rural setting and is therefore considered to be an environmental enhancement and is broadly in accordance with policy DM5.

Other Matters

- 8.31 The current site is not considered to provide any significant ecological or biodiversity benefits. The opportunity to enhance the existing boundary treatment and significantly increase the soft landscaping within the site would enhance on-site biodiversity. In accordance with the NPPF opportunities to incorporate biodiversity within the development could be secured through bat / bird bricks / boxes, boundary treatment which allows movement of wildlife and enhanced landscaping.
- 8.32 The EHO officer has recommend contamination investigations to safeguard future occupants and this could be secured through conditions.
- 8.33 The parish council questions the access to the field at the rear of the site. This would continue to be accessed via a shared access running along / outside the western boundary of the application.

9.0 CONCLUSION

- 9.1 The proposed development does not conform to policy ENV28 of the Maidstone Borough-wide Local plan 2000 although the site is located in a relatively sustainable location in transport terms. However, the existing site and uses do clearly have some negative attributes including noise and disturbance associated with the wedding venue and commercial vehicles using the site as well as the visually and operationally damaging parts of the site comprising large areas of hardstanding used for storage of commercial vehicles such that the benefits of the proposed development are considered to outweigh any conflict with policy ENV28. In addition the proposal is considered to broadly accord with the criteria of emerging policy DM5 and the redevelopment of the site is considered to bring environmental improvements through the removal of expansive areas of visually harmful hardstanding containing parked commercial vehicles, removal of noise generating uses and a reduction in vehicle trips.
- 9.2 The existing commercial development would be replaced by a good quality housing layout / design with significant additional soft landscaping introduced within the site and additional boundary planting and ecological benefits.

- 9.3 The site is located on the edge of Bredhurst village and is considered to be in a relatively sustainable location for residential development.
- 9.4 Some 1650 dwellings from unidentified sites need to be provided through windfall sites during the new local plan period and the proposed redevelopment of this brownfield site would make a contribution towards the council's housing land supply provision.
- 9.5 On balance it is therefore considered that the redevelopment of the site for residential purposes is acceptable and it is recommended permission be granted subject to conditions.

RECOMMENDATION – Approve with conditions

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

Reason: In accordance with 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 approved shall not commence until, details of the proposed slab levels of the building(s) and the existing site levels have been submitted to and approved in writing by the local planning authority and the development shall be completed strictly in accordance with the approved levels;

Reason: In order to secure a satisfactory form of development having regard to the topography of the site.

- (3) The development hereby approved shall not commence above slab level until, written details and samples of the materials to be used in the construction of the external surfaces of the building(s) hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials;

Proposed materials shall include details of swift bricks and / or bat boxes / brick incorporated into the development.

Reason: To ensure a satisfactory appearance to the development.

- (4) The development hereby approved shall not commence above slab level until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed [, provide details of on site replacement planting to mitigate any loss of amenity and biodiversity value [together with the location of any habitat piles] and include a planting Spec, a programme of implementation and a [5] year management plan. [The landscape scheme shall specifically address the need to provide additional planting on the north and south boundary and road frontage boundary.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (5) The occupation of the development hereby permitted shall not commence until all planting, seeding and turfing specified in the approved landscape details has been completed. All such landscaping shall be carried out during the planting season

(October to February). Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

(6) 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:

a) 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.

b) 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.

c) 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.

d) 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 protecting the health of future occupants from any below ground pollutants.

(7) If during construction/demolition works evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.

b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

Reason: In the interests of protecting the health of future occupants from any below ground pollutants.

- (8) Details on the proposed method of foul sewage treatment must be submitted to and approved by the local planning authority prior to occupation of the site.

These details should include the size of any individual cesspools and/or septic tanks and/or other treatment systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

If a method other than a cesspit is to be used the applicant should also contact the Environment Agency to establish whether a discharge consent is required and provide evidence of obtaining the relevant discharge consent to the local planning authority.

Reason: To ensure drainage is directly dealt with.

- (9) The development shall not commence above slab level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved to provide at least 10% of total annual energy requirements of the development, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation and maintained thereafter;

Reason: To ensure an energy efficient form of development. Details are required prior to commencements as these methods may impact or influence the overall appearance of development.

- (10) Each individual dwelling hereby approved shall not be occupied until a minimum of one electric vehicle charging point has been installed on the given building(s) with dedicated off street parking, and shall thereafter be retained for that purpose.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

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

001A - Site Location Plan; received 15.05.2017 and AH-B - Existing Elevation; received 22.05.2017 and 001_1.1 Rev-B - Block Plan and AA.1 Rev-B - Plans - Plot 1 and AB.1 Rev-B - Plans - Plot 2 and AC.1 Rev-B - Plans - Plot 3 and AD.1 Rev-B - Plans - Plot 4; received 25.07.2017

Reason: To clarify which plans have been approved.

INFORMATIVES

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.