

**Urgent Update: Planning Committee 14 December 2023**

**Item 15 Pages 41 – 53**

**Montrose, Sutton Road, Langley, ME17 3ND**

**APPLICATION: 23/503671/FULL**

**Update to conditions as they are set out in the published agenda.**

Page 52 - Condition 11 (amend as follows with deletions crossed through and additions underlined)

~~The construction and external facing and surfacing materials to be used in the development hereby approved shall be as indicated on the approved plans. Reason: To ensure a satisfactory appearance to the development.~~

No development above floor slab level shall take place until written details and samples of the materials to be used in the construction of the external surfaces of all buildings and external hard surfaces have been submitted to and approved in writing by the local planning authority. The materials shall include the following:

- a) Natural timber fenestration for all buildings with timber double hung sash windows.
- b) Natural clay tiles for all buildings.

The development shall be constructed using the approved materials, implemented prior to first occupation of the approved dwellings, and shall be maintained as such thereafter. Reason: To ensure a high-quality development.

**Additional conclusion**

Add following as paragraph 7.02a Page 49 of the agenda.

*"The application site is part of a self-contained and defined area of development on the south side of Sutton Road. This group of buildings includes three dwellings ('Maydene', 'Tile Barn' and application site), domestic outbuildings and a commercial tile retail building set back from the road behind a car parking area. Whilst in the countryside, this group of buildings due to their character, layout and front boundary treatment has a suburban appearance and this is exacerbated by the hard edge of the terrace of dwellings on the opposite side of Sutton Road.*

*It is acknowledged that the proposal results in harm and as a result the proposal is contrary to policy SP17, however the degree of harm is a material consideration. When comparing the footprint of existing buildings to the proposed buildings and the building frontages (existing circa 16 metres, proposed 20 metres (2x10 metres) and the character of the area the resulting harm is not sufficient to justify the refusal of planning permission. In addition, planning conditions are recommended to ensure that the quality of the development is maintained, this includes conditions on building materials and introduction of a double staggered front boundary hedge".*

**Recommendation is unchanged.**