

APPLICATION: MA/11/0512 Date: 31 March 2011 Received: 4 April 2011

APPLICANT: Wierton Place Homes Ltd

LOCATION: WIERTON PLACE, WIERTON ROAD, BOUGHTON MONCHELSEA,
MAIDSTONE, KENT, ME17 4JW

PARISH: Boughton Monchelsea

PROPOSAL: An application for listed building consent for internal alterations and extensions to facilitate the change of use of existing nightclub and apartments to 1 dwelling and 6 apartments, including extensions and internal works; conversion and extension of the existing ball room to 2 dwellings; demolition of existing garage block and erection of 4 terraced properties; conversion and extension of existing glasshouses to 6 dwellings; and the erection of 5 detached dwellings to the north and south of the access track, together with associated access and landscape works in accordance with plans numbered 09.79.50 Rev A; 09.79.51 Rev A; 09.79.101 Rev B; 09.79.104 Rev A; 09.79.105 Rev A; D132799/1; 09.79.106 Rev A; 09.79.107 Rev A; 09.79.108 Rev A; 09.79.109 Rev A; 09.79.110 Rev A; 09.79.111; 09.79.112; 09.79.113 Rev A; 09.79.114 Rev A; 09.79.115 Rev A; 09.79.116; 09.79.117; 09.79.118; 09.79.119; 09.79.120; 09.79.121; 09.79.122; 2082-01 Tree Survey Drawing; D132799_1-Sheet-2; D132799_1-Sheet_3; D132799_8_R1-A0; D132799_9_r1-A0; D132799_10_A1-Conservatory; D132799_11-A0_Roof Plan; 07.79.100 _Location Plan; 6037 Bat Emergence Report (received 11 October 2011); Valuation Report (received 11 October 2011); Design and Access Statement; and Tree Survey Report as received on the 7 April 2011.

AGENDA DATE: 6th February 2014

CASE OFFICER: Chris Hawkins

The recommendation for this application is being reported to Committee for decision because:

- It is contrary to views expressed by the Parish Council
- It is a departure from the Development Plan

1. POLICIES

- Government Policy: National Planning Policy Framework (2012).

2. HISTORY

- 2.1 There is a significant level of planning history to this site, and there is also enforcement history, with a case that remains open at present. This (relevant) history is summarised below:

MA/11/1806 Listed building consent for a permanent Memorial Plaque. Approved.

MA/11/1805 Advertisement consent for a Memorial plaque upon internal gateway. Approved.

MA/11/0511 An application for alterations and extensions to facilitate the change of use of existing nightclub and apartments to 1 dwelling and 6 apartments, including extensions and internal works; conversion and extension of the existing ball room to 2 dwellings; demolition of existing garage block and erection of 4 terraced properties; conversion and extension of existing glasshouses to 6 dwellings; and the erection of 5 detached dwellings to the north and south of the access track, together with associated access and landscape works. Yet to be determined.

MA/01/0093 - An application for listed building consent for the erection of garden implement store. Approved.

MA/01/0092 - Erection of garden implement store. Approved.

MA/93/0945 - Construction of single storey building comprising garaging and store. Refused.

MA/93/0364 - Single Storey garages and storage extension. Refused.

MA/89/1390 - Extensions to provide ancillary residential accommodation, external WC, laundry and store rooms. Approved.

MA/88/0168 - Extension to Country Club to provide gym lounge bar snooker room and store. Approved.

MA/77/0056 - Conversion into 5 residential units of barn, cottage and stable block. Approved.

MA/77/0089 - Extension and alteration to form club. Approved.

MA/77/0180 - The change of use of premises from office and residential use to part private residence, part country club. Approved.

MA/70/0333 - The change of use of premises to part private dwelling, part Country Club. Refused.

MA/67/0184 - An outline application for change of use to residential hotel and country club. Approved.

ENF/6694 - Untidy site. Breach resolved.

- 2.2 This application has been in for a significant period of time. The applicant had been asked for additional information with regards to viability, and also with regards to ecological issues. However, following on from the submission of this, further delays have taken place whilst the Council fully assessed its position with regards to its five year supply.

3. CONSULTATIONS

- 3.1 Maidstone Borough Council Conservation Officer** was consulted and raised no objections to this proposal.

4. REPRESENTATIONS

- 4.1.1 **Boughton Monchelsea Parish Council** were consulted and objected to the proposal. Their comments are set out below:

- 4.1.2 'The Boughton Monchelsea Parish Council would like to see the above applications **REFUSED** because :

- 4.1.3 Adverse Effect on Open Countryside. The proposed development, both in scale and design, would be visually intrusive and harmful to the rural character and appearance of the countryside and cause visual harm to the character and appearance of Wierton Hill. It would be overly conspicuous and too intrusive to be absorbed without detriment in the rural setting. It would effectively double the size of the existing hamlet of Wierton. The very few new buildings which have been permitted within the parish to the south of Heath Road have been justified on agricultural or ecclesiastical grounds. No equivalent justification is shown to exist here. The development would be contrary to Policy ENV28 of the Maidstone Borough-Wide Local Plan 2000, Policy C4 of the South East Plan 2009 and guidance within Planning Policy Statement 7.

4.1.4 To approve these applications would be inconsistent with the decision made on another recent and nearby planning application, namely MA/09/1335 Wierton Hall Farm, East Hall Hill. This application was refused and the subsequent appeal was dismissed. In the appeal, the inspector concluded the following :

- that permitting the proposed development would undermine policies that seek to protect the countryside
- that unacceptable harm would be caused to the character and appearance of the surrounding countryside
- that the proposed development would fail to preserve the setting of the existing listed building

4.1.5 Adverse Effect on Listed Buildings. The development both in scale and design would be visually intrusive and compromise the setting not only of the existing listed buildings within the development site but also of other nearby traditionally constructed buildings. In particular, the design of the 'wings' to the existing house, and the five 'enabling' houses are detrimental to the context of the listed buildings. Without in any way conceding that this scheme does preserve them, the preservation of the listed Victorian greenhouses would not justify the implementation of the remainder of the development. The development as a whole would be contrary to Policy B6 of the South East Plan.

4.1.6 Adverse Effect on Special Landscape Area and the Greensand Way. The development would be inappropriate within the Special Landscape Area of the Greensand Ridge. It would be visible both from the internationally renowned Greensand Way, so as to affect adversely the enjoyment of those using it, and also from the Weald to the south. Inevitably, the development would be lit and would also be visible by night.

4.1.7 Adverse Effect on Highway Network. Access from the development site to the highway is poor. The development would generate a type of traffic entirely different in nature from that generated by the current permitted use and a vastly increased volume of traffic which the adjacent public highway and the network of lanes leading from this (mainly single track with passing places) could not safely accommodate.

4.1.8 Adverse Effect on Local Infrastructure. Local infrastructure in terms of water pressure, sewerage and drainage is already stretched. Local amenities cannot absorb further development on this scale, particularly the village primary school, which is over subscribed.

4.1.9 Other Matters:

- The development would require the removal of trees with Tree Preservation Orders (ref TPO number 9 of 1982, file reference 406/105/13).
- There is no quota of affordable housing within the proposed development.
- The Borough Council has not acted for many years on enforcement of the Victorian greenhouses. As detailed above, the preservation of the greenhouses does not justify the implementation of the remainder of the development.'

4.2 Neighbouring occupiers were notified and 22 letters of objection have been received (two letters being from the same objector + one from a planning consultant employed by local residents). The concerns raised within these letters are summarised below:

- The proposal would result in a significant level of traffic which would be to the detriment of the highway network and residential amenity of the neighbouring occupiers;
- The provision of a single access into and out of the site is unsafe;
- The proposal would result in more noise and disturbance, and smells by virtue of the increase in people living within the site;
- The proposal would have an unacceptable impact upon the setting of the listed building and conservation area;
- There are not sufficient car parking spaces;
- There is insufficient outside space for future residents;
- The proposal would result in an over-intensification of the site, and would not fit in with the historic pattern of development;
- There is insufficient water supply;
- What will happen with the sewerage?
- How will gas be supplied to these dwellings?
- The bat survey was not of sufficient standard;
- There was insufficient time to respond to the submission;
- The proposed dwellings would be unattractive and out of keeping with the surrounding area;
- It is not clear where the alternative access into the site would be;
- There should be art provision within the development;
- Previous applications have been declined at this site;
- The proposed materials are unacceptable;
- There would be a doubling of residential units within the hamlet of Wierton;
- The impact upon biodiversity has not been fully considered;
- Inspector's decisions elsewhere within the area have seen new dwellings refused;
- The conversion of the greenhouse would in fact be a new build;
- There are a lack of amenities for future occupiers within the area;
- The proposal would have a detrimental impact upon the setting of the Greensand Ridge;
- This would result in a significant precedent;

- The proposal would be contrary not only to ENV38, but also AH1, ENV34, ENV44, T3, T21 and T23 (not all of these remain in force);
- The proposal would undermine the Council's strategic objectives numbered 1, 2, 3, 5 and 6;
- The proposal would be contrary to policies CC1 and NRM5 of the South East Plan (2009);
- The proposal would be contrary to PPS1, PPS5, PPS7 and PPG13;
- The proposal would result in light pollution to existing residents;
- There would be an unacceptable loss of trees within the site;
- There is a lack of storage space within the development;
- The proposal would result in a loss of privacy to neighbouring occupiers;
- The proposal would impact upon the nearby Special Landscape Area;
- The premises has not been operating as a nightclub for a significant period of time, and as such, the application is misleading;
- The plans are not correct;
- There is poor telephone/internet connection within the locality;
- The business model put forward is out of date;
- There would be an unacceptable impact on an existing, and over-subscribed primary school;
- There is no 'planning gain' being offered as a result of this proposal;
- The proposal would result in an increase in crime in what is at present, a very safe area.

4.2.1 A petition has been received containing 1,200 signatures, objecting to this proposal (And to two other proposals) on the basis that it is development within the countryside.

4.3 CPRE Kent have objected to this proposal on the following grounds:

- It would result in additional dwellings within the countryside;
- There is local opposition to the scheme, which should be given weight;
- There are too many new dwellings within the development;
- The new dwellings would compromise the setting of the listed building;
- There is no management plan shown for the grounds.
- The site is unsustainable;
- The increase in traffic would be unacceptable;
- There is no provision for affordable housing within the development.

5. CONSIDERATIONS

5.1 Site Description

5.1.1 The application site is located within the open countryside, to the south of the village of Boughton Moncheslea. It is within land with no specific designation

within the Maidstone Borough Wide Local Plan (2000). The site is accessed from Wierton Road by a tree lined private drive of some length (approximately 200m). The main house sits centrally within the application site with a small area of hardstanding to its front. The application site lies approximately 1km from the village of Boughton Monchelsea, which itself is approximately 3 miles from the centre of Maidstone.

- 5.1.2 As you enter the site, there are two undeveloped areas to the north and the south, one being fenced off, and the other appearing to be used as an overflow car park. These are separated from the main part of the site by two banks of trees that run from north to south.
- 5.1.3 The main part of the site currently contains a large property, constructed in approximately 1857 (although a property has been recorded at the site from circa 1760) that has a lawful use as a nightclub, and residential apartments. The property is Grade II listed. The property is constructed of red brick in Flemish bond with brick headers, sandstone dressing with a Kentish ragstone plinth to the rear. The property has a tiled roof, with large and relatively ornate chimney stacks, including four tall clustered stacks to the main part. The historical core of the building is two storey, although a three storey, and more recent addition (which currently contains flats) is attached at the western end.
- 5.1.4 Beyond this building (to the west) is a large detached garage block, which at the time of my site visit appeared to be used, in part, for car repairs. This garage block was permitted and constructed in the late 20th Century, and is of no merit. It is however adjacent to a small 'garden store' which is of some merit, and is sought to be retained as part of this proposal.
- 5.1.5 Opposite this garage block is a walled garden which contains the listed glasshouses. These glasshouses are in a state of significant disrepair, however, the main frame remains, and some of the glass panels are intact. The glass houses have a brick plinth along the front, a central atrium, and two 'wings' that run to the east and the west of the atrium. This is a particularly interesting building, which is considered to be of significant merit – irrespective of its current condition.
- 5.1.6 The land to the rear of the glasshouses is in an unkempt state, seemingly being used for the storage of building materials, together with cars in varying states of disrepair. There are some containers within the site, as well as some brick/block constructions that do little to respond to the character of the glasshouses.
- 5.1.7 There is an open area of land to the rear of the property, which falls away quite significantly. To the west of this open land are the residential properties 'Barn House' and 'Weald Barn House'. 'Barn House' being the closest of the two properties, is a two storey dwelling constructed of ragstone.

5.2 Proposal

- 5.2.1 This is the listed building application that accompanies the full application also on the papers this evening.
- 5.2.2 The proposal for the alterations of the existing nightclub (which remains its lawful use) would result in one large property, which would contain five large bedrooms at first floor, living areas at ground floor and cinema/gym within the basement. Access to this property would be from the front of the site, within the existing access to the 'Polo Club'.
- 5.2.3 The existing flats, of which there are currently 11, would be remodelled, and provided with 6 flats. These would all be two bedroom units, with internal floor areas of between 98sqm and 122sqm. These flats would all be served off a new glazed central staircase which would site between the more historic part of the house, and the more 'recent' three storey addition.
- 5.2.4 The current 'ballroom' at the eastern end of the listed building is proposed to be altered to facilitate the conversion into two dwellings. This works would see the retention of the existing walls (aside from an element of the existing 'link' which would be narrowed), but with the inclusion of a lightweight, glazed first floor area, and terrace, that would be set in from these walls by approximately 1-3metres. These properties would contain three bedrooms at ground floor level, and living accommodation at first floor. Access into these properties would be created to the front (for plot 2) and from the eastern side (for plot 1). Because of the alterations proposed, a new window would be installed within the side elevation of the main house, upon its eastern elevation.
- 5.2.5 The proposal would also see the erection of five houses within the eastern end of the application site. Two would be located to the north of the access, and three to the south. The properties would be of a contemporary design, and of two storeys in height. The properties to the south of the access would be constructed of brick, render, and timber cladding, and would be provide with a sedum roof. Part of the building would overhang the access that would run to the western side of the proposed dwellings. These properties would all contain four bedrooms and be detached. A newly constructed brick wall would run along the western access road, providing a sense of enclosure.
- 5.2.6 The properties to the north of the access would be set within a courtyard arrangement. Again, these would be two storey properties, constructed of

render, brick and timber cladding (and provided with a sedum roof). A brick wall is proposed to the road frontage, which would create a sense of enclosure to the front of these two properties. There would again, be overhanging elements that would project at first floor level, above this wall. Both of these properties would contain four bedrooms, and would be detached. Five car parking spaces are proposed to the front of these properties.

- 5.2.7 It is proposed to refurbish the existing greenhouses within the north western corner of the application site. This would include the refurbishment of the existing glass and steel structure, as well as new construction to their rear. In total, the conversion of these glasshouses would provide six additional dwellings, together with a communal space within the central glass house. The elements behind the (refurbished) glasshouses would be flat roof again, so as not to 'compete' with the form of the glass house, or to compromise the views through. These would be single storey, and timber clad to the rear. Again, these properties would be provided with a sedum roof. A private garden area, and parking space would also be provided to the rear of the properties, with access gained from an existing track that runs from north to south along the western side of the application site. To the front of these properties would be a private walled garden, that would allow for pedestrian access only. This wall is currently in situ, although may need some minor repair work to be undertaken.
- 5.2.8 It is proposed to remove the existing, and relatively unsightly garage block that is sited to the west of the main building. This would be replaced with contemporary, two storey flat roof development, that would consist of four terraced dwellings (and this would also see the retention of an attractive, single storey 'garden building' that forms part of the listing). This element would be seen in direct relation to the main building, and as such, is to be constructed at ground floor level of matching brickwork, with the first floor set back, and of a more lightweight, glazed construction. Again, a sedum roof would be provided, with a significant overhang. This building would sit back from the main frontage of the house, to appear as more subservient, and would project outwards from the rear.
- 5.2.9 It is proposed that the existing car parking areas to the front of the main building, and in front of the walled garden be rationalised, to ensure that suitable parking provision can be made within the site.
- 5.2.10 The applicants have agreed that the new properties would be constructed to a minimum of level 4 of the code for sustainable homes. In addition, it has been agreed that ecological enhancements will be incorporated within the development, such as the provision of swift bricks and bat boxes within suitable locations throughout the development.

5.3 Visual Impact/Architectural Quality

- 5.3.1 The property is a Grade II listed building, and as one enters the site is particularly imposing. Whilst the exterior of the main building appears in relatively good condition, an inspection of the interior demonstrates that significant work is required to maintain the building, particularly the windows within the rear elevation, and some of the plasterwork inside of the building. The listing also refers to the glass houses to the north of the application site, which are in a state of significant disrepair. These are overgrown, have a number of smashed panels, and the metal work needs attention. There are also structures erected to the rear of these glasshouses, which significantly detract from their setting.
- 5.3.2 The existing Grade II property is of significant historical and architectural interest. Its setting must therefore be protected, and where possible enhanced through any development being proposed. This proposal does see the erection of a significant level of development around this building, including some alterations to it. A key consideration is therefore whether the proposal is sympathetic to the listed building and its setting.
- 5.3.3 In terms of the alterations to the main building itself, I consider that the proposal would ensure a high quality of design, in so far as the glazed section that would sit centrally would provide a contemporary and lightweight appearance to the structure. At present, it is my opinion that the relationship between the original structure, and the more modern does jar, with the materials, and the floor to ceiling heights, all at odds with the original building. This proposal would provide a division between the two elements that would enhance the appearance of the building as it would give a separation between the two elements, and would provide a cleaner 'break'. To my mind, this is to the benefit of the existing building. Internally, the proposals would see the reinstatement of the main house, which would result in the opening up of much of the property. This would result in a more coherent layout of the house, which would draw greater reference to the original layout of the development. In order to ensure a high quality finish however, I would recommend that conditions be imposed that would result in details being provided – with regards to internal plasterwork and joinery detailing. This would ensure that the quality is delivered.
- 5.3.4 The proposal includes alterations to the existing 'ball room' which would include a more substantial link to the main house. A significant level of discussion has taken place with regards to this element, as there was concern that this would prove overbearing on the main house. However, the plans as submitted are shown to utilise much of the existing structure, whilst creating a new point of access into the building. Subject to suitable materials being used, and a bond that matches the existing structures, I raise no objection to this addition.

- 5.3.5 The demolition of the existing garage block, and the erection of a row of terraced properties to the west of the main house (opposite the entrance to the greenhouses) would, I consider enhance the setting of this building. The existing garage is of a significant scale, and is to my mind overbearing in relation to the main house. It's loss, and replacement with a well designed row of residential properties would create more visual interest and would be of an articulated design, that would respond positively to the appearance of the remainder of the development. The proposals would be low slung, and would be provided with a sedum roof which would provide an overhang of the first floor. This would provide a delicate feature, that would provide a suitable 'top' to the structure. The applicant is seeking to retain the hardstanding to the front, albeit, in a more formalised manner, which again I consider to respond to the setting of the building (I think that front gardens etc would appear as overly domestic in this setting, and it is important that these buildings remain subordinate in both appearance and function).
- 5.3.6 With regards to the proposed dwellings to the eastern side of the application site, these would be relatively detached from the main house. Nevertheless, carefully consideration has been given to the design of these properties, to ensure that they appear as subordinate to the main building, and to not appear as overbearing as one enters the application site. The properties to the north of the access are designed in such a way as to create a small courtyard, albeit of a contemporary form. The provision of a brick wall, with overhanging elements, and contemporary glazing would result in a well proportioned, and subtle building at this point of access. The second of the two units would be set back from the road frontage, and would be of a similarly well designed appearance. Views of this property would however be limited, due to the wall constructed to the front. It is my opinion that neither of these buildings would have a negative impact upon the setting of the listed buildings, by virtue of their location, and their high standard of design.
- 5.3.7 It is my opinion that this would very much be the case with the properties located to the south of the access, at the eastern end of the application site. The buildings would have a similar 'low slung' design that would provide a horizontal emphasis, and which would also respond to the small change in land levels at this point – the lands falls gently to the south. Views of these properties would be limited from outside of the application site due to the level of vegetation that is both within, and adjacent to the properties boundary. Again, I consider the architecture of these properties to be of a high standard, with the relatively simple form, punctuated by projecting and recessed elements, and a variety of materials.

- 5.3.8 With regards to the refurbishment of the glasshouses, to my mind, this is one of the major benefits of this planning application. The glasshouses are a particularly attractive, and relatively unusual feature within the grounds of this property, and form part of the list description. However, in recent years there has been serious neglect of this building, and as a result, they are now in a state of disrepair, and without a viable commercial use, would be likely to be lost should works not be undertaken within the short to medium term. That said; they remain listed, and as such, any works proposed should ensure that their form and elements of architectural interest are retained. This proposal would see the form of the front elevations of the buildings retained, which and the unsightly rear elevations removed, and replaced with a more subordinate, and simple form. Whilst the character of the buildings would undoubtedly change, by virtue of the domestic paraphernalia both within and outside of the buildings, I do not consider that this would be so intrusive as to be to the detriment of their fabric, nor overall form.
- 5.3.9 Overall, I consider the conversion works proposed to be of a very high quality of design. The works that would take place to the listed buildings would, to my mind, enhance their appearance – particularly the greenhouses. In addition, the new build element, whilst contemporary in design, would very much compliment the existing buildings, whilst not competing with it. The site is well screened from long distance views, with much of the new development proposed within areas surrounded by tree cover. For these reasons, I do not consider that the proposal would cause any harm to the longer distance views into the application site. I therefore raise no objections on these grounds.

5.4 Other Matters

- 5.4.1 The proposed dwellings are designed to be constructed to a minimum of level 4 of the code for sustainable homes. I consider that this represents a high standard of design quality. Furthermore, due to the location of this development, I consider that it is necessary for this proposal to achieve this standard as a minimum, to ensure that it is as sustainable as possible – with its location borne in mind.

6. CONCLUSION

- 6.1 I consider that this proposal would represent the best chance of ensuring the long term preservation of these important listed buildings. The works proposed to the listed building are considered to result in a significant enhancement, and as such, I support this proposal.

7. RECOMMENDATION

APPROVE subject to the imposition of suitable safeguarding conditions:

1. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation, of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined and recorded.

2. The works to which this consent relates must be begun before the expiration of three years from the date of this consent;

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. No development shall take place until 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;

Reason: To ensure a high quality appearance to the development.

4. No development shall take place until details (in the form of large scale drawings as appropriate) have been submitted to and approved by the local planning authority in respect of the following;

Main House

- (i) Internal and external joinery (all windows to be timber)
- (ii) New plasterwork.
- (ii) Internal and external paint schemes.
- (iii) All works to existing, and proposals for new, fire surrounds.
- (iv) All services, including computer cabling and lift machinery.
- (v) Works of making good.
- (vi) Schedules of repair work and stone/brick-cleaning/replacement.

Outbuildings and works to the garden walls

- (i) Samples of materials, including sample panels of brickwork, stonework and re pointing.
- (ii) Internal and external joinery details at an appropriate scale (all windows to be timber).
- (iii) Window details at an appropriate scale.
- (iv) Repair schedules for the walls
- (v) Details of windows, eaves, ridges, doors and door surrounds, bands, plinth

mouldings and quoins

(vi) The details and design of any gates proposed.

The development shall thereafter be undertaken in accordance with the subsequently approved details except as agreed in writing by the local planning authority.

Reason: To ensure the appearance and character of the building are maintained and to secure a high quality of new development within the site.

5. No dwelling units within the grounds of Wierton Place hereby permitted shall be occupied until such time as the restoration works to the greenhouses have been completed to the satisfaction of the local planning authority and that such approval has been given in writing by the local planning authority.

Reason: To ensure the appearance and character of the listed building is preserved.

6. The development shall not commence until, details of the colour of the external finish of the buildings have been submitted to and approved in writing by the Local Planning Authority. The approved colour scheme shall be fully implemented before the first occupation of the buildings and thereafter maintained;

Reason: In the interests of visual amenity.

7. No external meter cupboards, vents, or flues shall be installed on any external elevation without the prior agreement in writing of the Local Planning Authority.

Reason: To secure a high standard of design.

The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000) and there are no overriding material considerations to indicate a refusal of planning consent.