

MEETING:	PLANNING COMMITTEE
DATE:	15 JUNE 2016
TITLE OF REPORT:	151438 - PROPOSED ERECTION OF 3 DWELLINGHOUSES AT LAND AT FIR TREE COTTAGE, FLOYDS LANE, WELLINGTON HEATH, LEDBURY, HR8 1LR For: Mrs Morris per Mr R Jolly, EJ Planning Limited, P O Box 310, Malvern, Worcestershire, WR14 9FF
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=151438&search=151438
Reason Application submitted to Committee - Redirection	

Date Received: 11 May 2015

Ward: Ledbury North

Grid Ref: 371113,240079

Expiry Date: 17 July 2015

Local Member: Councillor EPJ Harvey

1. Site Description and Proposal

- 1.1 The site is within Wellington Heath an identified settlement in the Core Strategy. It constitutes the garden area of a two-storey red brick dwelling (Fir Tree Cottage). There is an entrance on the southern side of this detached property. The main vehicular access serving Fir Tree Cottage though is down slope and to the east and taken from an unclassified Horse Road that also serves Stone Cottage. The site which constitutes a mature garden slopes southwards from Fir Tree Cottage.
- 1.2 It was originally proposed that the existing access point from Horse Road, that serves Fir Tree Cottage, would also provide the means of access for two of the proposed three dwellings. The remaining plot between Fir Tree Cottage and Jay House, would gain access off Floyd Lane, an unclassified road. This has been altered during the course of this application following a speed survey on Floyds Lane requested by the Transportation Manager. The revised access will now be onto Floyds Lane for the two plots to the south and down slope from Fir Tree Cottage. Therefore, all three dwellings will have access off an access point onto Floyds Lane.
- 1.3 An illustrative layout provides details of a managed wildlife site on land between the three plots and Fir Tree Cottage and three properties that gain access onto Horse Road. and which are down slope from the proposal site. The plan also provides details for parking arrangements for Fir Tree Cottage which will continue to gain access onto Horse Road.
- 1.4 The site is wholly within the Malvern Hills Area of Outstanding Natural Beauty.
- 1.5 This is an outline proposal for three dwellings with only the principle and means of access to be determined at this stage; the remaining reserved matters being the subject of future approval in the event that planning approval is granted.

2. Policies

2.1 The Herefordshire Local Plan - Core Strategy

SS1	-	Presumption in Favour of Sustainable Development
SS2	-	Delivering New Homes
SS3	-	Releasing Land for Residential Development
SS4	-	Movement and Transportation
SS6	-	Environmental quality and local distinctiveness
RA1	-	Rural Housing Strategy
RA2	-	Herefordshire's Villages
H1	-	Affordable Housing – Thresholds and Targets
H3	-	Ensuring an Appropriate Range and Mix of Housing
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel
LD1	-	Landscape and Townscape
LD2	-	Biodiversity and Geodiversity
LD3	-	Green Infrastructure
SD1	-	Sustainable Design and Energy Efficiency
SD3	-	Sustainable Water Management and Water Resources
SD4	-	Wastewater Treatment and River Water Quality
ID1	-	Infrastructure Delivery

2.2 NPPF

The following chapters are of particular relevance to this proposal:
Introduction - Achieving sustainable development

Section 4 - Promoting sustainable communities

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Conserving and enhancing the historic environment

Section 11 - Conserving and enhancing the natural environment

2.3 Neighbourhood Planning

The Neighbourhood Plan Area for Wellington Heath was designated on 26 January 2015. Whilst it is a material consideration it is not sufficiently advanced to attract weight for the purposes of determining planning applications.

2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

3. Planning History

3.1 None

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water has no comment.
- 4.2 Severn Trent - response awaited.

Internal Council Consultations

- 4.3 Transportation Manager conditional support subject to condition relating to the onsite turning and parking area.
- 4.4 Conservation Manager (Ecology) has no objections following the receipt of further details relating in particular to removal of hedgerow.

5. Representations

- 5.1 Wellington Heath Parish Council object:

In respect of the above planning application Wellington Heath Parish Councillors have carried out a site inspection and spoken to some owners of neighbouring properties Unanimously, the Parish Council does not support this application as currently proposed

In particular the proposed access onto Horse Road is unsuitable, especially for 7 parking spaces The access onto Horse Road is very close to a blind corner and has very restricted vision from the existing narrow driveway which also serves Stone Cottage Horse Road is a narrow single track with high hedges and moderately high stone walls very close to the road There is little prospect of a vision splay without agreement of neighbours which seems unlikely We would also oppose a vision splay which would be detrimental to habitat and detract from the character of this area of the village it may be beneficial to reverse the Floyds Lane vehicular access for plot 1 for slightly improved visibility and provide additional parking and we observe that there is currently some vehicular access at plot 3 onto Floyds Lane

In our opinion there is inadequate provision for garage and parking space. Both Floyds Lane and Horse Road are single track with no prospect of parking. It is therefore essential to provide additional parking for visitors as well as residents Whilst the application is for 3 bedroom houses the plans clearly show 4 bedrooms which would be excessive with additional residents most likely creating additional demand for vehicles.

We would point out that the residents of Stone Cottage on Horse Road will be most affected by this development They were on holiday when we visited the site and a neighbour pointed out that there was no planning notice on Horse Road and that the planning notice on Floyds Lane had only recently been displayed leaving less than the statutory period to respond

If this proceeds to a detail planning application we would draw attention to the Wellington Heath Parish Building Design Guide (attached) and the Malvern Hills Area of Outstanding Natural Beauty. Guidance on Building Design. We would also point out that it will be necessary to address inadequate drainage of surface water and foul sewer drainage including periodic sewage discharge as shown on the enclosed map

5.2 Wellington Heath Parish Council object

This response was made in respect of the revised access arrangements

We have recently been informed of the amended outline planning application for land at Fir Tree Cottage. We note that the new plans have been available for some time and that the HC Transport Department responded on 4 Jan 16 and the date of the amended plans is 14 July 2015. It would be helpful if in future we were advised of amendments.

We note this outline application is for access only, and the access has been subject to major amendment.

The revised access arrangements off Floyds Lane for plots 1 and 3 are acceptable although removal of the hedge for plot 1 access is not ideal. The proposed access for plot 2 is completely unacceptable since it is on a bend with poor visibility and removal of the hedge to create another vehicle access is unnecessary and will be detrimental to local distinctiveness and the landscape and ecology.

The Transport Department propose 2 vision spays of 16m by 2m on Floyds Lane which is not feasible within the proposed site boundary. Furthermore the hedges are an important part of the Malvern Hills AONB and Wellington Heath local landscape distinctiveness and ecology. Vehicle speeds are very slow on this narrow road. The existing hedges on Floyds Lane must be preserved and we are opposed to their removal for the creation of vision splays. Furthermore there must be no curb stones or other suburban features in this rural setting.

Access to Fir Tree Cottage and additional parking is still shown from Horse Road. Horse Road is narrow and this access is dangerous and has only been used for vehicular access by the adjacent Stone Cottage, and the intensity of use should not be increased. We have spoken to long standing residents and understand that Nancy Davis at Fir Tree Cottage did not have a car, may not have held a driving licence and visitors used the existing access on Floyds Lane. Fir Tree Cottage does not have vehicular access onto Horse Road. Vehicular access from Horse Road to Fir Tree Cottage or the new properties should not be approved. Planning applications and appeals for developments involving vehicular access to this part of Horse Road have apparently been repeatedly refused.

We note that the plot 1 building footprint may breach a covenant in favour of Jay House. Whilst this may not be a planning issue it is likely to affect a subsequent full planning application and alter optimum vehicular access arrangements.

We note there are substantial mistakes in respect of the submission and handling of this planning application:-

- 1) The planning application form proposes 3 bedroom properties yet the indicative drawings clearly show 4 bedrooms. Hence we cannot reliably judge intensity of the proposed development and access and parking requirements. 4 bedroom properties would be too large and unacceptable.
- 2) The Parish Council response of 23 June 2015 is recorded on the HC webs site as 'comments' whereas we clearly stated that we objected. In our responses we try to present a balanced opinion and where appropriate suggest how planning applications might be made acceptable. If this practice is causing our objections to be recorded as comments please inform us.
- 3) We see that Welsh water have advised that there are no public sewers in this area. This is false, there are foul water sewers in both Horse Road and Floyds Lane although we understand they are the responsibility of Severn Trent. We would draw attention to the fact

that slightly to the South the sewers suffer from foul water discharge in times of heavy rain, we do not know if this is caused by lack of maintenance or inadequate capacity.

THIS PLANNING APPLICATION HAS BEEN SUBJECT TO A VERY SUBSTANTIAL AMENDMENT, AND ACCESS TO PLOT 2 AND FIR TREE COTTAGE ARE UNACCEPTABLE. DURING THE LONG ELAPSED PERIOD OF THIS APPLICATION THE UDP HAS BEEN REPLACED BY THE CORE STRATEGY. THE APPLICATION SHOULD BE REJECTED AND A FRESH START MADE.

We are not opposed to development of this site in principle but much more attention needs to be given to local distinctiveness, and safe, practical proposals. The architects appear to be aiming for excessively dense development which may be the root cause of the difficulties and nugatory work encountered so far. The new Herefordshire Core Strategy gives much increased emphasis to local distinctiveness (see Annex to this letter), nearby properties cannot be regarded as an indication of acceptable design.

Any subsequent application must give particular attention to local distinctiveness, the setting in the AONB and the Malvern Hills Area of Outstanding Natural Beauty Guidance on Building Design. Houses which are too high or too large, lack garaging and are of substantially similar design will not be acceptable. The ad-hoc settlement pattern must be respected, new buildings must be small and modest in scale, simple in character and fenestration and of an individual style. Off-the-peg, standardised designs and those which are typical of urban and suburban estate areas are not appropriate.

Vehicle entrance from the existing Floyds Lane pull-in point alone could be sufficient and provide access to integral garages (perhaps not plot 1) and the originally proposed but slightly relocated parking area which could serve new properties and Fir Tree Cottage. Fir Tree Cottage garden could be to its side alongside Floyds Lane rather than to the rear to allow the footprint for plot 1 to avoid breaching the Jay House covenant. An ad-hoc building layout, not aligned with Floyds Lane may accommodate 3 modest properties on the site although such density would be tight in relation the character of the village and landscape type.

5.3 17 letters of objection have been received making the following main points:-

- Very poor visibility onto Horse Road
- Impact of use of existing driveway serving 3 properties on amenity
- Three accesses onto Fir Tree Lane (revised scheme) on bend dangerous
- Reduce number of access points
- Design prosaic, for village setting
- Four bedroom plans: 3 bedroom on application form. Need 2 & 3 bedroom dwellings in parish
- Restrict heights – Jays House refused first floor addition
- Overdevelopment-Fir Tree Cottage will be demolished inevitably- restrict whole site to 4 dwellings
- Impact on my property Pippins
- Need parking in area for visitors
- Aware of rich fauna
- Restrictive covenant on property
- Inevitable development of site given need for 27/28 dwellings in period up to 2031

- 5.4 The consultation responses can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=151438&search=151438>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Policy Context

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 6.2 In this instance the Development Plan for the area is the Herefordshire Local Plan - Core Strategy (CS). A range of CS policies, referred to at section 2.1, are relevant to development of this nature. The strategic Policy SS1 sets out a presumption in favour of sustainable development, reflective of the positive presumption enshrined in the NPPF. SS1 confirms proposals that accord with the policies of the Core Strategy (and, where relevant other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.

- 6.3 As per the NPPF, the delivery of sustainable housing development to meet objectively assessed needs is a central Core Strategy theme. Policy SS2 'Delivering new homes' confirms that Hereford, with the market towns in the tier below, is the main focus for new housing development. In the rural areas new housing development will be acceptable *"where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community."*

- 6.4 Equally it is clear that failure to maintain a robust NPPF compliant supply of housing land will render the housing supply policies of the Core Strategy out-of-date. Policy SS3 'Ensuring sufficient housing land delivery' thus imposes requirements on the Council in the event that completions fall below the trajectory set out in Core Strategy Appendix 4. In this respect the recent appeal decisions for development at Rosemary Lane, Leintwardine and Ledbury confirms that at this point, the Council is not able to demonstrate a 5 year supply of housing land and the Core Strategy policies relevant to the supply of housing are considered to be out of date and paragraph 14 of the NPPF is engaged.

- 6.5 Irrespective of the weight to be ascribed to the Core Strategy housing supply policies, it is useful to review the application in context. Wellington Heath is identified as one of the rural settlements within the Ledbury Housing Market Area (HMA). These settlements are to be the main focus of proportionate housing development in the rural areas. The strategy set out at Core Strategy Policy RA1 is to ascribe an indicative housing growth target for the settlements listed within each rural HMA. Within the Ledbury HMA the indicative minimum housing growth is 14%. The minimum indicative growth target for Wellington Heath Parish between 2011 and 2031 is 29 dwellings, with 5 commitments and 2 completions from 2011 to date.

- 6.6 The preamble to RA2 – Housing in settlements outside Hereford and the market towns states: *"Within these [figure 4.14] settlements carefully considered development which is proportionate to the size of the community and its needs will be permitted."* The proactive approach to neighbourhood planning in Herefordshire is also noted and that, when adopted, Neighbourhood Development Plans (NDPs) will be the principal mechanism by which new rural housing will be identified, allocated and managed. Wellington Heath Parish Council has not progressed the

NDP to a stage that weight can be attributed to it for the purposes of decision-taking and planning applications cannot, in these circumstances, be refused because they are potentially prejudicial to the neighbourhood plan.

6.7 However, and particularly until NDPs are adopted, RA2 is positively expressed insofar as housing proposals will be permitted where the four criteria of the policy are met. Moreover, the Inspector's Main Modification 038 confirms that in the period leading up to the definition of appropriate settlement boundaries i.e. until such time as NDPs define a settlement boundary, the Council will "assess any applications for residential developments in Figure 4.14 and 4.15 against their relationship to the main built up form of the settlement." Thus with the NDP not yet attracting weight, policy RA2 is key to assessment of planning applications that deliver housing in the rural settlements.

6.8 Policy RA2 states that housing proposals will be permitted where the following criteria are met:

- *Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15, proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement; and/or result in development that contributes to or is essential to the social well-being of the settlement concerned.*
- *Their locations make the best and full use of suitable brownfield sites wherever possible.*
- *They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting.*
- *They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in the particular settlement, reflecting local demand.*

6.9 Thus it can be seen that Policy RA2 requires assessment of the development proposed against the size, role and function of the village, location relative to the main built form and that the scheme is high quality and sustainable, making a positive contribution to the surrounding environment and its landscape setting.

Malvern Hills AONB

6.10 The site is within the designated Malvern Hills AONB and therefore the proposal needs to be determined in accordance with Policies SS6 (environmental quality and local distinctiveness) and LD1 (landscape and townscape) which are broadly consistent with Chapters 11 and 12 of the NPPF.

6.11 This is a sensitive site given it is within the designated AONB and therefore it is incumbent upon proposals to conserve and enhance the natural and scenic beauty of such a protected landscape. This does not mean though that all development is prohibited in Wellington Heath given that this designation washes over the settlement. It means in this instance that particular features and elements need to be acknowledged. The size and height of the three dwellings will be an important factor in reducing their impact particularly in respect of the northernmost plot, given the views afforded eastwards across the site to the Malvern Hills. The number of bedrooms for each dwelling will also determine the parking required and land available and therefore 3 bedroom or smaller dwellings would be more appropriate than the 4 bedroom one illustrated that accompanied the application. The three dwellings are though below the level of the highway (Floyds Lane) and this will assist in ameliorating the impact of the development as viewed from Floyds Lane, the three dwellings would not otherwise be seen together. It is not possible to view the three plots from the east i.e. from Horse Road or when approaching from the south

- 6.12 It is not considered that this proposal constitutes an overdevelopment of the site given that there is sufficient area available for 8 metres wide dwellings as illustrated, parking provision and garden areas to front and rear of each dwelling as illustrated on the site layout plan submitted.
- 6.13 There are sufficient trees and hedgerow around the site and between Stone Cottage and Fir Tree Cottage such that, subject to conditions protecting this vegetation the impact of the new dwellings can be successfully ameliorated into the site sensitively in accordance with the provision of Policies SS6, SD1 and LD1 of Core Strategy

Transportation

- 6.14 It is stated in representations received earlier in the determination of this application that utilising the existing access by two additional dwellings via Horse Road would be detrimental to highway safety. This has resulted in the means of access for the two southernmost plots altering to Floyds Lane. This results in Horse Road only being accessed by future occupants of Fir Tree Cottage together with Stone Cottage, as at present, albeit with the addition of parking spaces for Fir Tree Cottage .
- 6.15 The speed survey carried out by the applicant at the request of the Transportation Manager has determined, as anticipated, that traffic speeds are low i.e between 13 to 16mph and that therefore the three access points on Floyds Lane serving the three dwellings are sufficient to provide a satisfactory means of access for each of the dwellings, notwithstanding hedgerow will need to be removed particularly in relation to the southernmost plots given the narrowness of the highway verge Therefore, notwithstanding representations received including those of the Parish Council, provision can be made for three new access points subject to details for the layout of turning and parking layout being provided for each plot in accordance with the provisions of Policy MT1 of Core Strategy
- 6.16 Access for Fir Tree Cottage will continue to be onto Horse Road.

Ecology

- 6.17 This is an issue that has been raised in some representations and has been the subject of a further biodiversity appraisal, following the submission of a preliminary appraisal The Council's Ecologist needed to establish the ecological value of hedgerow crossing the site, in respect of dormice and reptiles, this can be addressed by a suitable condition requiring that works are overseen and recorded by an appropriately qualified ecological clerk of works. Therefore, the ecological interest of the site can be managed and safeguarded in accordance with the provisions of Policy LD2 of Core Strategy.

Impact on Residential Amenity

- 6.18 Representations have been received in relation to the perceived impact on residential amenity from residents adjoining the site with particular regard to increased use of the existing access off Horse Road, which will now no longer be utilised by two of the three proposed dwellings. Issues relating to overlooking and overshadowing are not matters that can be determined at this stage given that only the principle of developing the garden area of this property and the means of access can be determined at this stage. It will though be important to retain as much vegetation as possible not only for reasons of biodiversity but in order to reduce the impact of the dwellings in the immediate locality. Therefore, the proposal accords with Policy SD1 of Core Strategy, in this respect.
- 6.19 Representations have been received relating to a restrictive covenant that may or may not affect the northernmost plot; this is not a planning matter that can be determined within the ambit of this proposal.

Summary and Conclusions

- 6.20 The pursuit of sustainable development is a golden thread running through both plan-making and decision-taking and identifies three dimensions to sustainable development; the economic, social and environmental roles. This is carried through in the provisions of the Core Strategy objectives which translate into policies encouraging social progress, economic prosperity and controlling environmental quality.
- 6.21 When considering the three indivisible dimensions of sustainable development as set out in the paragraph 14 of the NPPF, officers consider that the scheme when considered as a whole is representative of sustainable development and that the presumption in favour of approval is engaged. The site is within the built form of Wellington Heath. Also, based upon the Inspectors' findings in recent appeals in Leintwardine and Ledbury, there is not a 5 year housing land supply at the present time. It is concluded that, as Wellington Heath has been identified as a settlement for growth, this proposal is not only environmentally acceptable in relation to this part of the settlement but it will also provide a modest contribution to the dwellings required given the stated shortfall in housing land supply. It is considered to be a sustainable location with very good access to a wide variety of services and facilities.
- 6.22 The contribution the development would make in terms of jobs and associated activity in the construction sector and supporting businesses should also be acknowledged as fulfilment of the economic role of sustainability.
- 6.23 The tension, in this case, relates to the environmental impact in this part of the AONB. Whilst it is acknowledged that there will need to be some roadside hedgerow removal particularly to the south of Fir Tree Cottage, this is though offset to an extent by the retention of trees and hedgerow across the sloping site. Care will be needed with the design and scale of the three dwellings particularly the northernmost one, which will be determined in part by the number of bedrooms which should be restricted to no more than three given that four bedroom properties will require 3 spaces and therefore more land for parking and turning. These are though matters that can be addressed at the reserved matters or detailed stage.
- 6.24 Additional traffic will join the road network, however, this road is capable of taking the increased traffic volumes without having an adverse impact on highway safety.
- 6.25 Acceptable foul and surface water drainage can be provided. There is sufficient land available for the treatment of foul drainage and service water; drainage details will be the subject of the prior approval of the planning authority.
- 6.26 Ecological issues can be addressed by undertaking a watching brief and ensuring that the timing of works are carried out in an appropriate manner in the interests of biodiversity, as recommended by the Council's Ecologist.
- 6.27 The residential amenity of residents living in the vicinity of the site will not be adversely impacted upon and nor will the residents of the three properties proposed be adversely overlooked particularly given the private areas of screened garden areas provided with the dwellings proposed.
- 6.28 Officers conclude that there are no overriding landscape, highways, drainage, and ecological issues that should lead towards refusal of the application and that any adverse impacts associated with granting planning permission are not considered to significantly and demonstrably outweigh the benefits in accordance with the provisions of the NPPF. It is therefore recommended that planning permission be granted subject to planning conditions.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A02 - Time limit for submission of reserved matters (outline permission)**
2. **A03 - Time limit for commencement (outline permission)**
3. **A04 - Approval of reserved matters**
4. **A05 - Plans and particulars of reserved matters**
5. **B01 - Development in accordance with the approved plans**
6. **G03 - Retention of existing trees/hedgerows**
7. **G04 - Protection of trees/hedgerows that are to be retained**
8. **Prior to commencement of the development, an appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to inspect the site and conduct during the active season for reptiles and dormice and ensure there is no impact upon protected species by demolition of the building and clearance of the area. The results and actions from the inspection and survey shall be relayed to the local planning authority upon completion.**

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and Policy LD2 of Herefordshire Local Plan-Core Strategy.

9. **H13 - Access, turning and parking**
10. **I17 - Scheme of foul drainage disposal**
11. **Prior to the first occupation of any of the residential development hereby permitted written evidence / certification demonstrating that water conservation and efficiency measures to achieve the 'Housing – Optional Technical Standards – Water efficiency standards' (i.e. currently a maximum of 110 litres per person per day) for water consumption as a minimum have been installed / implemented shall be submitted to the Local Planning Authority for their written approval. The development shall not be first occupied until the Local Planning Authority have confirmed in writing receipt of the aforementioned evidence and their satisfaction with the submitted documentation. Thereafter those water conservation and efficiency measures shall be maintained for the lifetime of the development;**

Reason: - To ensure water conservation and efficiency measures are secured, in accordance with policy SD3 (6) of the Herefordshire Local Plan Core Strategy 2011-2031

- 12. H27 - Parking for site operatives
- 13. I16 - Restriction of hours during construction

INFORMATIVES:

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework
- 2. HN04 - Private apparatus within highway
- 3. HN28 - Highways Design Guide and Specification
- 4. HN05 - Works within the highway

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

