

PLANNING COMMITTEE

17 January 2019

Minutes of the Planning Committee meeting held at the Town Hall, Bexhill-on-Sea on Thursday 17 January 2019 at 9:30am.

Committee Members present: B. Kentfield (Chairman), Mrs M.L. Barnes (Vice-Chairman), G.C. Curtis, P.R. Douart, Mrs D.C. Earl-Williams, R.V. Elliston, A.E. Ganly, Mrs J.M. Hughes, D.B. Oliver, Mrs S.M. Prochak, G.F. Stevens and M.R. Watson.

Other Members present: Councillor K.M. Field (in part), Mrs E.M. Kirby-Green (in part) and C.J. Saint (in part).

Advisory Officers in attendance: Head of Service Strategy and Planning, Development Manager, Development Manager Team Leader and Democratic Services Officer.

Also Present: 1 member of press and 44 members of public.

PL18/47. MINUTES

The Chairman was authorised to sign the Minutes of the meeting held on 13 December 2018 as a correct record of the proceedings.

PL18/48. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A.K. Azad, Mrs B.A. Hollingsworth and J.M. Johnson (Chairman of the Council).

PART II – DECISIONS TAKEN UNDER DELEGATED POWERS

PL18/49. PLANNING APPLICATIONS
(6)

Outline planning permissions are granted subject to approval by the Council of reserved matters before any development is commenced, which are layout, scale, appearance, access and landscaping. Unless otherwise stated, every planning permission or outline planning permission is granted subject to the development beginning within three years from the date of the permission. In regard to outline permissions, reserved matters application for approval must be made within three years from the date of the grant of outline permission; and the development to which the permission relates must begin no later than whichever is the later of the following dates: the expiration of three years from the date of the grant of outline permission or, the expiration of two years from the final approval of the reserved matters, or in the

case of approval on different dates, the final approval of the last such matters to be approved.

In certain circumstances the Planning Committee will indicate that it is only prepared to grant or refuse planning permission if, or unless, certain amendments to a proposal are undertaken or subject to completion of outstanding consultations. In these circumstances the Head of Service Strategy and Planning can be given delegated authority to issue the decision of the Planning Committee once the requirements of the Committee have been satisfactorily complied with. A delegated decision does not mean that planning permission or refusal will automatically be issued. If there are consultation objections, difficulties, or negotiations are not satisfactorily concluded, then the application will have to be reported back to the Planning Committee or reported via the internal-only electronic Notified 'D' system by means of providing further information for elected Members. This delegation also allows the Head of Service Strategy and Planning to negotiate and amend applications, conditions, reasons for refusal and notes commensurate with the instructions of the Committee. Any applications which are considered prior to the expiry of the consultation reply period are automatically delegated for a decision.

RESOLVED: That the Planning Applications be determined as shown in Appendix A, attached.

PL18/50.
(7.1)

APPEALS

Members noted the report on Appeals that had been started, allowed or dismissed since the Committee's last meeting, together with the list of forthcoming Hearings and Inquiries.

RESOLVED: That the report be noted.

PL18/51.

DATE FOR SITE INSPECTIONS – Tuesday 12 February 2019 at 8:30am departing from the Town Hall, Bexhill.

CHAIRMAN

The meeting closed at 12:15pm

pl190117jh

RM**RR/2018/1787/P****BURWASH Strand Meadow – Land to south west of****Erection of 30 market dwellings together with access,
parking, open space and recreational land****Statutory 13 week date: 8 October 2018****Extension of time agreed to: 25 January 2019**

This application was subject to public speaking.

DECISION: REFUSE (FULL PLANNING)

Members had visited the site which was situated in the village of Burwash and within the High Weald Area of Outstanding Natural Beauty (AONB). With the exception of the amenity/reception area to be utilised as allotments, the site was within the development boundary for Burwash village with existing field access from the southern end of Strand Meadow. The land had a significant gradient sloping downward from south-east to north-west to a ghyll on the boundary. The site adjoined Strand Meadow to the north and the gardens of Beechwood Close and Rother View. The recreation ground was set at a higher level and adjoined the southern boundary. Public footpaths ran along the boundary between Beechwood Close and Strand Meadow with public rights of way via Ham Lane to the south-west and through the fields to the west. The land was allocated within the Rother Local Plan 2006 for housing, landscaping and amenity purposes.

The proposal was for the erection of 30 residential dwellings together with access, parking, drainage, landscaping and non-provision of affordable housing. Consideration was given to updated information and additional objections received which were circulated to Members prior to the meeting.

Members heard from both the spokesperson representing those people objecting to the scheme and from a spokesperson for the applicant, in addition to one of the local Ward Members and Planning Officers. Members asked a series of questions in relation to a number of issues. These included: the design of the properties; sustainability; non-provision of affordable housing; footpath access and linkage to the recreational ground; the impact of the housing on the appearance and historical settlement of Burwash; accessibility issues, particularly for the older generation and families with young children; height of the properties; flat roof dormers; sloping roofs; access to gardens; lighting within the properties; drainage; and layout of the parking scheme. They were also particularly concerned that there had been no consultation with the local community as highlighted by the National Planning Policy Framework, which could have resolved design concerns.

The Committee considered the comments submitted by Burwash Parish Council who objected to the scheme and the County Highway Authority who had no objection subject to conditions and completion of legal agreements. Although the County Highway Authority had not objected to the proposals, Members expressed concern regarding the parking scheme and increased traffic that would be generated by the development in the village, although they accepted that this had been the subject of the previous outline approval. The discussion focused particularly on the design of

the properties and loss of affordable housing in this AONB location, referenced the objection from the High Weald Unit; Members agreed that a robust review mechanism with regard to the affordable housing issue should be included within any section 106 agreement.

Councillor Ganly moved the motion to refuse (full planning) and this was seconded by Councillor Mrs Earl-Williams. The motion was declared CARRIED (12 for / 0 against [unanimous]).

In weighing up all the issues identified above, including the lack of affordable housing, design aspects and unresolved footpath access/linkage, Members considered that the overall impact of the scheme would cause harm to the landscape of the AONB and would be out of character and out of context with the wider character of the historic village of Burwash. Therefore, the Committee considered that the application should be refused.

REASONS FOR REFUSAL:

1. The design of the proposed development is uncharacteristic and out of context with the historic settlement of Burwash and the High Weald Area of Outstanding Natural Beauty and will cause harm to the verdant character of this edge of countryside location by reason of: its poor pedestrian access arrangements (both site wide and within individual plots) which are primarily stepped and do not provide access for all; the urban (rather than rural) character and appearance of the buildings; the excessive height of the proposed buildings and their inappropriate scale when compared with prevalent village design; the design of the shallow pitch roofs incorporating inappropriate flat roof dormers; and the inadequate levels of light that will be received within the proposed properties. The proposed development does not represent a high quality response to the local context and landscape and therefore would be contrary to Policies OSS4, RA1, C06, EN1, EN3 and TR3 of the Rother Local Plan Core Strategy, Policies DHG4, DEN1 and DEN2 of the emerging Development and Site Allocations Local Plan Proposed Submission – October 2018 and paragraphs 124, 127 and 128 of the National Planning Policy Framework.
2. The developer has not entered into a section 106 legal agreement to secure the following:
 - a) A review mechanism of the costs and values associated with the development having regard to the lack of provision of affordable housing based on assumed costs and values.
 - b) The provision of and future management of the landscape area and amenity public open space, with landscaping.
 - c) The provision of recreational (allotment) land.
 - d) The provision of a footpath to join with the recreation ground.
 - e) The implementation of ecological and arboricultural mitigation measures.
 - f) Off-site highway works to include:
 - i) A new vehicular access into the site as a continuation of Strand Meadow.
 - ii) The existing turning head on Strand Meadow retained and formalised and separated from the main through route by carriageway markings.
 - iii) Removal of approximately 50m of the existing footway along the northern side of Strand Meadow allowing the carriageway to be widened to provide an additional area of on-street parking.

- iv) A pedestrian crossing with dropped kerbs and tactile paving provided where the footpath ends to the north of the new parking area.
- v) Widening of the carriageway to retain a 4.8m width along this section of road by narrowing the footway on the south side of Strand Meadow to a width of approximately 2.7m.

It has not been conclusively shown that the development would be acceptable in planning terms without the requirements listed and as a result the application does not comply with Policy VL1 of the Rother Local Plan 2006; Policies CO3, LHN2, EN5 and TR3 of the Rother Local Plan Core Strategy; and Policies DHG1 and DEN4 of the emerging Development and Site Allocations Local Plan Proposed Submission – October 2018.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme.

(Councillor Mrs Prochak declared a personal interest in this matter in so far as her husband is Chairman of the local Campaign to Protect Rural England who made comments on the application and in accordance with the Members' Code of Conduct remained in the room during the consideration thereof).

[View application/correspondence](#)

RR/2018/362/P

PETT Westcott, Chick Hill

Inclined stepped walkway constructed in brick, with retaining gabion walls and a hand rail. Inclined entrance way and level parking area constructed of permeable block paving. Six foot panel fence, replacing the existing dilapidated fence

Statutory 8 week date: 9 April 2018

Extension of time agreed to: 22 August 2018

This application was subject to public speaking.

DECISION: GRANT (FULL PLANNING)

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 section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
'Site Plan' dated 19 Jan 2018
Drawing No. 18105/001A undated
Drawing No. 18105/002 undated
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.
3. No development shall commence until a scheme for the provision of surface water drainage for the approved driveway has been submitted to and approved in writing by the Local Planning Authority.
Reason: The details required are integral to the development to ensure the surface water run-off from the driveway is suitably managed and does not freely run onto the farm track, in accordance with Policy EN7 of the Rother Local Plan Core Strategy.
4. No development above ground level shall take place to construct the retaining gabion walls or the new fencing, as shown on Drawing Ref 18105/002, until the soft landscaping details have been submitted to and approved by the Local Planning Authority, which shall include the following:
 - a) indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development;
 - b) planting plans;
 - c) written specifications (including cultivation and other operations associated with plant and grass establishment);
 - d) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, to be planted to screen the gabion walls and the fencing; and
 - e) implementation programme.Reason: To ensure the development is in keeping with the rural country lane and landscape setting in accordance with Policies OSS4 (iii), RA2 (viii), RA3 (v) and EN3 of the Rother Local Plan Core Strategy.
5. No development above ground level shall take place until hard landscaping details, including details of the proposed permeable paving, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.
Reason: To enhance the appearance of the development in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

NOTES:

1. The applicant is advised that the granting of this permission does not authorise any use of the farm track to the south of the dwelling for construction traffic. Any issues arising from the use of this track is a private matter between the applicant and any other relevant landowners / parties with an interest in the track in question.
2. The applicant is advised that should there be any dispute regarding land ownership, this would be a private matter between the applicant and any other interested party.

3. With regard to Condition 5 above, the applicant is advised that the hard landscaping materials should be suitable for the landscape.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 186 and 187) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. 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.

(Councillor Mrs Prochak declared a personal interest in this matter in so far as her husband is Chairman of the local Campaign to Protect Rural England who made comments on the application and in accordance with the Members' Code of Conduct remained in the room during the consideration thereof).

[View application/correspondence](#)

RR/2018/2089/P	BATTLE	Cedarwood House, Hastings Road
		Two storey 11 bedroom extension to the rear of Cedarwood House with glazed link. Associated landscaping works to both front and rear of existing buildings, to include parking, ambulance bay and bin stores
RR/2018/2090/L	BATTLE	Cedarwood House, Hastings Road
		Two storey 11 bedroom extension to the rear of Cedarwood House with glazed link. Associated landscaping works to both front and rear of existing buildings, to include parking, ambulance bay and bin stores

Statutory 8 week date: 23 October 2018
Extension of time agreed to: 22 January 2019

DECISION: (RR/2018/2089/P) GRANT (FULL PLANNING)

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 section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing No. 348-PL-GA-001 rev.A dated December 2018

Drawing No. 348-PL-GA-102 rev.I dated 12 November 2018

Drawing No.348-PL-GA-103 rev.D 27 April 2015

Drawing No. 348-PL-GA-104 rev.D 27 April 2015

Drawing No. 348-PL-GA-105 rev.E 27 April 2015

Drawing No. 348-PL-GA-106 rev.E 13 May 2015

Drawing No. 348-PL-GA-107 rev.E 13 May 2015

Drawing No. 348-PL-GA-108 rev.E 13 May 2015

Drawing No. 348-PL-GA-200 dated 24 April 2015

Drawing Nos. 130919-TK12 rev.A and TK13, swept path analysis, contained within the Transport Statement by Motion

Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.

3. Before commencement of the relevant part of any development hereby permitted, samples/details of the materials to be used in the construction of the external surfaces of that part of the extension, link and hardsurfacing for the parking/turning area shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development where practical reflects the character and/or appearance of the existing listed building and to preserve the visual amenities of the High Weald Area of Outstanding Natural Beauty in accordance with Policy OSS4 (iii), EN1 and EN2 of the Rother Local Plan Core Strategy.

4. No occupation or use of the extension or parking proposals hereby approved shall commence until details for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) accurate indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development;
- b) a planting plan with schedule of plants/trees, noting species, plant sizes and positions for new boundary planting; and
- c) a timetable for implementation.

Reason: To safeguard the characteristics of the locality and enhance the appearance of the development in accordance with Policy OSS4 (iii) and EN1 of the Rother Local Plan Core Strategy.

5. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:

- a) the anticipated number, frequency and types of vehicles used during construction;
- b) the method of access and egress and routeing of vehicles during construction;
- c) the parking of vehicles by site operatives and visitors;
- d) the loading and unloading of plant, materials and waste;
- e) the storage of plant and materials used in construction of the development;
- f) the erection and maintenance of security hoarding;

g) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); and
h) details of public engagement both prior to and during construction works.
Reason: Having regard to parking and turning issues in this particular area and the comments of the previous appeal Inspector, it is considered necessary to provide on-site parking/turning for construction vehicles and thereby ensure that the proposed development does not prejudice the amenities of neighbours and the free flow of traffic or conditions of general safety along the highway in accordance with Policy OSS4 (ii) and TR4 of the Rother Local Plan Core Strategy.

6. No part of the development shall be occupied until space has been laid out within the site in accordance with the approved plan Drawing Nos. 348-PL-GA-102 rev.I dated 12.11.18, 130919-TK12 rev.A and TK13, for the parking and turning of vehicles and cycles and it shall thereafter be retained for those purposes only.

Reason: To provide on-site parking/turning and thereby ensure that the proposed development does not prejudice the amenities of neighbours and the free flow of traffic or conditions of general safety along the highway in accordance with Policy OSS4 (ii) and TR4 of the Rother Local Plan Core Strategy.

7. At the time of construction and prior to the first occupation or use of the extension or link hereby approved, the corridor windows at first floor level within the north elevation of the extension and link, as indicated on the approved drawings, shall be glazed with obscure glass of obscurity level equivalent to scale 5 on the Pilkington Glass Scale and shall thereafter be retained in that condition.

Reason: To preserve the residential amenities of the locality in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy.

8. No floodlighting or other external means of illumination of the site or buildings shall be provided, installed or operated at the site without a separate planning permission.

Reason: To safeguard the visual amenities of the locality within the High Weald Area of Outstanding Natural Beauty in accordance with Policies OSS4 (iii) and EN1 of the Rother Local Plan Core Strategy.

9. The use of the extension shall not commence until a Delivery Plan relating to the servicing of the nursing home and detailing the intended transport arrangements for deliveries to and from the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include arrangements for the monitoring of such deliveries, details of which shall be regularly submitted to the Local Planning Authority on a six monthly basis or as otherwise may be requested. The approved Plan shall be implemented as soon as the use of the extension commences and shall thereafter be permanently complied with.

Reason: The limited access to the site and the restricted turning facilities available require that control over the size of vehicles delivering to the premises is exercised to limit the impact on the amenities of adjoining residents having regard to Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

NOTES:

1. Adequate provision must be made for the storage and disposal of food and other wastes. Refuse stores must be designed so they can be kept clean and should have a solid base. All bins must be pest proof and have closable lids. The refuse store must be properly managed, kept clean and free from pests at all times. Arrangements must be in place for regular and sufficient collection by a licensed waste company. Collections should not be before 07:00.
2. The applicant's attention is drawn to the associated listed building consent RR/2018/2090/L and the attached conditions.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. 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.

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DECISION: (RR/2018/2090/L) GRANT (LISTED BUILDING CONSENT)

CONDITIONS:

1. The work to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted.
Reason: In accordance with 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).
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing No. 348-PL-GA-001 rev.A dated December 2018
Drawing No. 348-PL-GA-102 rev.I dated 12 November 2018
Drawing No. 348-PL-GA-103 rev.D 27 April 2015
Drawing No. 348-PL-GA-104 rev.D 27 April 2015
Drawing No. 348-PL-GA-105 rev.E 27 April 2015
Drawing No. 348-PL-GA-106 rev.E 13 May 2015
Drawing No. 348-PL-GA-107 rev.E 13 May 2015
Drawing No. 348-PL-GA-108 rev.E 13 May 2015
Drawing No. 348-PL-GA-200 dated 24 April 2015
Drawing Nos. 130919-TK12 rev.A and TK13, swept path analysis, contained within the Transport Statement by Motion
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.

3. No works shall be carried out in respect of the proposed extension or link extension until the following details have been submitted to and approved in writing by the Local Planning Authority and the works thereafter shall be carried out in accordance with the approved details:
- a) Details of all new joinery, including windows, doors and partitions, with elevations at a scale of 1:10 and with full size sections through cills, frames and opening lights.
 - b) 1:10 scale sections through proposed eaves details.
 - c) 1:10 typical sections through glazed link, indicating roof and floor slab structure.
 - d) 1:10 elevational details of dormer windows (including in-line roofed dormers).
 - e) No barge-boards to be applied to gable ends.
- Reason: To ensure that special regard is paid in the interests of protecting special architectural and historic character and detailing of the listed building in accordance with Policy EN2 of the Rother District Local Plan – Core Strategy (2014) and the National Planning Policy Framework and associated Planning Practice Guide regarding works to historic buildings.

NOTE:

1. Your attention is drawn to the associated planning permission RR/2018/2089/P and the attached conditions.

[View application/correspondence](#)

RR/2018/2464/P HURST GREEN 54 London Road, Royal George

**Erection of a single storey timber studio
(Retrospective)**

Statutory 8 week date: 18 December 2018

DECISION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Site Location Plan, Drawing. No. 005 dated 01-10-2018
Block Plan, Drawing No. 004 dated 01-10-2018
Elevation, Drawing No. 001 dated 01-10-2018
Floorplans/Elevations, Drawing No. 002 dated 01-10-2018
Ground Floor Layout, Drawing No. 003 dated 01-10-2018
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.
2. The studio hereby approved shall not be used for any purpose between the hours of 11:00pm and 8:00am.
Reason: To safeguard the amenities of the area in accordance with Policies OSS4 (ii) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

[View application/correspondence](#)

RR/2018/2930/P

IDEN Francisca, Grove Lane

Widening and re-cladding of rear extension with steps on either side to garden area. New vehicle access. Erection of new outbuilding. Associated refurbishment and repair of dwelling

Statutory 8 week date: 24 January 2019

DECISION: GRANT (PLANNING PERMISSION)

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 section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Site Location Plan Drawing No. 02118_50 dated 19 November 2018
Proposed Block Plan Drawing No. 02118_150 dated 19 November 2018
Proposed Ground and Roof Plan Drawing No. 02118_225 dated 19 November 2018
Proposed Ground Floor Plan with Landscape Drawing No. 02118_226 dated 19 November 2018
Proposed Elevations Drawing No. 02118_350 dated 19 November 2018
Proposed Outbuilding Drawing No. 02118_351 dated 19 November 2018
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306.

NOTE:

1. The Highways Authority has advised that relocating the access driveway to the east of the site frontage is likely to improve the visibility.

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with the requirements of the Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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