

Update - 2.8 16/507789/FULL BOBBING Howt Green, Sheppey Way Pg 102 – 112

The Council's Tree Consultant has checked the planting and landscape masterplan and considers the submitted details to be acceptable.

The applicant's agent is querying condition no. 15 which restricts storage to fruit grown in Swale only and also requires the store to operate under one filling cycle per year. The applicant does not consider that there is any proper planning justification for this condition. I have explained that this condition is considered to be necessary because we would need to give further consideration to the highway implications of the development, should the pattern of storage change. Containing the geographical area from which the fruit originates will ensure that the nature and level of storage use is as envisaged. I therefore consider that the condition is necessary in its current form.

I seek an amendment to condition 8 which requires details of the colour of the cold store building to be submitted. These details are already provided in the applicant's submission (olive green with the British Standard reference given) and so the amended condition will simply require the building to be finished as set out within the design and access statement.

AMENDED CONDITION 8 –

8. *The elevations to the cold store building shall be olive green (BS 12 B 27) in colour in accordance with paragraph 5.8 of the submitted Planning, Design and Access Statement.*

Reason: In the interest of visual amenity.

The applicant's agent has confirmed that there is no lighting planned as part of the proposal and asks for condition 14 to be removed, or failing this, that the wording is altered so that it is not a pre-commencement condition. I consider that a lighting condition should still be applied, in case the applicant does decide to provide lighting on the site in association with the operation of the cold store or the lagoon. However, I accept that we can change the requirement of this condition so that details of lighting can be provided prior to its installation.

AMENDED CONDITION 14 –

14. *Prior to the installation of any external lighting upon the cold store or any lighting required for the lagoon hereby approved, a "lighting design strategy for biodiversity" for the site boundaries shall be submitted to and approved in writing by the Local planning authority. The lighting strategy shall:*

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes to access key areas of their territory;*
- b) Show how and where external lighting will be installed so that it can be clearly demonstrated that area to be lit will not disturb or prevent that above species using their territory.*

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

Reason: In the interests of the preservation of bats on site.

I therefore recommend approval subject to the amendments to conditions 8 and 14 as set out above.