

2.2 REFERENCE NO - 17/505115/FULL			
APPLICATION PROPOSAL Erection of groceries online (GOL) distribution hub and associated works.			
ADDRESS Sainsburys Avenue Of Remembrance Sittingbourne Kent ME10 4DN			
RECOMMENDATION Grant subject to conditions			
SUMMARY OF REASONS FOR RECOMMENDATION The proposal, as amended to include an effective acoustic fence, would not have a detrimental impact on the residential amenity of the area to warrant a refusal. The proposal has been well designed to appear in keeping with the existing retail unit.			
REASON FOR REFERRAL TO COMMITTEE Ward Member call in by Cllr Truelove.			
WARD Homewood	PARISH/TOWN COUNCIL	APPLICANT Sainsbury's Supermarkets Ltd AGENT WYG	
DECISION DUE DATE 14/12/17	PUBLICITY EXPIRY DATE 29/11/17		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
17/504064/FULL	Installation of plant equipment on the roof and within the service yard.	Approved	
SW/03/0035	Installation of roof mounted air handling plant	Approved	
SW/02/1365	Erection of covered trolley bays	Approved	
SW/01/0527	Extension of store to provide additional floorspace and associated works.	Approved	
SW/95/0936	Phase 1 detailed application for food retail store with associated car parking- landscaping and road improvements to the Avenue of Remembrance and its junction with Bell Road. Phase 2- outline application for non-food retail units with associated car parking and landscaping.	Approved	

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 The application sites forms part of the existing car park, specifically along the eastern elevation of the foodstore and part of the front (north) of the Sainsbury's supermarket which is located off Avenue of Remembrance. Planning permission for the supermarket was granted under SW/95/0936- there was no condition restricting the hours of use attached to this approval.

- 1.02 The site lies within the defined built-up area boundary of Sittingbourne and within the Regeneration Area for Sittingbourne Centre under Local Plan Policy ST4.
- 1.03 Located to the east of the application site is a residential area, Trots Hall Gardens. A number of the residential properties have rear gardens which face towards the application site, most notably Nos 13, 14 15 and 32. The distances from the site boundary to the edge of these rear gardens is between 17m and 19 m. There is substantial established landscaping along the boundary of the residential gardens and along the eastern boundary of the site.
- 1.04 The Sittingbourne conservation area lies to the north of the site, centred along the High Street. Immediately to the south and east of the site is an Area of High Townscape Value.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for the erection of 'groceries online' (GOL) distribution hub and associated works at the existing Sainsbury's Sittingbourne. The erection of the extension that would host the distribution hub would create a storage area of 2570 square metres and would include a canopy and loading area.
- 2.02 The proposed extension at its deepest would extend by 15m from the side elevation of the existing store. The loading area would accommodate 14 vans (10 spaces for loading and 4 overnight spaces). The new canopy would cover the loading area for 6 of the loading vehicles whilst the existing canopy would cover 4 of the loading spaces. The proposal also provides 2 x click and collect parking bays.
- 2.03 The application has been amended to show a 2.77m acoustic fence running along the eastern boundary of the application site with an automatic sliding access gate (to acoustic standards).
- 2.04 The proposed hours of operation sought are 7.30am to 11.30pm seven days per week.
- 2.05 The covering letter to the application states the following:
- The distribution hub proposed will significantly improve facilities for the GOL service and ensure staff are dry when loading the delivery vans at the site
 - The height of the distribution hub has been carefully considered and it is substantially lower than the height of the existing building
 - All existing trees will be retained
 - The existing 11 parent and child spaces currently at the eastern side of the store will be relocated to the western side of the car park in front of the store (12 parent and child spaces are proposed)
 - The existing 15 disabled spaces will be reconfigured and will be relocated closer to the store entrance (16 spaces are now proposed)
 - Overall, owing to the reconfiguration of the car park, the total number of parking spaces will decrease by 52 spaces from 391 to 339
 - Proposed hours 0730 to 1130
 - Each GOL van makes up to 3 runs per day with between 8-12 deliveries per run
 - The latest car parking accumulation survey undertaken in 2016 shows that the car park is currently operating well within its capacity

2.06 In an email received on 5th February 2018 the agent confirmed the following:

'We have spoken with Sainsbury's this morning further to your email below. They have confirmed, as noted in my email to you dated 18 January, that the sliding gate to the GOL area will only be open when required for van movements and will be closed at all other times. For security reasons, to protect the large amount of stock and other equipment in this area, Sainsbury's ensure that this gate is kept closed so that no unauthorised person can access the GOL area. If for any reason this gate is not closed then the store will take disciplinary action on staff. It is therefore entirely in Sainsbury's interests to keep the gate closed at all times. Given the foregoing, Sainsbury's will ensure that the gate is kept closed both for noise mitigation measures and also for security reasons.'

2.07 Following further discussions with the agent the following was confirm by email on 7th February 2018:

'Further to my emails below, we have since received confirmation from Sainsbury's that the GOL gate will close automatically behind vehicles on exit and entry to the GOL area.'

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Site Area (ha)	0	0.29 hectares	
Approximate Ridge Height (m)	0	6.5m	6.5m
Parking Spaces	391	339	-52

4.0 PLANNING CONSTRAINTS

4.01 The application site is located in the Town Centre Regeneration Area and lies within the built-up area of Sittingbourne.

5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

5.1 Paragraph 11 states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 At paragraph 56 it states the Government attaches great importance to the design of the built environments. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

5.3 As a core planning principle, the NPPF requires the planning system to proactively drive and support sustainable economic development to deliver business and industrial units, infrastructure and thriving local places. Every effort should be made objectively to identify and then meet business and other development needs of an area and respond positively to wider opportunities for growth. In seeking to deliver sustainable development and build a strong and competitive economy paragraph 19 of NPPF advises that significant weight should be placed on the need to support economic growth through the planning system.

5.4 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) encourage Local Planning Authorities to support existing

businesses and encourage development that would support a sustainable economy, subject to amenity considerations.

5.5 Paragraph 123 of the NPPF specifically states that:-

“Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions

5.6 The guidance contained within the National Planning Practice Guidance (NPPG) is also relevant.

The adopted Swale Borough Local Plan, Bearing Fruits 2031:

5.7 Policy ST4 (Proposed regeneration strategy), CP1 (Building a strong, competitive economy), CP2 (Sustainable transport), CP4 (good design), DM6 (Managing transport demand and impact), DM7 (parking), DM14 (general development criteria), DM19 (Sustainable design and construction) and DM36 (high townscape value).

6.0 LOCAL REPRESENTATIONS

6.01 2 letters of objection have been received making the following summarised comments:

- Increase in traffic movements to and from the site will impact on environment and noise
- The area already suffers because of the level of noise created by Sainsbury's traffic
- Disturbed by traffic noise at unsocial hours
- No guarantee that there will be anything in place to reduce the noise made by loading and unloading of vans
- No safeguard to reduce noise for residents
- Concerned about the footpath
- The hours of use are excessive- 4am start till after 11.30pm
- Untold amount of vehicular movements
- Air-con units are high level
- The development would be better placed on the western elevation where there are no residential properties

6.02 Following the re-consultation a further 2 letters of objection (1 letter has been signed by 17 local residents) have been received making the following summarised comments:

- Right to peaceful enjoyment to a residential home
- Potential for noise generation has not been addressed to an acceptable level
- Impact of loss of 50 parking spaces
- Sainsburys has previously stated that there would be no commercial traffic operating on this side of the building that is directly opposite the residential properties
- Sceptical about the validity of the noise assessment methodology employed and outcomes stated in the document

- Reliance on management interventions rarely provides successful outcomes and the likelihood of management addressing breaches of policy in this case is likely to become less and less as Sainsburys have recently embarked upon Company wide programme of stripping out layers of management
- Increase in commercial and private vehicle use
- House of operating- suggest hours of operation be restricted to 0700-2200 on weekdays, 0800-2200 Saturday and 0900-1600 Sundays
- The current store opening hours are 0700-2100 weekdays and 1000-1600 on Sunday and the suggested times demonstrate flexibility on both sides
- If Sainsburys really do value their local community and neighbours as their public face would have you believe, they would set up the hub in the area already used for commercial vehicle movements- this would negate the impact upon local residents and still provide the business with the opportunity to actively respond to consumer demand
- Since the introduction of the Argos we have already seen an increase in the number of shoppers using the residential parking areas to avoid the parking charges
- Sainsburys have not actively engaged with the local residents
- During the last 6 months the local residents have endured excessive noise arising from the site where work began to incorporate the Argos Store
- Little was done to address these noise concerns
- The long hours of operating proposed are a concern
- Though the store closes at 9pm there is the associated noise from the staff leaving such as car doors slamming, radios on, car horns beeping etc
- Proposed hours of operation would cause further disruption both early in the morning and late at night to our lives and right to peaceful enjoyment of our area
- The acoustic fence should go along the entire boundary
- Potential increase in accidents due to the increase in vehicular movements
- Impact on the state of the road from commercial traffic

7.0 CONSULTATIONS

7.01 Kent Highway Services raise no objection to the application subject to conditions.

7.02 The Environmental Health Manager has made the following comments:

'This proposal is for a grocery online service hub situated in the south western corner of the existing supermarket site.

This proposal has the potential to cause a noise disturbance to nearby residents. There are three main elements to my noise concerns:

- *The operation of the service – including moving vehicles entering and leaving the site, and the loading and unloading of goods.*
- *Location – this proposed location is close to existing residents, albeit with the main vehicle entrance to the supermarket in between.*
- *Proposed hours of operation - an early start and late finish mean that the prospect of noise from this operation at unsocial hours is very real.*

I have already had extensive conversations with the applicant and planning officer prior to this submission and wrote an initial memo to the planning officer dated 12th

December 2017 in which I was sufficiently concerned to recommend the proposal be refused.

Since then my discussion with the applicant has centred on noise mitigation measures, as the supplied acoustic assessment did not contain any.

Further contact resulted in my suggestion for an acoustic fence to be put in place on the boundary of the site running along the length of the perimeter of the supermarket site as far as the residential properties at Trots Hall Gardens. This suggestion was rejected by the applicant; the explanation given was that this would necessitate crossing a public footpath/right of way.

A compromise solution was reached as the applicant agreed to install an acoustic fence at least 1.8 metre high and at least level with the front façade of the main supermarket, effectively enclosing the proposed GOL site with a gate. I was still concerned about noise from the use of the site with the gate opening and closing many times during the operating hours, so I recommended that the gate should also be of acoustic grade material and be self-closing.

To my knowledge this has been agreed by the applicant, and on this basis I have now withdrawn my initial objection.

However I still have some reservations about the working hours, particularly the late night time – until 23.00. The issues in the applicant's favour at this time is that the supermarket stays open until late evenings (9 o'clock) and there are deliveries at unsociable hours albeit on the other side of the supermarket, i.e. there are noisy activities already occurring on the site as a whole.

No objection for the reasons given above, but with the assumption that the fence and gate is constructed exactly as agreed.'

8.0 BACKGROUND PAPERS AND PLANS

- 8.1 All plans and documents relating to 17/505115 and SW/95/0936.

9.0 APPRAISAL

Principle of Development

- 9.01 The application site lies within the built-up area where there is a presumption in favour of sustainable development subject to visual and residential amenity considerations. The proposal would be attached to an existing well used retail unit and as such I consider the proposed use and development to be in keeping with the surrounding area.

Visual Impact

- 9.02 The height of the proposed distribution hub is lower than the height of the existing store building and the height of the proposed canopy is lower than the existing canopy to the front of the store. The proposal seeks to retain all of the existing trees that are located on the site boundaries and would result in two new trees being planted. In addition the materials proposed (Eurobond wall cladding in grey; topdeck roof construction in light grey and canopy, fascia's and trims to be finished in

light grey) would appear in keeping with the commercial nature of the existing store building. Visually the proposal is unlikely to have a significant impact due to the existing substantial mature landscaping, which is to be retained. I do note that parts of the proposed 2.77m tall closed boarded timber acoustic fence will be visible though the majority of the fence would be largely screened from view by the existing landscaping, whilst the proposed scheme includes the planting of additional trees which again will ensure that the development is effectively screened.

- 9.03 In my opinion the building and canopy would be well designed in terms of scale and design and as such will not have a detrimental impact on the character of the surrounding area.

Residential Amenity

- 9.04 The impact on residential amenity of the occupiers of the neighbouring residential properties at Trotts Hill Gardens is the key issue here. Throughout the application process, my officers have sought the advice from the Environmental Health Manager to ensure that the impact is minimal in terms of the noise concerns. I note the concerns raised about the potential for noise disturbance and this is a matter we have sought to address adequately. The Environmental Health Manager, the Case Officer and the agent have worked hard to achieve mitigation measures that are not only effective but are also appropriate for this location and character of the area. The acoustic fence would have a height of 2.77m and run along the eastern boundary of the application site. The acoustic fence would terminate in line with the existing parking spaces and adjacent to the boundary line of Nos 13 and 14 Trotts Hill Gardens. The advice from the Environmental Health Manager confirms that this is a sufficient length of acoustic fencing to mitigate against any possible noise generated subject to the acoustic gates being automatic and self closing. I am therefore of the opinion that the acoustic fencing proposed is sufficient to address any possible noise generation. Furthermore, I have added condition 4 to require full details of the acoustic fence and the automatic gate to ensure that the details are sufficient.
- 9.05 I note the proposed hours of operation the application seeks, which would be 7.30am till 11.30pm seven days per week and I am firmly in agreement with the local residents that the hours proposed are excessive and would lead to an unacceptable impact on the neighbouring residential amenity. I have discussed this matter at length with the Environmental Health Manager and we are of the opinion that the hours of operation sought are not acceptable for a site located in close proximity to residential properties. The existing store opening hours are 0700 to 2100 Monday to Saturday, 1000 to 1600 on Sundays and 0900 to 1900 on Bank holidays. With this in mind I am concerned that to allow greater hours of operation for the 'GOL' (groceries on-line) would have a significant impact on the amenity of the adjacent neighbouring residential properties. As such I suggest the following hours of operation:

0700-2200 Weekdays

0800-2200 Saturdays

1000-1600 Sundays and Bank Holidays

- 9.06 The above suggested hours are broadly in line with the opening times of the store and as such would not lead to an increase in unsociable hours of operation. It is not unreasonable to allow for 'quiet' times for the local residents and I believe that the

suggested hours accommodate that. I note that from the comments received that the local residents are concerned that the 'GOL' hub will not be managed properly in terms of the noise mitigation measures and therefore I have added a condition requiring the submission of a Management Plan to be agreed by the Local Planning Authority prior to the commencement of use. The Management Plan will require full details to be submitted on how the yard area will be managed to reduce noise.

- 9.07 It is important to note that if the proposed development does not accord with the details agreed by condition then the Council can take the necessary enforcement action against a breach of condition and in addition to this any potential noise nuisance can be investigated by the Environmental Health team under separate legislation.
- 9.08 Members should note that officers consider that the applicant has gone a significant way to amend the application to reduce the impact on the neighbouring residential properties to acceptable levels, and that the submitted amendments reflect the advice given by officers.
- 9.09 Subject to the above and the suggested conditions I am of the view that any possible noise generated can be controlled through the effective acoustic fence and automatic gate system.

Highways

- 9.10 I am of the opinion that the proposal would not generate an unacceptable amount of vehicular movements to and from the site. The covering letters submitted with the application state that 'each van makes up to 3 runs a day with between 8-12 deliveries per run'. I consider these additional vehicular movements to and from the 'GOL' hub unlikely to generate a significant increase in traffic in this area. Furthermore, the loss of some 52 parking spaces is unlikely to impact on the capacity levels of this car park. The application has been submitted with a survey which confirms that the loss of the parking spaces is acceptable; in any case there are other car parks available in close proximity of the store.

Landscaping

- 9.11 The proposal seeks to retain the existing mature trees located along the eastern boundary of the site whilst also planting additional landscaping. I consider this approach to be acceptable and have therefore added a condition requiring full details of landscaping and protection of all existing landscaping.

10.0 CONCLUSION

- 10.01 The proposal has been well designed to appear in keeping with the existing store building and in my opinion would not have a detrimental impact on the visual amenity of the area. I note the objections raised with regards to potential noise generation and as such have added a number of conditions requiring a Management Plan, full specification details of the acoustic fence and of the automatic sliding gates. The mitigation measures ensure that the impact on the residential amenity is minimal. I have also restricted the hours of operation as discussed above. Whilst officers are sympathetic to the concerns raised by the objectors, who all live in close proximity to the site, they are firmly of the view that the main reasons of objection have been overcome, these mainly being the noise impact suffered by neighbours as a result of operations within the yard/ building, and vehicles going in and out of the site.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall take place in accordance with the following drawings:
12074-PL0001 Rev A; 12074-PL0015 Rev A; 12074-PL0016 Rev A; CHQ.16.12074-CHQ-XXX-00-DR-A-PL0017 Rev A; CHQ.16.12074-CHQ-XXX-00-DR-A-PL0018 Rev C; 0522_0117-CHQ-XXX-00-DR-A-PL0019; CHQ.16.12074-CHQ-XXX-00-DR-A-PL0021 Rev A and CHQ.16.12074-CHQ-XXX-00-DR-A-PL0023 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning

- 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as stated on the submitted planning application form and shall be completed in exact accordance with the approved details.

Reason: In the interests of visual amenity.

- 4) No development beyond the construction of foundations shall take place until full specification details of the hereby approved acoustic fence and automatic sliding access gate, as shown on drawings 12074-PL015 Rev A and CHQ.16.12074-CHQ-XXX-00-DR-A-PL0023 Rev A, have been submitted to and approved by the Local Planning Authority and upon approval shall be installed, maintained, operated and retained in its position in perpetuity in a manner that prevents the transmission of noise to neighbouring premises.

Reason: In the interests of residential amenity.

- 5) No development beyond the construction of foundations shall take place until details of any mechanical ventilation system that is to be installed have been submitted to and approved by the Local Planning Authority. and upon approval shall be installed, maintained and operated in a manner that prevents the transmission of odours, fumes, noise and vibration to neighbouring premises.

Reason: In the interests of residential amenity.

- 6) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of the amenities of the area and highway safety and convenience.

- 7) No development beyond the construction of foundations shall take place until full details of the method of disposal of foul and surface waters have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented before the first use of the development hereby permitted.

Reason: In order to prevent pollution of water supplies.

- 8) No development shall commence until an Arboricultural Impact Assessment and Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include measures to protect existing trees to be retained on site and measures to deal with contamination within the root protection area of retained trees. The development shall be carried out in accordance with the approved details, and the approved tree protection measures shall be fully installed prior to the commencement of any development on the site, and retained on site for the duration of the construction.

Reason: To protect important trees on site, in the interests of visual amenity.

- 9) No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- 10) No development beyond the construction of foundations shall take place until a Management Plan relating to containment of the impacts on local amenities of noise and traffic arising from use of the site for GOL distribution hub has been submitted to and approved in writing by the Local Planning Authority. Upon approval the use of the GOL distribution hub shall be in accordance with the approved details.

Reason: In the interests of local amenity.

- 11) No floodlighting, security lighting or other external lighting shall be installed or operated at the site, other than in accordance with details that have first been submitted to and agreed in writing by the Local Planning Authority. These details shall include:

- A statement of why lighting is required, the proposed frequency of the use and the hours of illumination.
- A site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features.
- Details of the number, location and height of the lighting columns or other fixtures.
- The type, number, mounting height and alignment of the luminaries.

- The beam angles and upwards waste light ratio for each light.
- An isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties.

Reason: In the interests of visual amenity and the residential amenities of occupiers of nearby dwellings.

- 12) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 – 1900 hours, Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- 13) Unless otherwise agreed with the Local Planning Authority no trees shall be removed from the site.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- 14) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- 15) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- 16) The premises shall be used for the purpose of a Groceries Online Distributions Hub and for no other purpose whatsoever, including any other purposes in Class B8 (Storage and Distribution) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and any other use whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not.

Reason: In the interests of the amenities of the area.

- 17) The use of the premises hereby permitted shall be restricted to the hours of 7 am to 10 pm on weekdays, 8 am to 10pm on Saturdays, and 10am to 4pm on Sundays and Bank Holidays.

Reason: In the interests of the amenities of the area.

18) The area shown on drawing number 12074-PL0016 Rev A as loading, off-loading and parking space shall be used for or be available for such use at all times when the premises are in use and no development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on that area of land or in such a position as to preclude vehicular access to this reserved area; such land and access thereto shall be provided prior to the commencement of the use hereby permitted.

Reason: Development without adequate provision for the parking, loading or off-loading of vehicles is likely to lead to parking inconvenient to other road users.

Council's approach to this application

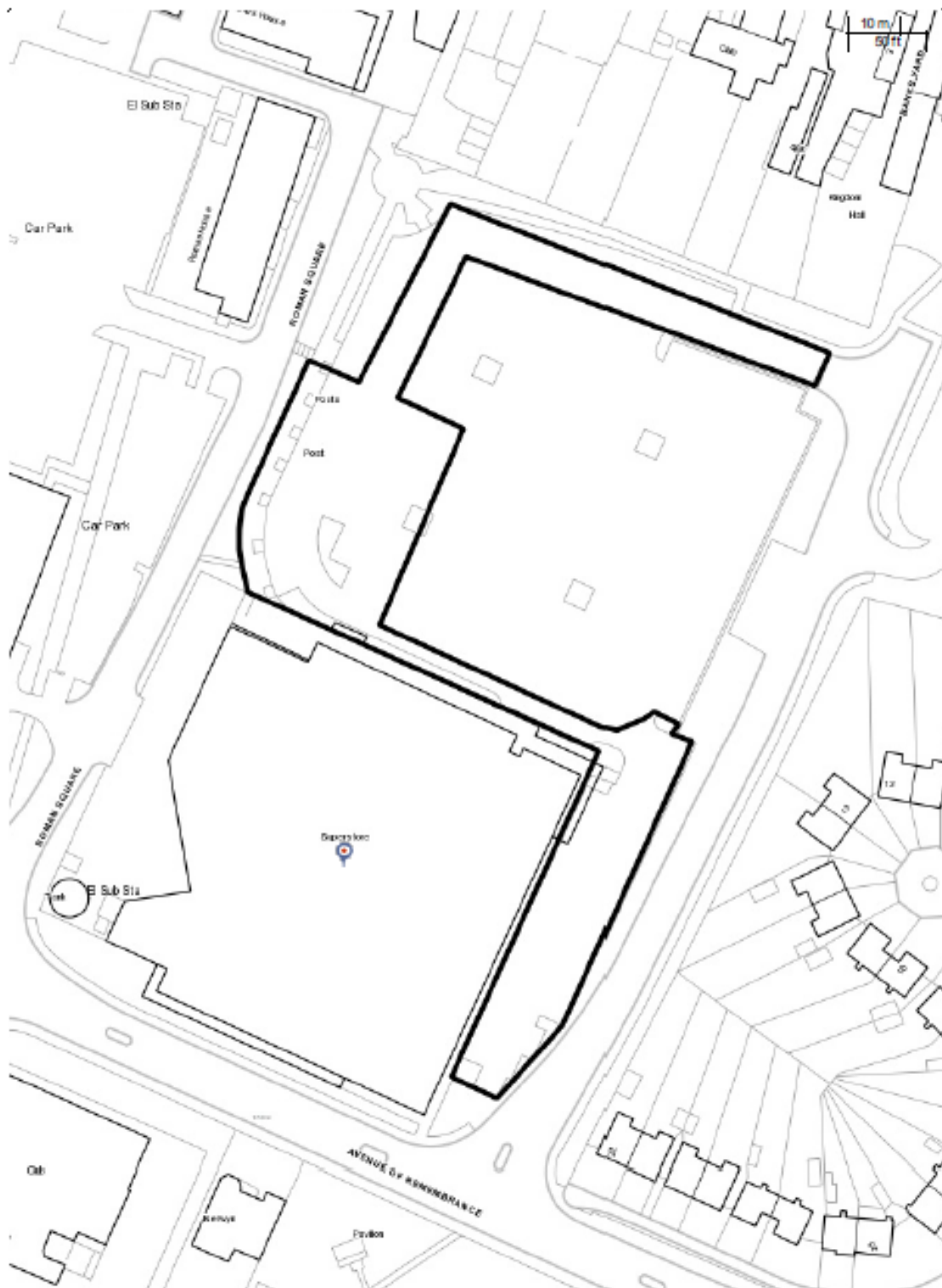
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:
 Offering pre application advice
 Where possible suggesting solutions to secure a successful outcome.
 As appropriate , updating applicants/agents of any issues that may arise in the processing of their application.

In this instance :

The applicant/agent was advised of changes required to the application and these were agreed.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
 The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.



17/505115/FULL - Sainsburys Avenue Of Remembrance
Scale: 1:1000
Printed on: 14/5/2018 at 13:41 PM by JosephM



© Astun Technology Ltd