

2.3 REFERENCE NO - 19/503810/OUT		
APPLICATION PROPOSAL Outline application for the erection of 17 dwellings with new access road, associated parking and landscaping. (Access being sought, all other matters reserved for future consideration).		
ADDRESS Land On The South East Side Of Bartletts Close Halfway Kent ME12 3EG		
RECOMMENDATION Grant subject to conditions and a suitably-worded Section 106 agreement		
SUMMARY OF REASONS FOR RECOMMENDATION <p>The Council is currently unable to demonstrate a 5-year supply of housing sites and a result of this development would contribute towards addressing this identified under supply. Whilst the site falls outside the settlement boundary it is a sustainable location adjacent to an existing urban area with a good range of services which can be reached by sustainable travel modes, and there are a range of public transport options which enable connectivity to nearby larger urban areas. When assessed against para 11 of the NPPF, it is considered that the positive impacts of the development in terms of its sustainable location and social benefits of the scheme comply with the environmental and social objectives of sustainable development. Whilst there would be an adverse impact from the development on undeveloped land, it is not considered that this adverse impact would significantly and demonstrably outweigh the identified benefits of the scheme. As such when assessed against paragraph 11 of the NPPF, the proposal is considered to comprise sustainable development, and the principle of this development is considered acceptable.</p>		
REASON FOR REFERRAL TO COMMITTEE Called in at the request of Cllr Beart		
WARD Queenborough And Halfway	PARISH/TOWN COUNCIL	APPLICANT Mr Stephen Potter AGENT Penshurst Planning Ltd
DECISION DUE DATE 28/10/19		PUBLICITY EXPIRY DATE 01/11/19

Planning History

SW/04/0739

9 units consisting of 4 three bedroom chalet bungalows, 2 four bedroom houses and 3 five bedroom houses

Refused

Decision Date: 16.09.2004

Summarised reasons for refusal of SW/04/0739;

1. *Release of the site for residential development is contrary to the objective of PPG.3 which gives priority to the re-use of previously developed land within urban areas. The site is not an allocated site and there are other alternative previously developed sites available within the existing developed area of Sheerness, Queenborough and Minster.*
2. *The proposal would fail to protect the countryside for its own sake and result in the loss of land that is of importance for landscape and settlement separation.*
3. *The proposed development would result in development at a low density, making*

inefficient use of land.

4. *The proposed development would result in a mix of houses and chalet bungalows that would be incongruous with existing development in the vicinity.*

1. DESCRIPTION OF SITE

- 1.1 The application site is situated to the south of a residential cul-de-sac at Bartletts Close and adjoins the built up area boundary of Halfway/Minster. The site itself therefore falls within the open countryside.
- 1.2 The site is roughly rectangular in shape and comprises grassland. In terms of land levels, the site rises gently to the south east where in the southern corner the site is 15.69mAOD and the northern corner is 12.62mAOD. There is existing mature hedge planting along the south-west and south-east boundaries. The north-east boundary comprises a mix of hedge planting and close boarded fencing (with existing dwellings), and the north-west boundary comprises a mix of close boarded fencing (with dwellings) and planting.
- 1.3 There is an existing vehicular access to the site from Bartletts Close, and currently comprises a pair of 2m high entrance gates with close boarded fencing either side. Bartletts Close is an unmade private road which provides access to 12 detached dwellings.
- 1.4 There are residential dwellings to the north, north-west and east of the site, with open agricultural fields to the east, south and west. There is a pending planning application for 153 dwellings (Land at Belgrave Road, reference 19/501921/FULL) on the land to the east/north-east of the proposal site.
- 1.5 The site falls within a designated Important Local Countryside Gap as outlined in Policy DM25 of the Local Plan with regard to the separation of settlements at Queenborough, Sheerness, Minster and Halfway (The West Sheppey Triangle).

2. PROPOSAL

- 2.1 The proposal seeks outline planning permission for the erection of 17 dwellings with an internal access road connecting onto Bartletts Close. Details of the access are sought at this outline stage, with all other matters reserved for future consideration.
- 2.2 The proposed development would have a density of 31 dwellings per hectare.
- 2.3 The application has been supported by an illustrative proposed site plan, which indicates that the site could support a mix of detached, semi detached and terraced properties which would either be bungalows, chalet bungalows or two storey houses. The illustrative plan indicates there would be 6 x two bedroom properties; 8 x 3 bedroom properties; and 3 x 4 bed properties.
- 2.4 The indicative layout indicates each dwelling would have two car parking spaces, with three visitor car parking spaces for the site.
- 2.5 The site would be accessed via a shared vehicular and pedestrian access road which adjoins the existing road along Bartletts Close, which is a private road. The internal site

road would be T shaped with the arms extending south-west and north-east, with dwellings located either side.

- 2.6 The indicative layout indicates hedge and tree planting is proposed around the site boundaries, and within the site around the internal access road and parking areas.

3. SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Site Area (ha)	0.55ha	0.55ha	None
No. of Storeys	0	1 -2 storeys	+ 1 -2 storeys
Parking Spaces	0	37	+ 37
No. of Residential Units	0	17	+ 17

4. PLANNING CONSTRAINTS

- 4.1 Potential Archaeological Importance
- 4.2 Public Footpath (ZS11) approximately 375m to the south/south-east of site.

5. POLICY AND CONSIDERATIONS

- 5.1 The National Planning Policy Framework (NPPF): Paras 7, 8, 11 (sustainable development); 34 (developer contributions); 59-76 (delivering a sufficient supply of homes); 77-79 (rural housing); 102 (transport); 127 and 130 (achieving well designed places); 165 (sustainable drainage systems); 170 (local and natural environment); 175 (biodiversity).
- 5.2 National Planning Practice Guidance (NPPG): Air Quality; Design; Determining a planning application; Flood risk and coastal change; Natural Environment; Open space, sports and recreation facilities, public rights of way and local green space; Planning obligations; Travel Plans, Transport Assessments and Statements; Use of planning conditions.
- 5.3 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017:
 ST1 (Delivering sustainable development in Swale); ST2 (Development targets for jobs and homes 2014 – 2031); ST3 (The Swale settlement strategy); ST 4 (Meeting the Local Plan development targets); ST6 (The Isle of Sheppey area strategy); CP3 (Delivering a wide choice of high quality homes); CP4 (Requiring good design); CP6 (Community facilities and services to meet local needs); DM7 (Vehicle parking); DM8 (Affordable housing); DM14 (General development criteria); DM17 (Open space, sports and recreation provision); DM19 (Sustainable design and construction); DM21 (Water, flooding and drainage); DM24 (Conserving and enhancing valued landscapes); DM25 (The separation of settlements – Important Local Countryside Gaps); DM28 (Biodiversity and geological conservation); DM29 (Woodlands, trees and hedges); DM31 (Agricultural land).
- 5.4 Landscape SPD – Swale Landscape Character and Biodiversity Appraisal 2011. The site falls within character area 13: Central Sheppey Farmlands which comprises of the

Clay Farmland Landscape Types. The landscape condition is described as 'poor' with a 'moderate' sensitivity. The guidelines for this area are to restore and create.

6. LOCAL REPRESENTATIONS

6.1 Fifty-six letters and emails of objection have been received. Their content may be summarised as follows:

- Outside the built up area as defined by policy ST3
- Within the designated countryside gap as defined by policy DM25
- The boundaries/separation between Halfway, Minster & Queenborough will get smaller
- The site is not on an allocated housing site as set out within the Swale Local Plan, adopted in 2017.
- Outline approval would be premature to the Local Plan review.
- Proposed dwellings would not be in keeping with the character of the area.
- Bartletts Close is predominantly detached single storey bungalows
- Harm to residential amenity – loss of light, daylight
- Harm to residential amenity – loss of privacy, overlooking
- Harm to residential amenity – noise, smells and disturbance
- Harmful impact on air quality
- Increased traffic
- Significant increase in traffic when taking into account 153 dwellings at Belgrave Road site.
- The transport assessment doesn't reflect the traffic problems in the area in the afternoon or early evening
- Proposal will cause damage to existing unmade road of Bartletts Close
- Proposal will increase maintenance costs along the unmade road of Bartletts Close, for existing residents
- Increased damage to existing properties – eg. From stones breaking windows due to increased vehicular movements
- Increased dust during construction
- No development should occur unless the developer undertakes to make up Bartletts Close and the unmade section of Uplands Way, to a reasonable highway surfaced standard.
- The previous application (SW/04/0739) included a condition requested from the Highways Manager requesting Bartletts Close and the length of Uplands Way from the junction with Bartletts Close to the junction with Belgrave Road to be made up to adoption standards including drainage and street lighting.
- Unsuitable access roads for construction vehicles
- Traffic will have to access the site from Queenborough Road through existing housing via The Rise, Uplands Way then Bartletts Close.
- Highways England have objected to development along the A249 corridor.
- Lack of parking spaces
- Safety risk for pedestrians
- Increased flood risk
- Increased surface water leading to localised flood risk
- There is poor drainage along Bartletts Close leading to localised flooding.
- Localised flooding has increased since the site was cleared of vegetation
- Sewerage system at capacity
- Ecology report undertaken after the site was cleared.
- Site clearance harmful to wildlife and ecology
- No provision for on site green space

- No local parks/playgrounds for children. The nearest to the site (King George Playing field in Queenborough) is 15-30minute walk via crossing a dual carriageway.
- Lack of services and infrastructure locally – healthcare, schools, nursery. Local minor injury clinic is at capacity.
- Misleading information provided
- Proposal would “block” existing solar panels
- Proposal represents overdevelopment of the area
- Neighbour along Bartlets Close will not give access permission, nor consent for the developer/future developers for rights of vehicle access, or connecting any surface or foul drain outside of their land.
- Existing houses available for sale or rent, as evident from estate agent
- Devaluation of existing properties
- Lack of notification for residents

6.2 A representation has been received from Gordon Henderson MP for Sittingbourne and Sheppey. The letter supports a letter of objection by a constituent and refers specifically to points regarding the site not being an allocated housing site within the Swale Local Plan adopted in 2017, and conflict with Policy ST3 as the site is outside the built up area boundary.

7. CONSULTATIONS

7.1 Natural England raise no objection (12/08/2019)

The proposal will give rise to increased recreational disturbance to the Swale and Medway Special Protection Areas and Ramsar site. However, subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site. However, due to the People Over Wind ruling by the Court of Justice of the European Union, Natural England advise that the measures to avoid or reduce the likely harmful effects from the development may need to be formally checked and confirmed via an Appropriate Assessment. It is for the Council to decide whether an Appropriate Assessment is required and Natural England must be consulted.

An Appropriate Assessment has been carried out and I have re-consulted with Natural England on this basis. They have confirmed that subject to securing the appropriate mitigation (i.e. payment of the financial contribution) that they raise no objection to the proposal.

7.2 **Southern Water raise no objection (22/08/2019) subject to a condition** for details of foul and surface water sewage disposal, and an informative regarding connection to the public foul sewer.

7.3 KCC Ecology raise no objection (21/05/2019) subject to conditions

The ecological information submitted in support of the planning application is considered to have provided sufficient information. If planning permission is granted, it is advised that conditions securing the production of a biodiversity method statement and an ecological enhancement plan are attached. Developer Contributions will need to be provided due to the increase in dwellings within the zone of influence (6 km) of the Swale Special Protection Area.

KCC Ecology advise that due to the need for the application to contribute to the North Kent SAMMS, there is a need for an appropriate assessment to be carried out as part of this application.

7.4 KCC Economic Development raise no objection (22/08/2019) subject to the following requested developer contributions:

- Primary Education - £77,095.00 (£4535 per dwelling)
- Secondary Education - £69,955 (£4115 per dwelling)
- Community Learning - £1027.24 (£60.43 per dwelling)
- Youth Service - £638.91 (£37.58 per dwelling)
- Library - £816.27 (£48.02 per dwelling)
- Social Care - £1036.83 (£60.99 per dwelling)

7.5 KCC Flood and Water Management raise no objection (28/10/2019) subject to conditions

22/08/2019: Requested a surface water drainage strategy.

28/10/2019: Kent County Council as Lead Local Flood Authority have reviewed the Drainage Impact and Flood Risk Assessment by Tridax Consulting (September 2019) and have no objections at this outline stage. Infiltration testing appears to have been already undertaken at two locations at the site of which the results are presented within the report. A relatively low infiltration value of 0.01m/hr was obtained. While this infiltration value is not ideal, infiltration features with large surface areas including proposed permeable paving can reduce the pressure on site. Requests a detailed surface water drainage scheme and verification report via condition, and an informative regarding infiltration.

7.6 KCC Highways and Transportation raise no objection (28/10/2019) subject to conditions

02/10/2019: 1) I would not expect the traffic from 17 dwellings to constitute a significant impact on the capacity of the local highway network and the distribution of trips from this site will likely see the majority of journeys coming and going in a westerly direction along the A250/Queenborough Road in order to access employment and amenities available in Queenborough, Sheerness and the mainland. Consequently I have no objection to the principle of development. 2) The submitted Transport Statement suggests that the extension to Bartletts Close may be subject to a Section 38 Agreement. With no existing connection to the public highway this will not be possible unless the applicant wishes to upgrade the necessary linkages to an adoptable standard. This will need to be clarified as a matter of priority.

28/10/2019: It is noted that the applicant has confirmed that the new estate road is not to be constructed to adoptable standards and the estate road and its linkages to the public highway are not being offered for adoption. Consequently the proposals do not

directly concern this authority and I raise no objection on behalf of the local highway authority.

7.7 Kent Police raise no objection (19/08/2019)

Kent Police request a condition to address matters to design out crime including lighting, boundary treatment, planting, windows/doors, and security measures.

7.8 Environmental Protection Team Leader raises no objection subject to conditions (06/12/2019)

They have requested conditions regarding suppression of dust and hours of construction work

7.9 Swale Clinical Commissioning Group (NHS) raise no objection (28/10/2019) and request that a financial contribution of £16,164 towards refurbishment, reconfiguration and/or extension of Sheppey NHS Healthcare Centre and or Sheerness Health Centre (Dr Chandran's branch surgery).

7.10 SBC Greenspaces Manager raises no objection (01/08/2019)

It is noted there are limited opportunities for the provision of onsite open space, and therefore an off site contribution should be sought towards the increase in capacity and enhancement of nearby play and sport facilities at King George's Playing Field, Queenborough. The Swale Open Spaces & Play Strategy and Sports Pitch Strategy both seek to enhance limited/poor provision through investment including the use of off-site planning contributions. An off-site contribution (at King George's playing field, Queenborough) for formal sports of £593 per dwelling and for play contribution of £446 per dwelling is requested.

7.11 Medway Internal Drainage Board raise no objection (12/12/2019)

Medway IDB agree with the comments raised by KCC Flood and Water and request that the conditions seeking further details at design stage and included on any permission.

8. BACKGROUND PAPERS AND PLANS

- 8.1 The application has been supported by a site location plan and an illustrative proposed block plan. The application has also been supported by a planning, design and access statement (including appendices); Transport Statement; Preliminary Ecological Appraisal Report; Drainage Impact and Flood Risk Assessment; and a letter in response to KCC Highways comments.

9. APPRAISAL

Principle of Development

- 9.1 The site is located on the edge of, but outside, the built up area boundary of Halfway. The main relevant planning policy is ST3 of the Local Plan, which states that at locations in the open countryside outside the defined built up area boundaries, development will not be permitted unless supported by national policy and where it would contribute to protecting and, where appropriate, enhancing the intrinsic value, landscape setting,

tranquillity and beauty of the countryside, its buildings, and the vitality of rural communities.

- 9.2 The National Planning Policy Guidance (NPPF) seeks to promote sustainable development in rural areas, and housing should be located where it will enhance or maintain the vitality of rural communities and avoid isolated new homes in the countryside.
- 9.3 Paragraph 79 of the NPPF states that the local planning authority (LPA) should avoid isolated homes in the countryside. Given the site's position adjoining the settlement boundary and close proximity to existing residential dwellings, it is not considered that the site would constitute isolated homes in the countryside.
- 9.4 Paragraphs 11 and 73 of the NPPF requires the Council to meet the full, objectively assessed needs (OAN) for housing and other uses as well as any needs that cannot be met within neighbouring areas. In addition, the Council should annually update a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional 5% buffer. The Council's latest position was published in February 2019 following the publication of the Housing Delivery Test (HDT) that saw the Council meeting 74% of its requirement. As a result, a 20% buffer (rather than a 5% buffer) must be applied to the housing land supply figures in assessing the 5 year HLS position. To this end, the Council can demonstrate only a supply of 4.6 years and therefore cannot demonstrate a 5 year housing supply. In such situations, the NPPF advises that plans and decisions should apply a presumption in favour of sustainable development. For making decisions this means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

11.d) i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
11.d) ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 9.5 The site is within the 6km buffer zone of the Swale and Medway Special Protection Areas (SPAs) which is covered by para 11.d) i. As such, an appropriate assessment has been carried out (as set out in para 9.48-9.52) that there would be no adverse impact on the integrity of the SPA subject to appropriate mitigation (SAMMS payment). As such, being within the SPA would not represent a reason for refusal, and the application must be considered against para 11.d) ii. Therefore it needs to be considered whether the proposal constitutes sustainable development.
- 9.6 Para 11 of the NPPF details that there is a presumption in favour of sustainable development which should be seen as a golden thread running through decision taking.
- 9.7 Para 8 of the NPPF explains that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places

and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 9.8 Paragraph 8 of the NPPF sets out in c) that part of the environmental objective of sustainable development is to move to a low carbon economy. Paragraph 78 states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It can be seen that sustainability is thus a multi-faceted and broad-based concept. It is often necessary to weigh certain attributes against each other in order to arrive at a balanced position.

Environmental Role

- 9.9 With regard to the proposed dwellings, a key consideration is whether future occupants of the dwellings would be likely to meet some/all day-to-day needs by walking to facilities, therefore reducing the need to travel by private car which would reduce greenhouse gas emissions (para 148 of the NPPF).
- 9.10 The site adjoins the built up settlement boundary of Halfway. Halfway itself forms part of the West Sheppey Triangle which is a Tier 3 'Other Urban Local Centre' settlement within the Councils settlement strategy which is considered to provide a reasonable range of services. Policy ST6, the Isle of Sheppey area strategy states that the focus of development and long-term change is at settlements within the West Sheppey Triangle. The site is considered to relate well to the existing urban settlement of Halfway and the West Sheppey Triangle which itself is considered to be sustainable as it has access to shops, services, education and healthcare facilities.
- 9.11 As noted above the site adjoins the existing settlement boundary within an urban area and therefore benefits from good connectivity to the existing footpaths and roads within the urban area. There are a number of services within walking distance of the site in Halfway which include Halfway House Primary School, pharmacy, cultural centre and a range of shops/services at the junction of Halfway and Queenborough Road (approx. 1300m-1420m from the site); a church, football and sports clubs, social club and pre-school along Queenborough Road (Halfway) (approx. 250m-555m from the site) and there is a secondary school (Oasis Academy Isle of Sheppey) approximately 1990m from the site. To the west of the site there are a number of services within Queenborough including a train station, primary school and nursery, open space and play area, library and post office. It is considered that many of these services are within walking distance, and could also be reached by cycling.

- 9.12 In terms of public transport, there is a bus stop located on Queenborough Road approximately 410m to the north of the site. Halfway is serviced by routes 334 and 341 (Sheerness to Maidstone); 360, 362 and 365 (Rushenden to Leysdown); 368 (Minster to Rushenden), and the more frequent provide up to two services per hour. Hourly services operate towards Sittingbourne and Maidstone (Monday-Saturday). The nearest train station is located at Queenborough approximately 1310m to the west of the site, and provides services to Sheerness, together with London and the Kent Coast via Sittingbourne.
- 9.13 Taking into account the above, it is considered that the location of the site has suitable connectivity to public transport routes including various bus services connecting the site to both nearby settlements on the Isle of Sheppey and Sittingbourne and Maidstone, and access to the train station providing wider connections. It is considered there is a good range of services and facilities within Halfway to the east of the site, and also services in Queenborough to the west of the site, many of which can be reached by sustainable travels modes including walking, cycling or public transport.
- 9.14 The Council's settlement strategy requires residential development to be steered to sustainable locations, whilst the site is situated in the open countryside, its location adjoining the settlement boundary in a sustainable urban area. As such it is considered that the site is a suitable location for this scale of residential development, having regard to the settlement strategy and accessibility to services and facilities. It is therefore considered that the site would comply with policies ST1 and ST3 of the Local Plan which seek, amongst other matters, to deliver sustainable development that accords with the settlement strategy. Therefore the proposal is considered to contribute toward a move to a low carbon future as advocated by paragraph 148 of the NPPF. This is considered to be a positive in terms of whether the proposal comprises sustainable development.
- 9.15 However the site comprises of undeveloped greenfield land and cannot be considered as brownfield or previously developed land. Therefore the development would take place on an undeveloped site which is considered to have a significant adverse impact.

Social and Economic Role

- 9.16 The proposal is for 17 dwellings (the indicative plan outlines this could accommodate 6 x 2 bed, 8 x 3 bed and 3 x 4 bed dwellings) which would be of some social benefit. As outlined above, the site has good connectivity with an existing urban area with has a good range of services. As such it is considered that the proposed dwellings would help support the social viability of the existing urban area including existing shops, schools and nearby employment opportunities. It is considered that this would result in a positive impact.
- 9.17 As economic benefits from the construction of these dwellings would be short-term, these are limited and would carry little weight. It is considered that there would be a neutral impact.

Principle of Development Summary

- 9.18 The proposal site is considered to be in a sustainable location adjacent to an existing urban area with a good range of services which can be reached by sustainable travel

modes, and there are a range of public transport options which enable connectivity to nearby larger urban areas. The sustainability of the site in terms of location and access to services is considered to be positive. The social benefits of the additional dwellings are considered to be positive, and the economic benefits are considered to be neutral. The development would occur on undeveloped land which is considered to have a significant adverse impact.

- 9.19 When assessed against para 11 of the NPPF, it is considered that the positive impacts of the development in terms of its sustainable location and social benefits of the scheme comply with the environmental and social objectives of sustainable development. The proposal would also help contribute towards the Borough's housing land supply, and whilst the proposal is a relatively small site it will make a contribution in a sustainable location and is a significant positive when the extent of the housing deficit is considered. Therefore it is not considered that the adverse impact in terms of developing an undeveloped parcel of land would significantly and demonstrably outweigh the benefits of the scheme outlined above. As such, the proposal is considered to comprise sustainable development, and the principle of this development is considered acceptable.

Access, Highways and Parking

- 9.20 The proposed development would be accessed via a shared vehicular and pedestrian access road which adjoins the existing road along Bartletts Close which is a private unmade road. The internal site road would be T shaped with the arms extending south-west and north-east, with dwellings located either side as shown on the illustrative block plan.
- 9.21 In terms of the impact upon the local highway network, KCC Highways have outlined that the traffic from 17 dwellings would not constitute a significant impact on the capacity of the local highway network. KCC Highways note that the distribution of trips from the site will likely see the majority of journeys coming and going in a westerly direction along the A250/Queenborough Road in order to access employment and amenities available in Queenborough, Sheerness and the mainland. On this basis, KCC Highways raise no objection to the principle of residential development on this site.
- 9.22 The internal road layout being T shaped takes into account the need for a turning head that can accommodate a refuse vehicle and large vehicles to access and egress the site in a forward gear. This will be subject to detailed design, and further discussions with the highway authority for determination at a later date as part of a layout reserved matters submission, although the general principles of the road layout are acceptable.
- 9.23 The submitted Transport Statement outlined that the access road to serve the development site itself (from Bartletts Close) would be provided under a Section 38 Agreement of the Highways Act 1980 and constructed to adoptable standards. As the site connects to an unmade private road, KCC Highways sought clarification as whether the applicant intended to upgrade the necessary linkages to the public highway to an adoptable standard (ie. along Bartletts Close and Uplands Way), as it would not be possible to do a Section 38 Agreement as the site does not connect to the public highway. Further information was provided which outlined that the new estate road will

be private and maintained by the future residents, and thus the application is not offering to upgrade the linkages to adoptable standards, and neither the new estate road nor linkages are being offered for adoption by the highways authority. KCC Highways have therefore commented that as the proposals do not directly concern the highways authority and no objection is raised by KCC Highways.

- 9.24 Local residents have raised concerns regarding the impact on the unmade road along Bartletts Close and part of Uplands Way are noted in terms of damage to the road surface, and increased maintenance costs. These concerns are noted, however these would be civil matters between the existing property owners and the site developer. Furthermore, KCC Highways have not requested that the site and linkage roads are made up to adoptable standards. As such, it is not considered that the development could be refused on this basis.
- 9.25 In terms of parking, the illustrative block plan indicates each dwelling would have two car parking spaces, and three visitor spaces would be provided across the site. It is considered that adequate parking provision can be provided on site and this would be considered in depth when a detailed layout is available at reserved matters stage. As such I do not consider the proposal would be likely to increase parking pressure on the nearby area.
- 9.26 KCC Highways have requested a condition seeking a Construction Method Statement plan, which will be included at condition 12.

Visual Impact

- 9.27 The site falls under Policy DM25 the separation of settlements – Important Local Countryside Gaps and therefore a key consideration is whether an appropriate countryside gap will be maintained. Halfway is identified within part 3 of the policy and relates to the maintaining the separation of settlements between Queenborough, Sheerness, Minster and Halfway. Policy DM25 outlines that within the identified important countryside gaps “unless allocated for development by the Local Plan, planning permission will not be granted for development that would undermine one or more of their purposes” – their purpose being to retain the individual character and settling of the settlement.
- 9.28 The proposal site is a relatively small site (0.55 hectares) which adjoins the built up urban area on two sides to the north and east. It is considered the proposal site forms a natural continuation of the existing built up area and would provide a natural extension to the settlement boundary. The proposal would also have a similar alignment to the allocated housing site at Belgrave Road (ref; 19/501921/FULL) to the north-east and east of the site, and taking both sites into consideration would provide a clear settlement edge to Halfway. Furthermore the site is visually well contained, both by the existing residential development to the north and east, but also by existing residential development to the north-west and the rising ground to the west, south west, south and east (Furze Hill and Barrows Hill) which will limit the prominence of residential development on the site. There is existing landscaping along the site boundaries in the form of tree and hedge planting, and this can be enhanced to further screen the site from any wider vantage points which would be considered at the reserved matters stage.

Whilst the proposal is only at outline stage, it is considered that the site can accommodate 1-2 storey dwellings due to its visual containment.

- 9.29 Therefore taking into account the above it is considered that the proposal would retain the individual character and setting of the settlement of Halfway, and due to the sites visual containment and small scale it would maintain the separation of settlements between Queenborough, Sheerness, Minster and Halfway. As such, whilst the proposal falls within the important local countryside gap, it is considered that the modest scale residential development would not conflict with the aims of Policy DM25, and that the detailed scheme at reserved matters can control the scale and form of development, and provide an appropriate landscaped edge to the site.
- 9.30 Local representations have raised concerns that the proposed development would be out of character with the area as the majority of dwellings along Barletts Close are detached bungalows, and the proposed indicative scheme includes bungalows, two storey dwellings (including semi-detached and terraced properties). Whilst Barletts Close is predominantly detached bungalows, the adjoining roads including Belgrave Road and Uplands way have a greater variety of dwellings including semi-detached and detached two storey dwellings. Furthermore the submitted plans at the Belgrave Road site (application 19/501921/FULL) includes a range of dwellings including detached, semi-detached and terraced properties. The detailed design of the dwellings are not being considered at this stage, but it is considered that a mix of housing types indicated on the indicative block plan would not cause any harm to the character of the area taking into account the range of dwellings within the surrounding area.

Residential Amenity

- 9.31 DM14 of the Local Plan states that all developments should cause no significant harm to the amenities of surrounding uses or area. The detailed scheme for the new dwellings would be secured at the reserved matters stage and this will include the design, form and scale of the dwellings including details such as window/door placement and details of boundary treatments.
- 9.32 The closest residential properties are nos. 10 and 13 Bartletts Close immediately to the north of the site, and no. 30, 32 and 34 Belgrave Road immediately to the north-east of the site. Whilst layout and design are matters for future consideration, the application shows an illustrative layout which maintains sufficient spacing between proposed dwellings and existing neighbouring properties. It is considered that the site can accommodate 17 dwellings without resulting in a significantly harmful impact upon existing neighbouring dwellings in terms of residential amenity.
- 9.33 Taking the above into account, it is considered that the development could be designed to avoid unacceptable impacts on neighbours, and comply with the above policies.

Ecology

- 9.34 Paragraph 174 of the NPPF 2018 advises that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. It also advises that opportunities to incorporate biodiversity in and around developments should be encouraged. The application has been supported by a Preliminary Ecological

Appraisal and KCC Ecology are satisfied the appropriate level of ecological survey work has been undertaken. KCC Ecology are satisfied with the outlined mitigation measures in principle, and recommend that a condition is attached to any planning permission which secures the recommended mitigation and ensures that the finer details on how protected species and habitats will be safeguarded are provided (including any updated surveys, as required) at the reserved matters stage.

- 9.35 As such, KCC Ecology raise no objection to the proposed development subject to conditions seeking a biodiversity method statement and ecological enhancements which are included in conditions 10 and 11.
- 9.36 It is noted that representations from objectors received refer to the site being cleared of vegetation prior to the submission of the planning application and therefore a harmful impact upon biodiversity has occurred. Planning applications need to be determined on the basis of the information available and the current site condition. The assessment above outlines that the proposed development would be acceptable in terms of ecology and biodiversity, and the conditions will ensure appropriate mitigation and safeguarding for protected species, and secure a net gain in biodiversity via the ecological enhancement condition.

Drainage

- 9.37 It is noted that local residents have raised concerns regarding localised flooding which occurs from run-off from the site and leads down to Bartletts Close. The application has been supported by a surface water drainage strategy and flood risk assessment. The submitted information outlines that onsite measures will include permeable paving for the access roads and parking areas, and cellular soakaways to collect surface water.
- 9.38 KCC Flood and Water as the Lead Local Flood Authority raise no objection to development at this outline stage. They note that a relatively low infiltration value was obtained for the site and while this is not ideal, infiltration features with large surface areas including proposed permeable paving can reduce the pressure on site. As such, KCC Flood and Water raise no objection to the proposed development subject to conditions including a detailed surface water drainage scheme, verification report and an informative regarding infiltration. Medway IDB have been consulted on this application and agree with the points raised by KCC Flood and Water and support the further details sought via condition. Therefore it is considered the proposed development would comply with policy DM21 of Bearing Fruits 2031: The Swale Borough Local Plan 2017 and paragraph 165 of the NPPF.

Developer Contributions

- 9.39 Members will note from the consultation responses received above that in line with normal procedures for a development of this size, it would generate a requirement for financial contributions to deal with additional demand on local infrastructure. The contributions requested are as follows:

9.40 Primary Education - £77,095.00

Secondary Education - £69,955

Community Learning - £1027.24

Youth Service - £638.91

Library - £816.27

Social Care - £1036.83

Swale CCG (NHS) - £16,164

SPA Mitigation (SAMMS) - £4174.52

Refuse Bins - £1756.10

Formal Sports - £10,081

Play Contribution - £7582

Administration and Monitoring Fee —£9464.98

Total - £198,764.61

9.41 The applicant has agreed to pay these contributions and it is considered that they meet the relevant tests for planning obligations. Furthermore, despite local concern regarding a lack of local infrastructure, no objections have been received from the relevant consultees on this basis.

9.42 It is also considered that a Section 106 Agreement is the best mechanism for addressing the SAMM contribution (of £245.56 per dwelling), the details of which are set out under the subheading 'The Conservation of Habitats and Species Regulations 2017'.

Affordable Housing

9.43 Policy DM 8 of the Local Plan sets out that on the Isle of Sheppey, the affordable housing percentage sought will be 0%.

9.44 Paragraph 6 of Policy DM 8 sets out possible exceptions to the adopted 0% requirement for the Isle of Sheppey and states that *'If evidence demonstrates that economic conditions, or the proposed characteristics of the development or its location, have positively changed the impact of viability of the provision of affordable housing, the Council will seek a proportion of affordable housing closer to the assessed level of need, or higher if development viability is not compromised.'* It is not considered that there is any evidence that would demonstrate that the economic circumstances on the Isle of Sheppey have improved since the adoption of the Local Plan in 2017 to be able to sustain the provision of affordable housing in this location.

9.45 It is noted that paragraph 64 of the NPPF states the following:

9.46 *"Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for*

affordable home ownership²⁹, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

a) provides solely for Build to Rent homes;

b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);

c) is proposed to be developed by people who wish to build or commission their own homes; or

d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

²⁹ *As part of the overall affordable housing contribution from the site.”*

- 9.47 Therefore the Local Plan, which is area specific, must be given a significant amount of weight and due to the above considerations I do not consider that affordable housing could be insisted upon on this site.

The Conservation of Habitats and Species Regulations 2017

- 9.48 The application site is located within 6km of The Medway Estuary and Marshes Special Protection Area (SPA) and the Swale SPA which are European designated sites afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations). SPAs are protected sites classified in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds and for regularly occurring migratory species. Article 4(4) of the Birds Directive (2009/147/EC) requires Member States to take appropriate steps to avoid pollution or deterioration of habitats or any disturbances affecting the birds, in so far as these would be significant having regard to the objectives of this Article.
- 9.49 Residential development within 6km of any access point to the SPAs has the potential for negative impacts upon that protected area by virtue of increased public access and degradation of special features therein. The HRA carried out by the Council as part of the Local Plan process (at the publication stage in April 2015 and one at the Main Mods stage in June 2016) considered the imposition of a tariff system to mitigate impacts upon the SPA (£245.56 per dwelling as ultimately agreed by the North Kent Environmental Planning Group and Natural England) – these mitigation measures are considered to be ecologically sound.
- 9.50 However, the recent (April 2018) judgement (People Over Wind v Coillte Teoranta, ref. C-323/17) handed down by the Court of Justice of the European Union ruled that, when determining the impacts of a development on protected area, “it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site.” The development therefore cannot be screened out of the need to provide an Appropriate Assessment (AA) solely on the basis of the agreed mitigation measures (SAMMS), and needs to progress to consideration under an AA.

- 9.51 In this regard, whilst there are likely to be impacts upon the SPAs arising from this development, the scale of development (17 dwellings with access to other recreation areas) and the mitigation measures to be implemented within the SPA from collection of the standard SAMMS tariff I believe will ensure that these impacts will not be significant or long-term. However, in order to confirm this I have carried out an Appropriate Assessment and re-consulted with Natural England. Subject to Natural England confirming that the existing approach by the Council securing appropriate mitigation, via the SAMMS payment is suitable, then this will prevent harmful effects on the protected sites and members will be updated at committee regarding this. As set out, above, the applicant has agreed to pay the tariff and as such I therefore consider that, subject to mitigation, there will be no adverse effect on the integrity of the SPAs.
- 9.52 Finally, it can be noted that the required mitigation works will be carried out by Bird Wise, the brand name of the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) Board, which itself is a partnership of local authorities, developers and environmental organisations, including SBC, KCC, Medway Council, Canterbury Council, the RSPB, Kent Wildlife Trust, and others. (<https://birdwise.org.uk/>).

10. CONCLUSION

- 10.1 The Council is currently unable to demonstrate a 5-year supply of housing sites and this development would help to contribute towards addressing this identified under supply. Whilst the site falls outside the settlement boundary it is a sustainable location adjacent to an existing urban area with a good range of services which can be reached by sustainable travel modes, and there are a range of public transport options which enable connectivity to nearby larger urban areas. When assessed against para 11 of the NPPF, it is considered that the positive impacts of the development in terms of its sustainable location and social benefits of the scheme comply with the environmental and social objectives of sustainable development. Whilst there would be an adverse impact from the development on undeveloped land, it is not considered that this adverse impact would significantly and demonstrably outweigh the identified benefits of the scheme. As such when assessed against paragraph 11 of the NPPF, the proposal is considered to comprise sustainable development, and the principle of this development is considered acceptable.
- 10.2 It is considered that the principle of residential development at the site, and the details of access being considered at this outline stage do not conflict with either local or national planning policies. On the basis of the above, it is considered that planning permission should be granted for this development subject to the conditions listed below and an appropriately worded Section 106 Agreement to include the contributions as set out in this report.

11. RECOMMENDATION

GRANT Subject to the signing of a suitably-worded Section 106 agreement (see paragraphs 9.40 to 9.43 above) and the following conditions

CONDITIONS as follows:

1. Details relating to the appearance, landscaping, layout and scale and appearance of

the proposed the site shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Application for approval of reserved matters referred to in Condition (1) above must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission.

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3. The development to which this permission relates must be begun not later than 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 matter to be approved.

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

4. The details submitted pursuant to condition (1) above shall show adequate land, reserved for the parking or garaging of cars (in accordance with the currently adopted Kent County Council Vehicle Parking Standards) which land shall be kept available for this purpose at all times and no permanent 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 such land (other than the erection of a private garage or garages) or in a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling(s) hereby permitted.

Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users.

5. All hard and soft landscape works submitted and approved pursuant to condition (1) above 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.

6. 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.

7. Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and

intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

8. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

9. Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that foul and surface water is adequately disposed of.

10. No development shall take place (including any ground works, site or vegetation clearance), until a method statement for the safeguarding of badger, reptiles, great crested newt, breeding birds and hedgehog has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
 - a) Purpose and objectives for the proposed works;
 - b) Detailed design and/or working methods necessary to achieve stated objectives including any required updated surveys;

- c) Extent and location of proposed works, including the identification of a suitable receptor site (where appropriate), shown on appropriate scale maps and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works, including times during construction when specialist ecologists need to be present on site to undertake / oversee works;
- f) Use of protective fences, exclusion barriers and warning signs;
- g) Initial aftercare and long-term maintenance (where relevant);
- h) Disposal of any wastes for implementing work.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction.

11. Prior to the commencement of any above ground works, a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of native planting where possible. The approved details will be implemented and thereafter retained. The provision and installation of enhancements should take place within 6 months of the commencement of works, where appropriate.

Reason: To enhance biodiversity

12. 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:
 - a) Routing of construction and delivery vehicles to / from site
 - b) Parking and turning areas for construction and delivery vehicles and site personnel
 - c) Timing of deliveries
 - d) Provision of wheel washing facilities
 - e) Temporary traffic management / signage

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

13. The commencement of the development shall not take place until a programme for the suppression of dust during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless any variation has been approved by the Local Planning Authority.

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

14. No development beyond the construction of foundations shall take place until details have been submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water

conservation and recycling, renewable energy production including the inclusion of solar thermal or solar photo voltaic installations, and energy efficiency. Upon approval, the details shall be incorporated into the development in accordance with the approved details prior to the first use of any dwelling.

Reason: In the interest of promoting energy efficiency and sustainable development.

15. No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority setting out and quantifying what measures, or offsetting schemes, are to be included in the development which will reduce the transport related air pollution of the development during construction and when in occupation. The details shall include 1 electric vehicle charging point for each dwelling and no dwelling shall be occupied until the charging point for that dwelling has been installed.

Reason: To encourage the use of electric vehicles, in the interests of climate change and reducing pollution.

16. The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and the dwellings shall not be occupied unless the notice for the dwellings of the potential consumption of water per person per day required by the Building Regulations 2015 (As amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability.

17. The details submitted pursuant to condition (1) above shall demonstrate how principles relating to minimising the opportunities for crime and anti-social behavior have been incorporated in the layout, landscaping and building design.

Reason: In the interests of minimising the opportunities for crime and anti-social behaviour.

18. The details submitted pursuant to condition (1) above shall show dwellings extending to no more than two storeys in height.

Reason: In the interests of complementing the character and appearance of existing development in the vicinity of the site.

19. The details submitted pursuant to condition (1) above shall include details of a landscape buffer which is a minimum of five meters along the south-western and south-eastern boundaries of the site.

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

20. 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 0800 - 1800 hours, Saturdays 0800 - 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.

21. No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor any other day except between the following times:-

Monday to Friday 0900-1700hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

INFORMATIVES

KCC Flood and Water:

Any infiltration should occur into clean, uncontaminated, natural ground and an unsaturated zone be provided between the invert levels of each soakaway and any groundwater.

KCC Ecology:

There is a risk that invasive non-native species may be present on site, principally those listed on schedule 9 of the wildlife and countryside act 1981 (as amended) which makes it an offence to plant or otherwise cause it to grow in the wild. Planning consent for a development does not provide a defence against prosecution under this act. Measures will need to be undertaken to ensure that any invasive species are eradicated prior to commencement of development, and that precautionary working methods are followed during site works, to ensure that no offences occur.

Southern Water:

A formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Waters New Connections Services Charging Arrangements documents which has now been published and is available to read on the website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

KCC Economic Development:

Kent County Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that gigabit capable fibre to the premise Broadband connections. Access to gigabit broadband is an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest gigabit connection. We understand that major telecommunication providers are now offering fibre to the premise broadband connections free of charge to the developer. For advice on how to proceed with providing broadband access please contact broadband@kent.gov.uk

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) February 2019, the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to

secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

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.

