

2.2 REFERENCE NO - 15/501089/FULL			
APPLICATION PROPOSAL Demolition of existing commercial buildings, removal of the existing hard surface areas and the erection of 5 no dwellings with amenity space, paddocks, parking, access and landscaping as amended by drawings received 1 st June 2015			
ADDRESS Moons of Selling, Grove Road, Selling, ME13 9RR			
RECOMMENDATION – Grant subject to conditions and the signing of a unilateral undertaking relinquishing the lawful commercial use rights on the site and adjoining land, and restricting the use of the adjoining land in the same ownership to agricultural purposes.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD	PARISH/TOWN COUNCIL Selling	APPLICANT Mrs J Sinclair AGENT Mr J Collins	
DECISION DUE DATE 2/04/15	PUBLICITY EXPIRY DATE 20/03/15	OFFICER SITE VISIT DATE	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/12/0038	Lawful Development Certificate for the existing use as offices, workshops, storage transport depot & plant depot (Existing)	Refused	14.03.2012
SW/12/0673	Lawful Development Certificate application for use of land and buildings as an agricultural contractors depot involving parking, storage & maintenance of vehicles and plant, open storage for materials, use of buildings A, B and C for vending machine business, paint storage and carpentry respectively, all with related parking of vehicles, with siting of mobile home used residentially for security staff (Existing)	Granted	27.06.2012

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.1 The site is located on Grove Road, Selling, a narrow rural lane located outside of any recognised built up area boundary. It is located to the south of Selling village and approximately 4km south of the M2 junction with the A2. The site is set back from Grove Road behind properties which front Grove Road. As such, the site is

relatively well screened along the northern boundary towards Grove Road as well as from wider reaching views. There is existing good screening to the north-west boundary. The existing access is provided from Grove Road, but all approach roads to the site are very narrow lanes not suited to use by HGVs.

- 1.2 The site covers an area of approximately 2.4 hectares and includes a number of commercial buildings together with a mobile home, large hard surfaced yard, open storage areas and parking areas. The existing buildings provide approximately 1486 square metres of floor space. The site is generally flat and is not located within an area at risk of flooding. The site is within the Kent Downs Area of Outstanding Natural Beauty (AONB).
- 1.3 The site has for many years been used for commercial purposes for a mixed use including as a base for HGVs involved in road surfacing and civil engineering, as confirmed by the Council in the granting of a Lawful Development Certificate in 2012 under reference SW/12/0673.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the demolition of the existing commercial buildings, the removal of areas of hard standing and the erection of five four bedroom executive style dwellings with associated amenity space, paddocks, parking, access and landscaping. Each dwelling is of a bespoke design.
- 2.2 The proposed development would be arranged around a central courtyard style layout centred on a gated, landscaped and permeable gravel drive. Access to the site would remain as existing, via a two-way access road from Grove Road. The five plots would be spaciouly set out over the site, all being served by large rear gardens. A large area of open space would be retained to the front of the site to the rear of Grove House and a smaller area to the front of plot 1. A cherry orchard is proposed in the central courtyard area and the whole site would be enclosed by a hedgerow.
- 2.3 The proposed dwellings are of a traditional rural Kentish design including design features such as brick chimneys, narrow module windows and overhanging eaves details. All of the two storey dwellings feature low ridge heights with dormer windows in the roof space. Four of the dwellings would be two storeys and one single storey. The agent states that the design of the buildings utilises traditional materials with timber, brick and weatherboarding. The design rationale is that within a short period of time the development will weather, which in combination with growth of the landscape setting will provide a low key rural appearance, typical of the location.
- 2.4 The design of plots 2 & 5, both two storey dwellings, has been amended since the application was submitted following concerns that they appeared too grand. The amended elevations are much simpler and more akin to the rural farmstead nature of the development.

- 2.5 Each dwelling would have an outbuilding providing a minimum of two garage spaces and secure cycle storage. The outbuilding to plot 5 would also provide an office space.
- 2.6 In terms of materials, the dwellings would be finished in brick with timber weatherboarding with clay tiles on the roof.
- 2.7 The application is supported by a number of statements including;
- Contaminated land assessment
 - Phase 1 Habitat Survey
 - Planning Statement
 - Design and Access Statement
 - Trip Generation Report
- 2.8 Key extracts from the planning statement read as follows;

“4.2.2 Indeed it is noted that the site is rather unattractive and that permission exists for the site to be used for industrial/commercial operations, the nature of which will lead to visual and functional intrusions. It is the case, therefore, that before the site recommences operation the Applicant seeks an alternative use, which will be a ‘good neighbour’ to existing properties in the area. As a consequence there is considered to be support from the NPPF for redevelopment of the site.

4.3 Amenity of Local Residents and the Lawful Use

4.3.1 The amenities of neighbouring properties will not be harmed by the proposal. Indeed the visual and functional amenity of the neighbouring residential properties along Grove Lane will be visually and functionally enhanced as a result of this proposal through the extinguishment of the existing commercial and storage uses.

4.3.2 The existing use includes substantial outside storage with the only restrictions being by virtue of the Environmental Protection Act.

4.3.3 The impact of the proposed development must be weighed against that of the lawful use for continued commercial/industrial use. Not only would operations on site have the potential to cause noise and visual intrusion in the locality, but the types of traffic accessing the site along protected rural lanes (Policy RC7) is likely to have a detrimental impact on these routes.

4.4 Impact on the Character and Appearance of the Countryside

4.4.1 Detailed consideration of the design of the proposal is set out in the accompanying Design and Access Statement. The proposed demolition of the existing commercial buildings and the erection of 5 No. high quality buildings in a Kentish rural vernacular style will make a positive contribution to the character of the site and will significantly enhance the rural character of the area.

4.4.2 The site is enclosed and is generally well screened from local views outside of the site. It is screened along the boundary of the site with Grove Road by a dense hedgerow and existing residential development along the lane. The site is enclosed along the western boundary by a hedgerow with a Public Footpath beyond. It is the case, however, that while views are limited to glimpses through existing vegetation the site can be seen. The southern boundary of the site is also partly enclosed by a tree belt and hedgerow.

4.4.3 The existing trees and boundary hedgerows will be retained and reinforced with new tree and hedge planting. The dwellings will be located in the area currently occupied by the hardstanding and existing buildings. To the south and east of the site the land will be given over to paddocks attached to some of the properties.

4.4.4 The proposed replacement buildings are relatively small in scale due to the one and a half storey design. The use of brick and weatherboarding to the elevations and a clay tiled roof over, with simple fenestration and detailing to create a rural vernacular style will help the proposal assimilate well with the rural surroundings.

4.4.5 The development is well designed and will make a positive contribution to the setting and character of the site and will integrate well with its surroundings and no harm will be caused to the character of the countryside or the AONB and accords with the advice set out in paragraph 58 of the NPPF.”

- 2.9 The Trip Generation Report suggests that compared to the existing lawful business use of the site, a reduction of 56 vehicle trips per day on the local highway network might result from this development;

3.0 PLANNING CONSTRAINTS

- 3.1 The site is located within the Kent Downs Area of Outstanding Natural Beauty (AONB) and is located outside of any recognised built up area boundary.

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF) and the Development Plan (saved policies of the Swale Borough Local Plan 2008) are material considerations in the determination of this application:

- 4.2 The national policy position comprises of the National Planning Policy Framework (NPPF), which was released in 2012. It provides national guidance for Local Planning 5.3 Authorities on plan making and in determining planning applications. A presumption in favour of sustainable development runs throughout the document and this presumption is an important part of both the plan-making process and in determining planning applications stating;

“2.31 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. (Para 7 NPPF)”

- 4.3 One of the core principles of the document is to “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”.

Para 22 states that “Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”

- 4.4 Para 55 states that “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
 - be truly outstanding or innovative, helping to raise standards of design
 - more generally in rural areas;
 - reflect the highest standards in architecture;
 - significantly enhance its immediate setting; and
 - be sensitive to the defining characteristics of the local area”

- 4.5 Also of relevance are the saved policies of the Swale Borough Local Plan 2008, in particular;
- 4.6 Policy E1 sets out standards applicable to all development, saying that it should be well sited appropriate in scale, design and appearance with a high standard of landscaping, and have safe pedestrian and vehicular access whilst avoiding unacceptable consequences in highway terms.
- 4.7 Policy E6 states that the character of the countryside will be protected and where possible enhanced.
- 4.8 Policy E9 states that the quality, character and amenity value of the wider landscape of the Borough will be protected and, where possible, enhanced. Within the designated areas shown on the Proposals Map, priority will be given to their protection as follows: in the North Downs, Blean Woods and North Kent Marshes Special Landscape Areas (SLAs), the priority is the long-term protection and enhancement of the quality of the landscape of these county assets, whilst having regard to the economic and social well being of their communities; and that within the countryside and rural settlements, the Borough Council will expect development proposals to:
- a. be informed by and sympathetic to local landscape character and quality;
 - b. consider the guidelines contained in the Council's Landscape Character Assessment and Guidelines Supplementary Planning Document, so as to contribute to the restoration, creation, reinforcement and conservation, as appropriate, of the landscape likely to be affected;
 - c. safeguard or enhance landscape elements that contribute to the distinctiveness of the locality or the Borough;
 - d. remove features which detract from the character of the landscape; and
 - e. minimise the adverse impacts of development upon landscape character.
- 4.9 Policy B1 deals with supporting and retaining existing employment land and businesses and states;
- “1. Land and buildings currently in employment use will be retained for that use unless it is:*
- a. inappropriately located for any employment use, and having an unacceptable environmental impact in an area; or*
 - b. demonstrated by expert advice that the site is no longer suitable for any employment use; or*
 - c. demonstrated by market testing that there is insufficient demand to justify its retention for any employment use; or*
 - d. allocated in the Plan for other purposes”*

- 4.10 Policy H2 explains that planning permission for new residential development will be granted for sites shown as allocated for such on the Proposals Map, including the Area Action Plans and within the defined built-up areas, as shown on the Proposals Map, in accordance with the other policies of the Local Plan. Although Members should note that this policy is not currently considered to be up to date as the Council are not able to demonstrate a five year supply of housing land.

5.0 LOCAL REPRESENTATIONS

6 letters of concern or objection have been received. Their comments can be summarised as follows;

- support much of the proposal/ support concept
- Site is derelict with no viable prospect of being returned to employment
- Is too remote and not well serviced
- Density an issue– 4 houses preferred
- Units are too large
- Buildings too high – will be visible from the rear of the site
- Will be prominent in AONB
- Any unused parts of the site need to be safeguarded from being built on
- Only brown field parts should be built on
- Paddocks provide a valuable resource for wildlife
- Urge Council to consider issue of rural broadband which the houses will require – the local supply is very poor
- Concerned about position of the dwellings and the number
- Concerned regarding traffic
- Layout not in keeping with rural area
- Unclear what developer intends to do with remaining land

6.0 CONSULTATIONS

6.1 Selling Parish Council comment as follows

- Members were informed of neighbour observations sent to the Planning Authority in that the majority of residents feel that houses are preferable to industry, but have asked the number be reduced to 4
- Do not object, but support wishes of local residents that the number be reduced 4
- Request any approval be conditioned to prevent further houses being applied for on the site in the future, permitted development rights be removed, least disruption to neighbourhood during construction and issue of broadband considered

6.2 Natural England have raised no objection to the proposal in terms of impact on statutory nature of conservation sites. They refer the Council to their standing advice in terms of protected species and did not wish to comment on protected landscapes.

- 6.3 KCC Public Rights of Way Officer has commented that he does not believe that the proposed development would have an adverse effect on the use or enjoyment of the public footpath.
- 6.4 The Environment Agency have raised no objection to the proposal and recommend four conditions relating to contamination.
- 6.5 Kent Highway Services – Do not wish to comment as falls outside their remit.

7.0 APPRAISAL

- 7.1 The key considerations in the determination of this application are the principle of the development, the design and layout and its appropriateness for the location within the AONB, neighbouring amenity and highway safety,
- 7.2 With regards to the first issue, the site is a previously developed site, located outside of the built up area boundary of Selling, where the issue of the loss of a potential employment site must be considered against the benefits of the proposal. Saved policies of the Swale Borough Local Plan 2008 are generally resistant towards the introduction of residential development outside of recognised settlement boundaries and there is no housing policy within the local plan that would support this. However, policy B1 makes clear that where a business use is inappropriately located for any employment use, and having an unacceptable environmental impact in an area, planning permission may be granted. In this case, the potential impact is significant. This site was not granted planning permission for a contractors depot, but the Council has issued a lawful development certificate for this and other uses. As such the lawful use can be fully implemented in an unrestricted manner in terms of vehicle movements, operating hours etc. Accordingly, there is an argument to be made that this site is inappropriately located for business use, particularly taking into consideration the proximity of the site to residential dwellings and its location down narrow country lanes, especially in terms of access by heavy vehicles.
- 7.3 It is also important to consider the advice as set out within the NPPF, in particular to consider whether the proposal would amount to sustainable development. Again, in considering this I have assessed the proposal against the lawful use. In terms of economic sustainability, the lawful use is currently derelict so is not currently providing any employment opportunities, but does offer the potential for employment, whereas the proposed use would offer short term employment in construction roles, it would not offer long term roles. However, in terms of social and environmental sustainability, the removal of the existing derelict unkempt site and its replacement with well designed dwellings would have demonstrably beneficial effects both in terms of neighbouring amenity and in terms of visual appearance.
- 7.4 In addition, the NPPF is supportive of the re-use of previously developed sites, and housing developments in rural areas where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting, which would certainly be the case here.

- 7.5 With regards to the design of the proposal, the dwellings and outbuildings are of a high quality design incorporating traditional materials and detailing. Each dwelling is of a bespoke design and have been designed to appear as traditional rural buildings surrounding a farmstead. I did originally have some concerns regarding the design of plots 1 & 5 which were very large and imposing, particularly bearing in mind the sensitive landscape located within the Kent Downs AONB. However, following amendments the proposed dwellings are now much more appropriate to the rural farmstead style development. Following discussions with the agent, the proposed area of hardstanding around the centre of the site has also been reduced significantly improving the appearance of the site. Neighbouring residents have raised concern regarding the height of the proposed dwellings. Four of the five dwellings proposed would be two storeys with a maximum ridge height of approximately 7m and the site is not particularly raised in terms of land heights above neighbouring land. As such, I do not share these concerns. I also do not feel the dwellings would be particularly prominent in the surrounding landscape and consider the two storey designs to be appropriate and acceptable in this location.
- 7.6 With regards to amenity, the properties are set some distance from any neighbouring properties. The nearest property to the development is Grove House, located to the front of the site. However, the development has been carefully designed to ensure that there are no dwellings proposed on the land immediately to the rear of this property. As such, there would be a significant gap of a approximately 40m between the boundaries of the existing and proposed units. I note there have been objections also from residents to the rear of the site who are concerned about the size, height and number of properties and that they would be prominent. However, these properties are located a significant distance from the site (at least 90m boundary to boundary) and would not likely result in any significant impacts to neighbouring amenity.
- 7.7 With regards to highway safety and convenience, Kent Highway Services comment that schemes such as this fall outside of their remit and therefore have not provided advice. However, I am of the opinion that the proposal would not result in any significant harm to highway safety as the removal of an unrestricted depot use with the potential for significant HGV movements has to be a positive improvement to safety in this rural location accessed by rural lanes. I also consider the introduction of five dwellings would not result in any significant amount of vehicle movements. The proposal involves the provision of sufficient parking within the site. Taking all of this into consideration, I do not consider the proposal would result in harm to highway safety or convenience. I have, however, recommended several highway related conditions to ensure this is the case.
- 7.8 With regards to garden sizes, these all are of a significant size, well in excess of the minimum standards usually considered to be acceptable.

7.9 I note the comments made by neighbouring residents and Selling Parish Council in respect of the scheme and note they are generally supportive of the principle and the removal of the lawful use. They all comment that five dwellings is too many for the site, and four would be better. No specific reasons are given for this view, and it is not a view I share. This is a large site with significant gardens and areas of greenery and a very low density development, appropriate to this rural setting. I do, however, share their view that it is important to consider at this stage what would happen to any areas of land in the same ownership that are not being developed as part of this application. There is an area to the front of the site and at the rear of the site that has not been designated a use as part of this development, but is included within the site granted the lawful development certificate. I have discussed this matter with the agent who is agreeable to entering into a unilateral undertaking to agree that once any permission granted on the site is implemented, the adjacent land in the same ownership would only be used for agricultural purposes.

8.0 RECOMMENDATION – GRANT Subject to the following conditions

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.

Reasons: 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 approved shall be carried out in accordance with the following approved drawings:

Proposed redevelopment at Moons Yard, OV/DB/JC/01(A), OV/DB/JC/02, OV/DB/JC/03, OV/DB/JC/04 and OV/DB/JC/05(A), OV/DB/JC/06(B), OV/DB/JC/07(B), OV/PL/PB/01, OV/PL/PB/02, OV/PL/PB/03, OV/PL/PB/04(A) and OV/PL/PB/05.

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

Pre-commencement conditions

- (3) Prior to the commencement of any works hereby permitted samples of all new facing materials and details of all external finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reasons: In the interests of high quality design and the amenities of the area, and to ensure that such matters are agreed before work is commenced.

- (4) Prior to the commencement of any works hereby permitted, detailed drawings of all new external joinery work, including windows and doors, together with sections through all members including glazing bars, frames and mouldings and showing the relationship to the face of the wall, at a scale of 1:20 and 1:1 or 1:2, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reasons: In the interests of high quality design and the amenities of the area, and to ensure that such matters are agreed before work is commenced.

- (5) Manufacturers' details of rooflights and secondary glazing shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the works hereby approved. The development shall then proceed in accordance with the approved details.

Reasons: In the interests of high quality design and the amenities of the area, and to ensure that such matters are agreed before work is commenced.

- (6) No development 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, where possible), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reasons: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity, and to ensure that such matters are agreed before work is commenced.

- (7) No development shall take place until details have been submitted to, and approved in writing by the Local Planning Authority, which set out what measures will be taken to ensure that the development incorporates sustainable construction techniques such as rainwater harvesting, water conservation, energy efficiency and, where appropriate, the use of local building materials; and provisions for the production of renewable energy such as wind power, or solar thermal or solar photo voltaic installations. Upon approval, the details shall be incorporated into the development as approved.

Reasons: In the interest of promoting energy efficiency and sustainable development, and to ensure that such matters are agreed before work is commenced.

- (8) The commencement of the development shall not take place until a programme for the suppression of dust during demolition of existing structures and 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 demolition and construction unless any variation has been approved by the Local Planning Authority.

Reasons: In the interests of residential amenity, and to ensure that such matters are agreed before work is commenced.

- (9) As an initial operation on site, adequate precautions shall be taken during the progress of the works to prevent the deposit of mud and similar substances on the public highway.

Reasons: In the interests of amenity and road safety, and to ensure that such matters are agreed before work is commenced.

- (10) Prior to the works commencing on site details of parking for site personnel / operatives visitors shall be submitted to and approved by the Local Planning Authority and thereafter shall be provided and retained throughout the construction of the development. The approved parking shall be provided prior to the commencement of the development.

Reasons: To ensure provision of adequate off-street parking for vehicles in the interests of highway safety and to protect the amenities of local residents, and to ensure that such matters are agreed before work is commenced.

- (11) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement or works.

Reasons: In the interests of highway safety and convenience, and to ensure that such matters are agreed before work is commenced.

- (12) No development shall be commenced until to a contaminated land assessment (and associated remediation strategy if relevant), has been submitted to and approved in writing by the Local Planning Authority, comprising:

- a) An investigation, including relevant soil, soil gas, surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analyses, risk assessment to any receptors and a proposed remediation strategy which shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment, including any controlled waters.

Reasons: To ensure any contaminated land is adequately dealt with, and to ensure that such matters are agreed before work is commenced.

- (13) Before any part or agreed phase of the development is occupied, all remediation works identified in the contaminated land assessment and approved by the Local Planning Authority shall be carried out in full (or in phases as agreed in writing by the Local Planning Authority) on site under a quality assured scheme to demonstrate compliance with the proposed methodology and best practice guidance. If, during the works, contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

Reasons: To ensure any contaminated land is adequately dealt with, and to ensure that such matters are agreed before work is commenced.

- (14) Upon completion of the works identified in the contaminated land assessment, and before any part or agreed phase of the development is occupied, a closure report shall be submitted to and agreed in writing by the Local Planning Authority which shall include details of the proposed remediation works with quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reasons: To ensure any contaminated land is adequately dealt with, and to ensure that such matters are agreed before work is commenced.

Non pre-commencement conditions

- (15) 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.

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

- (16) Upon completion of the approved landscaping scheme, any trees or shrubs 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.

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

- (17) Notwithstanding the provisions of Class A of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015, the dwellings hereby permitted shall not be altered or enlarged.

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

- (18) No dwelling hereby permitted shall be occupied until space as shown on the approved drawings has been laid out within the site in accordance with the approved drawings for cycles to be securely parked and sheltered.

Reasons: To ensure the provision and retention of adequate off-street parking facilities for cycles in the interests of highway safety.

9.0 Council's approach to the 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 minor changes required to the application and these were agreed, and 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.