

<b>REFERENCE NO -</b> 16/504494/FULL			
<b>APPLICATION PROPOSAL</b> Erection of a cold store			
<b>ADDRESS</b> Owens Court Farm Owens Court Road Selling ME13 9QN			
<b>RECOMMENDATION</b> Grant subject to conditions			
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> Application is in accordance with national and local planning policy			
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council and local objections			
<b>WARD</b> Boughton & Courtenay		<b>PARISH/TOWN COUNCIL</b> Selling	<b>APPLICANT</b> FW Mansfield & Son <b>AGENT</b> Amos Dawton & Finn
<b>DECISION DUE DATE</b> 10/08/16		<b>PUBLICITY EXPIRY DATE</b> 18/07/16	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
SW/13/0381	Change of use of Unit 2 for the servicing, repair and sale of farm equipment	Approved	15/05/13
15/503788/AGRIC	Prior notification for this building	Prior Approval required	27/05/15
15/505166/AGRREQ	Prior approval for this building	Planning permission required	27/07/15
15/506585/FULL	Planning Permission for this building	Withdrawn	08/12/15

## 1.0 DESCRIPTION OF SITE

- 1.01 The site is an established fruit farm, situated in a rural area some distance outside any built-up area boundaries and adjacent to but not within an Area of Outstanding Natural Beauty (AONB). The site is reached by a fairly narrow lane (with passing places). There is a line of semi-mature poplar trees to the front and the side of the proposal site.
- 1.02 The farm at present consists of a number of traditional agricultural buildings of varying ages. One such building is not used in conjunction with the farm and was approved as an agricultural machinery repairs, sales and servicing business under planning reference SW/13/0381.
- 1.03 Prior to the present application, a similar proposal was submitted as first a Prior Notification application (as noted above) and then a Prior Approval application (ditto). Both failed as full planning permission is required. A full planning application then

followed (15/506585/FULL), which was later withdrawn by the applicant's agent. The present application seeks to remedy the problems presented within that application by proposing a smaller building in a different location.

## 2.0 PROPOSAL

- 2.01 The proposal is for a new chilling/cold store building towards the rear of the farmyard site leading from Owens Court Road. The building would take the form of a contemporary modular agricultural building, measuring 20 metres (width) by 15 metres (depth) by 6.3 metres (ridge height).
- 2.02 The proposal is accompanied by a comprehensive design and access statement. It explains that the farm is mainly set towards a fifty acre cherry orchard, and the proposed building would be used to rapidly cool these cherries ready for ongoing transportation.
- 2.03 The proposal is also accompanied by a Transport Statement, prepared in May 2016.
- 2.04 The applicant owns and runs several arable and fruit farms in the county. Particular reference is made to Nickle Farm in Chartham, approximately seven miles from Owens Court, where the main packing and storage facilities for the company are based. The statement also makes reference to a similar use but larger building erected at Middle Pett Farm at Bridge near Canterbury.
- 2.05 The statement notes that *'Within the building will be two controlled atmosphere chilling chambers for the immediate cooling of cherries to ensure the requisite skin finish and quality required by the supermarkets. From here, the fruit will be taken by lorry or van to a main cold storage facility at Nickle Farm, Chartham. It is envisaged that this will only require one vehicle movement in each day, compared to up to eight currently...The cooling plant for the soft fruit will comprise two internally housed low noise condenser units. Obviously, these will only run through the cherry picking season.'*
- 2.06 Alternative sites within the farm have been considered and one of these was the subject of the withdrawn application noted above. These will be discussed later in this report.
- 2.07 The application is supported by a Transport Statement and a Design and Access Statement from which I have taken the following points;
- The current arrangement of fruit picking entails lots of small loads of fruit to get cherries to nearby cooling facilities quickly. The new building will allow two days picking to be cooled and stored on site, and then transported in far fewer larger loads, reducing traffic from typically eight vehicles per day to one per day, probably at the end of the day out of peak hours
  - The development should not have any perceptible impact on the highway network.
  - This compromise application is a result of the applicant addressing previous concerns by local residents and planning officers.
  - Despite winning awards for their cherries the applicant need to keep up with increasing standards and this can be helped by cooling the fruit immediately it is harvested.
  - If fruit does not meet increasing standards it is likely simply to be thrown away. The fruit is best chilled before being transported to local packing facilities.

- The building will house a hydrocooler for the immediate cooling of cherries to ensure the requisite skin finish and quality required by supermarkets; and a controlled atmosphere chilling chamber for their temporary storage and continued cooling.
- The cooling system will not result in noise problems, and will only run during the cherry picking season.
- The building will not be used to handle strawberries as originally indicated. We are happy to have a condition restricting use to cherries grown at Owens Court Farm.
- There will be no meaningful loss of agricultural land. The site is currently vacant and was not farmed for many years before the applicant purchased it.
- The site is well screened by a 4m high poplar windbreak
- It will not be possible to site the building as suggested at Selling Road because there are no services or utilities there. It would also result in an isolated building.

### 3.0 SUMMARY INFORMATION

	Proposed
Approximate Ridge Height (m)	6.3m
Approximate Eaves Height (m)	4.2m
Approximate Depth (m)	15m
Approximate Width (m)	20m
Net Floor Area	300m sq

### 4.0 PLANNING CONSTRAINTS

- 4.01 Countryside
- 4.02 Adjacent to (but not within) AONB

### 5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF): Paragraphs  
 Swale Borough Local Plan 2008: Saved policies E1, E6, E9, E19, B1, B2, RC1  
 Bearing Fruits 2031: The Swale Borough Local Plan Proposed Main Modifications  
 June 2016: Policy DM3, DM14, DM24, DM26, DM31, DM32  
 Supplementary Planning Documents: Swale Landscape Character and Biodiversity Appraisal.

### 6.0 LOCAL REPRESENTATIONS

- 6.01 Forty-three letters and emails of objection have been received from local residents. The points raised therein may be summarised as follows:
  - Increased traffic
  - Lorries are too large for this narrow lane
  - Access via Selling Road is preferable
  - Why not use another existing building on site?
  - Size and scale of building is not justified
  - Numerous inaccuracies and evasions within the application
  - Surely a mobile chiller for such a small farm would be a much better solution? This is what happens now
  - An existing building should be used instead

- Why does such a small fruit farm require such a large chilling facility?
- We believe that this is a prelude to further farm expansion; a distribution and packing centre; workers' caravans; etc.
- Damage to the street scene and the adjacent AONB
- Light and noise pollution, particularly to residents on Owens Court Cottages
- Traffic is a danger to walkers, cyclists, horse riders and their horses
- Harm to wildlife
- Removal of trees will have a serious impact on the character and appearance of the area
- Removal of fifteen metres of hedging will remove any screening to the site
- The applicant already owns storage and cooling facilities nearby
- The land is Grade 1 Agricultural Land
- Trees along road are deciduous, so will not screen the building at all during the winter
- Adverse effect on other rural businesses – three other farms, a riding stables and a landscaping business
- Noise and disturbance to nearby residents
- Noise from chiller units
- Hours of use should be restricted to exclude Saturday afternoons, Sundays and Bank Holidays
- Contrary to SBLP 2008 Policies RC1 and RC7
- Provides employment for seasonal workers, not local people
- Applicant is abusing the planning process
- Not in the public interest
- Harm to nearby Listed buildings
- Building should be situated on an established industrial estate
- A fire hazard
- Large footprint of development
- Effect on other local businesses (livery stables, B&B, etc.)
- Request a site meeting

## 7.0 CONSULTATIONS

7.01 Selling Parish Council comment as follows:

*'The above application was considered at the Parish Council meeting held on 30th June at which a number of concerned residents were present. Although there are two alterations to the previous application in that the size has been reduced from 30m to 20m width and its location has been moved further to the back of the site, much of the concerns remain as previously.'*

### GENERAL

*We are reliably informed that the land is fully covered and working to its maximum, we are therefore at a loss to understand the requirement for such a large building in this particular location of reasonably low acreage and for such a short season of one specific crop. The D & A states a cherry season of 6 months, whilst we find this quite an excessive prediction, we cannot argue that point, but we do not believe that any business would invest a large sum of money on a building and plant for it to stand empty for the remaining six months. We have always been assured that the building is solely for the chilling of cherries and would not be used for any other purpose, which leaves the question as to its use out of season, this question has never been addressed.*

*There are a number of contradictory statements in the report as in 5.2 it is stated 'the building is an agricultural building and will be used for cold storage', whereas elsewhere it says the*

*building proposed will solely be used for chilling the cherries grown on the farm and transferred to Nickle Farm at Chartham. It states the building will have two roller shutter doors when in fact the plan shows three. Relating to policy DM3 it is quoted 'We are of the opinion that the application fulfils all the relevant parts of the policy namely 3a, b and c', relating to diversification of a farm and provision for storage, distribution or added value activities in central hubs. This clarifies that the building may also be used for other purposes and is contrary to their insistence that the building will only be used for the limited cherry season.*

#### LISTED BUILDINGS

*Concerns were raised about a number of inaccuracies in the design and access document, one being the distances from the listed buildings. Appendix 4 shows the distance from the far north easterly corner of the building, the point furthest away from the dwellings and not the point closest, so one can knock at least 20m off the figures given. Although not listed buildings, the cold store, which will be a hive of activity during a time when residents use their gardens, will seriously affect the privacy and quiet enjoyment of the other dwellings in the area particularly Owens Court Cottage and Owens Court Farm Cottages, the garden of one being only a matter of feet away from the hard standing and concrete area.*

#### TRANSPORT STATEMENT

*It is considered that the Transport Statement is inadequate, incorrect and selective. In the introduction 1.1.3 it quotes application SW/13/0381. That is an entirely different and minor application for the repair of agricultural equipment and cannot be compared in any way with this application. 13/0381 used an existing building, employed six full time staff and 1 part time, provided a very full and detailed Transport Statement which showed 2.5 traffic movements of low loaders per week, 2 parts delivery vans per day and 6/7 staff car movements am and pm each working day. The operating time is 8am to 5pm Mon to Friday plus Saturday morning.*

*Contrary to the D & A Statement, this report states in 2.1.2 that the season is approximately 68 days as opposed to six months stated in the D & A report. It also claims in 2.2.1 and 5.1.2. the width of the building to be 30m wide split into two compartments, when in fact it is 20m wide with three compartments, one for packing and two for storing. These errors indicate that information in the report have been taken from an unrelated application and from a previous Mansfield's application which did not provide a Transport Statement.*

**Note:** The Parish Council has spotted errors in the Transport Statement, but the application proposes a building of 20m long, not 30m long. I have been unable to find any reference to six month use of the building in the Design and Access Statement.

*The site is approached along a single track lane connecting Selling Road and New House Lane, both of which, in some places are also single track with passing spaces and already experience extremely high traffic movements of large carriers to and from a packing station in Selling.*

*The statement refers to Owens Court Lane as being 18ft in width, this may well be so at its widest point but makes no reference that much of the lane is between 10.6 and 11ft in width. The applicants agent states that employees are instructed to use the lane from Selling Road, but it is a fact that drivers, particularly those with sat navs will always take the shortest route, which cannot rule out that vehicles will travel to the site from both directions. It is therefore considered that this will not only affect Owens Court Lane but the approaching roads and will necessitate, whichever route they take, the travelling through the built up area of Selling or the area known as Neames Forstall.*

#### NOISE AND LIGHTING

*We consider that the noise and lighting factors have not been addressed, not just the internal noise coming from the unit but the external noise from reversing vehicles, fork lift trucks etc. Although the agent states that the cherry season is during the long days implying that lights will not be required, they surely will internally and will possibly have external security lights. Both of these issues causing a disturbance to the locality.*

#### **LOCATION OF BUILDING**

*Despite the proposed location now being at the back of the site this vast building will still undoubtedly have a severe impact on the residential area, an impact on PROW, bridleways, listed buildings, hedges/trees and the tranquillity of the area. It will be visually intrusive and detrimental to the surrounding area and affect the setting of Kent Downs AONB, the boundary of which, is still in close proximity, therefore we strongly object to its siting in an almost inaccessible, unneighbourly and totally unsuitable location. We suggest that if this unit is vital to the running of this site, we consider it essential to move it to a less conspicuous location far away from the residential area and that the unit should have its own access, but not from Owens Court Lane. We also consider that any further development of this site for whatever purpose is unnecessary as there are a number of vacant buildings available for conversion.*

#### **LAND**

*Finally, Owens Court Farm is designated as an Area of High Landscape Value, good farming land of grade one quality which should be preserved, enhanced and protected from development of this size, irrespective of whether or not it is currently farmed, and whilst this plant is connected to agriculture, we consider the vast scale of the steel framed building with a large area of hard landscaping to be far in excess of what is actually required for a short season and of low acreage, bearing in mind that all the land is in full use for the growing of cherries and cannot be expanded upon. See 9.6 of the Design & Access Statement where it states there is no vacant land on the holding.*

*For the above reasons the Parish Council object to the application and trust that our observations and those of the neighbourhood will be taken into account. Should the Planning Authority be minded to approve the application, we request that a prior site meeting be held for members of the committee to see and hear first hand the concerns of the neighbourhood.'*

7.02 Kent Highways and Transportation raises no objection, noting that the application does not meet their thresholds for consultation. However, in view of the responses received from the Parish Council and local residents, I thought it fit to clarify the matter with Kent, and they have responded as follows:

*'Our primary reasons for treating this as a non-protocol application not requiring highways involvement are:-*

- The development will make use of an existing access onto a non-classified road.*
- The development will likely reduce vehicular movements due to the provision of a cold store on-site.'*

7.03 The Council's Environmental Health Manager comments as follows: *'There are residential properties nearby; noise emitted from the unit has the potential to cause a noise disturbance, as well as noise and disturbance from increased vehicular movements. There is some noise information concerning the cold store compressor refrigeration unit within the submitted design and access statement, and fortunately this is to be housed within the building. The predicted noise levels are stated and despite some optimistic claims about noise levels to be expected at the nearest properties, I am content that there should not be too much noise heard there, but this situation will be assisted by the use of the insulation*

*materials stated and ensuring that no doors/windows are left open during the operation. I cannot intervene about noise from the use of vehicles delivering fruit to the cold store.*

*There have been no proposed hours of operation submitted with this application, but I assume that during the harvest period it is likely that exceptional hours of operation may be inevitable. It is therefore imperative that good housekeeping is observed during this period and no unnecessary noise is caused.'*

7.04 The Kent Downs AONB Management Unit comments as follows: *'While the site lies outside of the AONB, the proximity of it to the boundary means that the proposal could potentially impact on the setting of the AONB. In order to minimise the impact of the building on the AONB, we would recommend that it is stipulated by the Council that the roof is coloured a darker colour than the 'Natural Grey' proposed.'*

7.05 The Council's Rural Planning Consultant has responded as follows: *'This revised application follows the withdrawal of 15/506585/FULL for a larger building (30m x 15m x 4.2m to eaves) for the same purpose. As indicated in my email of 06 October 2015, after some clarification, the applicant's agent provided a reasonable explanation for the space requirements for equipment to hydro-cool the cherry crop from up to about a day's picking, and hold it in short term storage, prior to transportation to the main packing facility at Nickle Farm, Chartham.*

*In that email I noted:*

*"...it seems that the overall space allocated, albeit still appearing quite generous, may not be unreasonable.....it is only intended to hold a relatively small quantity of cherries in the building at any one time, i.e. up to about a day's worth of picking from the nearby orchards. I believe one of the concerns has been that the building would be used for storing fruit from further afield, with consequent local highway implications. To cover this point, it may be that one of the conditions on any planning consent could be that the development is only to be used for handing/storing cherries produced from the Owens Court cherry orchards".*

*I understand the application was withdrawn after an Officer recommendation that the Planning committee refuse consent based on impact on the adjoining Area of Outstanding Natural Beauty and the need for an updated Transport Statement to confirm that the application would reduce traffic in the area. The Transport Statement now submitted indicates that the ability to hold a day's crop on site should enable that crop to be moved off site in one batch, rather than needing some 8 trips with smaller loads, as at present. I gather it was also indicated that the application would be considered more favourably if the size of the building was reduced and it was relocated away from Owens Court Road to a position north of the existing buildings away from the boundary of the AONB, both of which changes have been implemented.*

*Consequently, therefore, I confirm that (subject to appropriate conditions) the proposed new building would be a necessary addition to the farm's fixed equipment and that its use for the stated purposes should significantly assist in the efficient management and transportation of the cherry crop, to the benefit of this part of the applicant's established farm business.'*

## **8.0 APPRAISAL**

- 8.01 The key issues to consider here appear to be those of visual amenity, residential amenity, the impact on nearby listed building and the AONB, highway safety, and whether or not the proposed building has been fully justified. A number of objectors have also expressed fears of future expansion and intensification of the site, but I have no firm evidence relating to these concerns and thus cannot take them into account within the confines of this report.
- 8.02 With regard to issues of visual amenity, whilst I acknowledge that the site in question is outside of the perimeter of the AONB, it would be unwise not to consider the matter of visual amenity as the AONB begins literally across the width of the lane adjacent to the site. As such, I am of the opinion that the effect that the proposed structure would have on the visual amenity on both the immediate area and the adjacent AONB must be taken into account.
- 8.03 As such, the character and appearance of the area must be taken into consideration in this case. The position within the site of the proposed building, unlike the previous proposal, is set back nearly 100 metres from the Owens Court Road. As such it would be far less prominent within the street scene; indeed, with the line of trees to the front of the site, the building would be far from prominent when the trees are in leaf. As such, I do not believe that the proposal would have a negative visual effect on the character and appearance of the adjacent Area of Outstanding Natural Beauty. The applicant has clearly taken into account my concerns regarding the prominent position of the previously proposed building, and its scale, and has submitted proposals addressing those concerns. I note the comments of the AONB Management Unit, and have included the requirement for details of colours for the external materials used in the development.
- 8.04 I note the concerns raised with regard to the nearby listed buildings, but I do not consider this matter to be one of concern, as the nearest listed building is approximately 130 metres away, and as the proposed structure would be situated some distance back from the roadway, thus having little impact on the street scene, with other existing agricultural buildings between it and the road.
- 8.05 The new proposed position does, however, appear to have engendered new concerns amongst some local residents with regard to residential amenity, with particular reference to the residential amenity of the occupiers of Owens Court Cottages. The rear of the nearest cottage would be situated approximately 60 metres from the nearest part of the proposed cold store and behind it at an oblique angle; the previous proposal would have been a similar distance from Owens Court Cottages, but to the side. As such, concern has been raised regarding potential noise from cooling machinery, light pollution and further noise from the open doors of the building, etc. I am of the opinion that such issues would be fairly minimal; the cooling equipment is proposed to be situated at the rear of the proposed building, not the front, thus reducing any potential for noise from the machinery, however, I think it prudent to include a condition which requires details and specifications of the cooling equipment to ensure that this is the case.
- 8.06 With reference to noise and light pollution from open doors, bearing in mind that the proposed building would need to have a controlled temperature, I consider it unlikely that any doors or shutters are likely to be opened save for means of entry and egress; to do so would render the proposed use of the building pointless. It is therefore reasonable to assume that this would not be an issue, if Members are minded to approve the application.



- 8.07 With regard to highways issues, my site visits have confirmed that Owens Court Road is a fairly narrow road, capable in parts of two-way vehicular traffic via the positioning of passing spaces. As such, vehicular movements can be made relatively easily, with care. Five passing spaces are provided along the approximately 500 metres length of Owens Court Road leading from Selling Road. Selling Road itself is a two-lane single carriageway road of fairly standard width.
- 8.08 However, most concerns raised with regard to highway safety refer to vehicle movements in the forms of delivery lorries coming to and from the site. In places, the movement of a large vehicle along Owens Court Road might be difficult, as the width of the road would allow the vehicle to travel only with caution; any vehicles of whatever size travelling in the opposite direction would have to find a suitable passing space in which to wait and then, the passing operation would have to be carefully judged. However, the application suggests that traffic movements will be reduced if the proposal is approved; Kent Highways and Transportation suggest that this would be the case. As such, I am reliant on the expert opinion of our Highways colleagues, who do not raise objection on highway safety ground, and as such, it would be wrong of me to ignore their expert advice.
- 8.09 A number of consultees, as well as numerous local residents, have questioned why such a 'large' building is required for what appears to be a short harvest season and a modest harvest. This point has been clarified within the Design and Access Statement, and the Council's Rural Planning Consultant advises that the proposed building is justified.
- 8.10 With regard to the previous application, my Officers were concerned by the size of building. It appears that a mobile chilling unit has been used before, and award winning cherries have been produced using this method, which made my Officers question why a building 30 metres by 15 metres was needed. However, the size of the proposed building has been reduced by a third, producing a building of 300 square metres than one of 450 square metres; as such, I am far more satisfied that the building is modest in terms of its size, and more suited to the fairly low key need proposed, without producing any substantial intensification of the use of the site.
- 8.11 A number of local residents have suggested that the proposed structure should instead be built on a site at the other end of the farm, adjacent to the Selling Road, where there is an existing access and rough turning area and an area of poly tunnels. However, the applicant correctly notes that there are no services or utilities on this part of the site, and that such a proposal would result in an isolated building. I consider it much better to site the proposed building near other existing buildings, as this would have a much lesser effect on the character and appearance of the area than an isolated building beside the road. It should be noted that with regard to the previous application, I had grave concerns with regard to the fact that the building was proposed to be sited immediately adjacent to the road. As such, I would have equally grave concerns were the proposal to be for the building to be sited here.

## **9.0 CONCLUSION**

- 9.01 I am therefore of the opinion that the proposed building is modest in scale; that its use is justified, and that its effect on visual and residential amenity, and highway safety, would be less than substantial. On balance, I therefore recommend that the proposal be approved, subject to strict conformity with the planning conditions noted below.

## **10.0 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.

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

- (2) No development shall take place other than in accordance with the following drawings:

2259/105/241215, 2259/105/190516, 609.8/1 rev C and ELG00-1-01 rev E.

Reason: For the avoidance of doubt.

- (3) Prior to the commencement of development, details in the form of samples of external finishing materials and colours of same to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details

Reason: In the interest of visual amenity and to ensure that such matters are agreed prior to the commencement of development:

- (4) Prior to the commencement of development, details of any chilling equipment that is to be installed shall be submitted to and approved in writing by the Local Planning Authority and upon approval shall be installed, maintained and operated in a manner that prevents the transmission of noise and vibration to neighbouring premises.

Reason: In the interests of residential amenity and to ensure that such matters are agreed prior to the commencement of development:

- (5) No development shall take place until a programme for the suppression of dust during the construction of the development has been submitted to and approved by the Local Planning Authority. The measures shall be employed throughout the period of demolition and construction unless any variation has been approved by the Local Planning Authority

Reason: In the interests of residential amenity and to ensure that such matters are agreed prior to the commencement of development:

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

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

Reason: In the interests of residential amenity.

- (7) 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 0900-1700 hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

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

Reason: In order to prevent pollution of water supplies and to ensure that such matters are agreed prior to the commencement of development:

- (9) No floodlighting, security lighting or other external lighting shall be installed or operated at the site.

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

- (10) The building hereby permitted shall only be used for the chilling and storage of cherries grown on Owens Court Farm.

Reason: To ensure that only locally produced fruit is stored on site, and that local traffic levels are kept to a minimum.

### **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:

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 case, the application was acceptable as submitted.

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.