



**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation/publicity responses, additional comments and additional/amended conditions as detailed in the Late Sheet appended to these minutes as follows:
  - a. Comments were received from Waste Services relating to Bin storage and collection.
  - b. SuDs had responded to the revised information for surface water drainage
  - c. Comments from the Highway Officer on the revised plans
  - d. Letter from DLP dated 14 September 2015 refusal reason 4 is removed.]