

Item No. 8

APPLICATION NUMBER	CB/15/03751/VOC
LOCATION	Riveroaks, Stanford Lane, Clifton
PROPOSAL	Removal of condition 5 to planning permission CB/14/04317/FULL: (Change of use and provision of 5 No. pitch travellers site).
PARISH	Southill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Samantha Boyd
DATE REGISTERED	30 September 2015
EXPIRY DATE	25 November 2015
APPLICANT	Mr & Mrs J Porter
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in: Cllr F Firth Contrary to policy: Permission only granted for this site on the basis of exceptional family need. General use is contrary to development in the open countryside.
RECOMMENDED DECISION	Variation of Condition - approval recommended

Reason for recommendation:

Planning permission was granted on 19 December 2014 for the change of use of the land to provide 5 Gypsy and Traveller pitches. The proposal to remove condition 5 (named occupancy) from the consent would provide accommodation which would be available to any gypsy and traveller and would contribute towards the Councils 5 year supply of sites in accordance with the National Planning Policy Framework and Planning Policy for Traveller Sites. The proposed development would be in a sustainable location and would not result in unacceptable harm to the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, Planning Policy for Traveller Sites and Saved Policy HO12 of the Mid Beds Local Plan Review.

Site Location:

Riveroaks (formally known as Silver Lake Farm) is located on the west side of Stanford Lane, between the villages of Clifton and Stanford.

Planning permission was granted under reference CB/14/04317/Full for a change of use of the land to 5 Gypsy and Traveller pitches by the Development Management Committee on 19 December 2014. The permission has been implemented. Currently the site includes two static caravans, one tourer caravan, a brick outbuilding, a number of small sheds and gravelled internal roads with parking areas. The static caravans are occupied and the tourer is used by the applicants temporarily until they are able to provide themselves with a static caravan. Although two of the approved plots are empty, work has been carried out with

regard to the services and water supply etc. The empty pitches are therefore ready for occupation.

The site lies outside of any settlement envelope and is therefore it is within the open countryside. The River Ivel runs along the western and southern boundary. The application site falls within the Parish of Southill, but adjoins the Parish boundary of Clifton.

The Application:

Permission is sought for the Removal of a Condition attached to planning permission CB/14/04371/Full dated 19 December 2014.

The applicant seeks to remove condition 5 of the consent which states:

The occupation of the caravans on the Site hereby permitted shall be limited to the following persons and their dependant relatives:

Mr John Porter (senior) & Mrs Silvia Porter
Mr John Porter (junior) & Mrs Simone Porter
Mr John Wetton & Mrs Tracey Wetton
Mr Mark Smith & Mrs Mel Smith
Hayley Lee

Reason: In recognition of the location of the site in the open countryside and the personal circumstances which weighed in favour of the application in accordance with the National Planning Policy Framework and Planning Policy for Traveller Sites.

The removal of the condition is sought because the circumstances of some of the listed occupants has changed. Currently the site is occupied by Mr & Mrs Porter (the applicants) although at present Mr & Mrs Porter are temporarily staying at the site in a touring caravan after which they will permanently live at the site in a static caravan.

Mr John Porter (junior) and Mrs Simone Porter also live at the site in a static caravan and John Older currently resides at the site. Mr Older was incorrectly named as Mr John Wetton in condition 5. Mr John Wetton and Mrs Tracey Wetton (Mrs Porter's sister) were partners, but unmarried. They have since separated and Tracey has moved away.

The other named persons in condition 5, Mr Mark and Mrs Mel Smith and Hayley Lee are at present no longer able to live at the site due to personal circumstances.

The Gypsy and Travellers status of the families was accepted during the consideration of application CB/14/04317/Full.

RELEVANT POLICIES:

National Planning Policy

National Planning Policy Framework

Planning Policy for Traveller Sites

Mid Bedfordshire Local Plan Review December (2005)

HO12 - Gypsies

Core Strategy and Development Management Policies - North (2009)

CS5 (Providing Homes)

CS14 (High Quality Development)

CS15 (Heritage)

CS16 (Landscape and Woodland)

DM3 (High Quality Development)

DM4 (Development within and beyond Settlement Envelopes)

DM13 (Heritage in Development)

DM14 (Landscape and Woodland)

Development Strategy for Central Bedfordshire 2014

At the meeting of Full Council on 19 November 2015 it was resolved to withdraw the Development Strategy. Preparation of the Central Bedfordshire Local Plan has begun. A substantial volume of evidence gathered over a number of years will help support this document. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our website as material considerations which may inform further development management decisions.

Draft Gypsy and Traveller Plan

Central Bedfordshire Council submitted the Gypsy and Traveller Plan to the Planning Inspectorate for Examination after a long process of preparation and consultation.

In August 2014, the issues and matters that the Inspector wished to discuss were received. In doing so, he raised significant issues on a substantial number of matters and asked the Council to undertake a considerable amount of additional work prior to the commencement of the Examination hearings.

Following considerations of these matters Officers concluded that it was unrealistic for the Council to respond within the proposed timescale and recommended to Members (via Executive on 19th August and subsequently at Council on 11th September) that the plan was withdrawn. This document therefore carries little weight in the determination of this application. However for the purpose of assessing a planning application for the suitability of a proposed site, the policies contained within the document are considered to be useful guidelines as to whether a proposal is considered to be acceptable for its intended purpose.

Those policies thought to be relevant are:

GT5 (Assessing planning applications for Gypsy and Traveller sites)

Supplementary Planning Guidance/Other Documents

Relevant Planning History:

Case Reference	CB/14/04317/FULL
Location	Riveroaks (formerly Silver Lake Farm), Stanford Lane, Clifton, Shefford, SG17 5EU
Proposal	Change of use and provision of 5 No. pitch travellers site
Decision	Full Application - Granted
Decision Date	19/12/2014

Consultees:

Southill Parish Council Strongly objects to removal of condition 5. A significant part of the justification for the original application was the personal circumstances of the applicants and their family. If the condition was removed then it brings the approval into question and sets up the site as one for travellers which was not part of the original application. If five caravans are no longer required by the family, which only a few months ago were essential to them, they should be removed from the site. It is not a suitable location for a traveller's site as opposed to a settled family unit.

2nd letter restating strong objection. The Council believe that is planning approve this revision it will shortly be followed by an application for further spaces on the site which would be totally unacceptable as far as the local population is concerned.

Clifton Parish Council

Other Representations:

Neighbours 6 comments received. Comments summarised below -

- Again no consultation with immediate neighbours or the village.
- removal of condition 5 would remove justification for the consent
- Consent was granted on the basis on the need for the accommodation by Mr & Mrs Porter's family. These personal circumstances weighed in favour of the development.
- Question whether the standard of landscaping as set out in condition 2 has been carried out to the satisfaction of the Council.

Application advertised 20/11/15

in Press

15/10/15

Site Notice displayed

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. Neighbouring Amenity
4. Highway Considerations
5. Other Considerations

Considerations

1 Principle

- 1.1 The principle of a Gypsy and Traveller site in this location was established under planning consent CB/14/04317/Full however planning Case Law states that where an application is being considered for a variation/removal of a condition, the original application should be re-considered as a fresh application as in effect a new planning permission would be issued. Although this may be the case the fact that planning permission has already been granted for development of a similar nature is a material consideration.

Policy Background

- 1.2 The site lies outside of any built up area within the open countryside where there is a general presumption against the granting of planning permission for new development. The new Planning Policy for Traveller Sites guidance sets out that Local Authorities should strictly limit new Traveller site development in open countryside that is away from existing settlements.

- 1.3 Planning Policy for Traveller Sites (August 2015) is specifically designed to provide guidance on determining Gypsy applications and to ensure fair and equal treatment for Travellers, in a way that facilitates that traditional and nomadic way of life for Travellers whilst respecting the interests of the settled community. The document also defines Gypsies and Travellers (the definition remains the same as that in the replaced Circular 1/2006).

- 1.4 The policy document requires that Local Planning Authorities carry out a full assessment of the need of Gypsies and Travellers in their area in liaison with neighbouring authorities to determine the need for sites. Sites should be specific deliverable sites sufficient to provide 5 years worth of sites against the authorities locally set targets.

- 1.5 Paragraph 25 of the Planning Policy for Traveller Sites sets out that if a local authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision particularly when considering applications for the grant of temporary consent.

Gypsy and Traveller Pitch Provision

- 1.6 A Central Bedfordshire-wide Gypsy and Traveller Plan (GTP) has been prepared to deliver the pitch requirement for Central Bedfordshire to 2031 and was subject to public consultation following approval at full Council in February 2014. The Plan was later submitted to the Secretary of State in June 2014, however as noted earlier the Inspector raised a number of questions regarding the Plan and the Plan was later withdrawn. The Plan therefore

carries very little weight in the determination of this application.

1.7 In preparation of the Plan the Council had a new Gypsy, Traveller and Showperson Accommodation Assessment (GTAA) undertaken, dated January 2014. This Assessment is considered to be up to date and highlights that there are a small number of unauthorised pitches, temporary consents, concealed households and people on waiting lists for the Council-run sites which are considered to represent the backlog of need within the area.

1.8 The need for Gypsy and Traveller pitches to 2031 is set out in the GTAA update and Full Council agreed on 30th January 2014 that the GTAA be endorsed and that the specific sites identified are taken forward to deliver 66 Gypsy and Traveller pitches.

1.9 While the current version of the GTAA identifies that Council has allocated sufficient sites to provide the required number of pitches to deliver a 5 year land supply the plan has been withdrawn and therefore the 5 year supply cannot be demonstrated.

Nevertheless, pitches delivered through applications on existing sites or new unallocated sites would contribute to the number of windfall pitches provided.

1.10 Planning Policy for Travellers Sites (PPTS) policy H states that when determining planning applications for gypsy and travellers sites the existing level of local provision and need for sites is a material consideration. In a recent appeal decision at Twin Acres, also in Hitchin Road Arlesey (APP/P0240/W/15/3004755) the Inspector noted " Although the Council prepared the Central Bedfordshire Gypsy and Traveller Local Plan, that plan has been withdrawn and there are no allocated sites."

1.11 The Inspector went on to say "It is clear there is a significant unmet, immediate need for gypsy and traveller pitches" and again to say "As a matter of policy the absence of an up to date five year supply of deliverable sites is a significant material consideration in applications for temporary permission by virtue of paragraph 25 of the PPTS. However, this factor is capable of being a material consideration in any case and with another appeal ref APP/P0240/A/12/2179237, concerning a site within Central Bedfordshire, the Secretary of State concluded that the need for sites carried considerable weight and the failure of policy was also afforded significant weight. That must remain the case today." A copy of the appeal decision is appended to this report.

Gypsy and Traveller Pitch Trajectory

1.12 The draft Gypsy and Traveller Local Plan was accompanied by a trajectory which demonstrated that the Council had identified sites which together with windfall sites would deliver a 5 year land supply, however as the Gypsy and Traveller Local Plan has been questioned, at present the trajectory figures could be subject to change.

1.13 Nevertheless, the current version of the GTAA identifies that Council has allocated sufficient sites to provide the required number of pitches to deliver a 5 year land supply but pitches delivered through applications on existing sites or new unallocated sites would contribute to the number of windfall pitches provided. Applications such as this therefore potentially make a contribution

to the delivery of the required number of Gypsy and Traveller pitches and help to maintain the required 5 year land supply trajectory providing they are acceptable in all other respects.

Since the withdrawal of the Gypsy and Traveller Local Plan there have been a number of applications for gypsy and traveller accommodation. However the consented pitches still do not meet the backlog of pitches required.

1.14

Recent appeals have noted there is an immediate unmet need for accommodation in the district and Inspectors have given substantial weight to the need for pitches when determining applications.

1.15

Sustainability

The PPTS accepts the principle of gypsy and travellers sites in rural and semi-rural areas. Paragraph 11 sets out the sustainability issues for gypsy and traveller sites and promotes access to health and education services. The site is in the rural area but is not an unacceptable distance from Clifton. Clifton is identified as a Large Village under Policy CS1 of the Core Strategy where there are some community facilities and links to public transport.

1.16

The location of the site has been assessed as being appropriate under the previous consent and therefore is considered to be in a sustainable location.

Removal of condition 5

1.17

It is acknowledged that the previous planning permission was granted based on the personal needs of the specific occupants listed in condition 5. Since that time the Twin Acres appeal was allowed where the Inspector concluded significant weight should be afforded to unmet need. Given the situation with the Gypsy and Traveller Plan and appeal decision, there is clearly a need to provide sites that are available to all gypsy and traveller families where the site is acceptable in all other respects. Comments have been raised regarding the sudden need to remove the occupancy condition however an individuals personal circumstances can change rapidly therefore is not unreasonable for the applicants to seek an amendment to the condition a short time since the original approval was granted.

1.18

It is noted that Condition 5 does not require the removal of the caravans once occupation by those named has ceased. This means that the caravans could remain in situ at site once the named occupants have moved on, but could not lawfully be occupied. Given the identified need for gypsy and traveller accommodation within the district this situation should be avoided as the unoccupied pitches would reduce the supply of gypsy and traveller accommodation.

1.19

The applicant does not seek to increase the number of caravans on the site or extend the site boundary. The condition relating to the occupation of the site by persons of a Gypsy and Traveller status would remain in place.

Concern has been raised regarding potential future applications to extend the site, however a decision can only be based on the proposal as submitted. Future applications for any development at the site would need to be considered on their own merits.

1.20

1.21

The proposal to remove condition 5 would help meet the urgent and pressing unmet need for Gypsy and Traveller pitches which has been highlighted by the appeal allowed at Twin Acres, would provide pitches in accordance with the requirements of legislation and national planning policy by allowing the site

to be occupied by any gypsy and traveller family.

1.22

2. Affect on the character and appearance of the area

2.1 The supporting text to Policy DM4 (Development Within and Beyond Settlement Envelopes) sets out at 11.1.5 that outside settlement envelopes, where the countryside needs to be protected from inappropriate development, only particular types of new development will be permitted in accordance with national guidance. The application site falls outside of any identified Settlement Envelope and is within the open countryside.

2.2 The site is 350 metres beyond the settlement envelope of Clifton and for planning purposes falls within the open countryside. The eastern boundary of the site comprises a mature hedgerow, planting and fencing and views into the site from Stanford Lane are very limited. A public footpath runs along the northern side of the site and although there is substantial planting along the boundary some views into the application site are possible. The site is open to the south and west and long range views of the site from various viewpoints are possible.

2.3 The existing boundary landscaping and that within the site which would go some way towards minimising the visual impact of the site. The two buildings on the site which are to be retained and re-used are authorised, either through planning permission or the passage of time, would remain whether or not the application was approved. The site is limited in scale and contains no new permanent buildings.

2.4 It is considered that views across the open countryside towards the site should be screened by some additional landscaping located centrally on the site to further reduce the visual impact of the site. Of note, the previous planning approval included a condition relating to additional landscaping of the site. The landscaping details have been submitted and approved but are only part implemented at present.

2.5 Overall the proposal to remove the occupancy condition is considered to result in little harm to the character and appearance of the open countryside and would therefore comply with Policies DM3 and DM4 of the Core Strategy and therefore that harm is considered to be outweighed by the need to provide Gypsy and Traveller accommodation.

3. Neighbouring amenity

3.1 The nearest residential dwelling to the proposed site would be approximately 200m away at Clifton Manor. It is not considered due to the distance between the site and the nearest houses that the proposed development would have any adverse impact on residential amenity.

3.2 Commercial activity taken place on the site could lead to adverse impacts on amenity therefore it is considered that it would be appropriate to add a condition to any planning permission granted preventing the commercial use

of the site.

4 Other Considerations

4.1 Assessment against Policy HO2

Policy HO12 is a criteria-based policy for assessing planning applications and is the relevant adopted policy for the determination of this application. The previous application was assessed against this criteria and found to be acceptable however for clarity each part of the policy is addressed in turn below:

Proposals for the development of new gypsy sites will be expected to conform with the following criteria:

(i) That the proposal is not detrimental to the character and appearance of the surrounding countryside and that adequate landscaping measures to mitigate any adverse visual impact of the proposed use are capable of being carried out;

The impact on the character and the appearance of the area has been considered in section 2 above.

(ii) Development must incorporate a safe, convenient and adequate standard of access, including provision for pedestrians and cyclists;

The Highways Development Control Officer previously confirmed there is no technical or safety objection to the proposal subject to conditions.

(iii) The amenities of neighbouring or nearby residential property are not unacceptably harmed;

Due to the distance between the proposed site and other residential dwellings it is not considered that the amenities of nearby properties would be unacceptably harmed.

(iv) Appropriate safeguards are put in place to prevent pollution of surface water and groundwater;

During the previous planning application both the Environment Agency and the Internal Drainage Board confirmed that they have no objection to the proposal. The Environment Agency and IDB are the expert bodies whose advice the Council as Local Planning Authority relies on.

(v) There is no unacceptable adverse impact on nature conservation interests; and

Whilst the site is in the open countryside where nature conservation is important the site is not within an area designated of particular conservation importance. Large parts of the application site and other land owned by the applicant would remain undeveloped.

(vi) There is no unacceptable adverse impact on the historic environment.

The site is not within the vicinity of any other designated heritage asset.

Sites should relate well to existing built development, although a location within a defined settlement envelope will not be deemed essential. Sites which are poorly located in relation to community facilities and public transport will not be permitted.

The site is outside of the settlement envelope but as set out in the policy this is not deemed essential. The site is within 350m of the settlement envelope boundary and is considered to be within a satisfactory distance of Clifton and Shefford where community facilities and public transport are accessible. Further consideration of this matter is found in section 6.

4.2 **Assessment against Policy GT5**

Policy GT5 which is a criteria-based policy for assessing planning applications and still considered to be relevant in the assessment of planning applications however as notes above the draft Gypsy and Traveller Plan carries little weight. The previous application was assessed against this criteria and found to be acceptable. For clarity each part of policy GT5 is addressed in turn below.

Justification of local need for the scale and nature of development proposed

Development such as that proposed will help identify the need for sites to be met which is a material consideration given the recent appeal decision at Twin Acres.

The scale of the site and number of pitches would not dominate the nearest settled community and would not place undue pressure on infrastructure.

Planning Policy for Traveller Sites (PPTS) states that in rural and semi-rural settings, Local Planning Authorities should ensure that the scale of such sites does not dominate the nearest settled community. It is not considered that the aim of the PPTS is to prevent there being more Gypsies and Travellers than members of the settled community within an area. It is considered that the point of the policy is to ensure that in rural and semi-rural areas that the traditional bricks and mortar settlement is not dominated in terms of the scale and visual impact of Gypsy and Traveller pitches. Due to the limited scale of the proposed site and the distance from Clifton, it is not considered could reasonably be argued that the site would dominate the settled community.

The site would not be located in an area of high risk of flooding, including functional floodplain. A flood risk assessment will be required in areas of flood risk.

The application site is entirely within flood zone 1, where there is the lowest risk of flooding, and therefore no flood risk assessment is required. The most southern part of land within the applicant's control, but outside of the application site is within flood risk zone 3.

During the consideration of the previous application neither the Internal Drainage Board or Environment Agency have raised objections to the proposed development.

Satisfactory and safe vehicular access.

During the consideration of the previous application the Highways Development Control Officer reviewed the application and confirmed that there is no technical highway reason to raise an objection on safety or capacity grounds and that the visibility is appropriate to the speed of traffic on the highway.

Site design demonstrates that the pitches are of sufficient size.

Whilst there is no defined size for a Gypsy and Traveller pitch, they are normally of sufficient size to accommodate a static caravan, touring caravan, parking spaces and amenity space. Providing that the licensing requirements for the separation between the caravans can be met it is considered that the proposal is acceptable in this regard.

Landscaping.

The site contains high levels of boundary landscaping and there are opportunities to increase the levels of landscaping to further improve the screening of the site and the biodiversity opportunities the site could provide. Existing landscaping and hedgerows would be retained.

Sensitive boundary treatment.

Boundary treatment could be controlled by condition in the event that other matters were considered acceptable.

The amenity of nearby occupiers would not be unduly harmed by the development.

The impact on neighbouring properties is considered above.

Pollution from light and noise sources should be minimised.

The impact of the development on neighbours through noise and disturbance is described and assessed above. A condition restricting commercial use of the site has been included should permission be granted.

Adequate schools, shops, healthcare and other community facilities are within a reasonable travelling distance.

Facilities would be within reasonable driving distance of the site. There is no footway linking the site to Clifton along Stanford Lane however there is access to the public footpath which leads to Shefford, a walk of approximately 1.2km. This matter is considered in greater detail below.

Suitable arrangements can be made for drainage, sanitation and access to utilities.

Sewerage would be dealt with by way of an existing septic tank details which have been approved as a condition of the original application. The site is already served by water and electricity. A refuse collection service is in operation at the site.

4.3 Highway safety

The application site is accessed off Stanford Lane, an unclassified road, on the stretch of road between Clifton and Stanford.

4.4 There is an existing access which is proposed to be used for the site access and would provide a 4.2m wide roadway to enable two vehicles to pass. There are no technical highway reasons to resist the application.

4.5 In terms of sustainability of the site, the granting of the previous application accepted the location of the site as being acceptable for the purpose of the Gypsy and Traveller site.

4.6 Human Rights/ Equality Act 2010:

Based on the information submitted there are no known issues raised in the context of the Human Rights and the Equalities Act and as such there would be no relevant implications

Recommendation:

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

1 No caravan located on the Site shall be occupied for residential purposes by persons other than Gypsies and Travellers, as defined by the Planning Policy for Traveller Sites 2015.

Reason: To ensure that the occupation of the residential caravans on the site is restricted to Gypsies and Travellers.

2 No more than 10 caravans shall be located on the site, of which no more than 5 of which shall be a mobile home/static caravan.

Reason: In recognition of the location of the site in the open countryside and having regard to the provisions of the National Planning Policy Framework and to the provisions of Policy HO12 of the Mid Bedfordshire Local Plan Review, Policy DM3 of the Core Strategy and Development Management Policies (2009)

3 The landscaping scheme approved on 16/02/15 under condition 2 of

CB/14/043147/Full shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

Reason: To ensure a satisfactory standard of landscaping in this rural location having regard to the National Planning Policy Framework and to the provisions of Policy HO12 of the Mid Bedfordshire Local Plan Review, Policies DM3 & DM16 of the Core Strategy and Development Management Policies.

- 4 The site layout Reason: To ensure an appropriate standard of development and general amenity having regard to the National Planning Policy Framework and to the provisions of Policy HO12 of the Mid Bedfordshire Local Plan Review, Policy DM3 of the Core Strategy and Development Management Policies.

- 5 No commercial activity shall take place on the Site, including the storage of materials.

Reason: In order to ensure that the development has no unacceptable adverse effect upon general or residential amenity having regard to the National Planning Policy Framework and to the provisions of Policy DM3 of the Core Strategy and Development Management Policies (2009).

- 6 Concurrent with the reconstructed access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising any existing dropped kerbs and reinstating the verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway boundary

Reason: To limit the number of access points onto the highway where vehicular movements can occur for the safety and convenience of the highway user.

- 7 All on-site vehicle areas shall be surfaced in tarmacadam or similar durable, porous but bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 8 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, numbers 108/01/14.

Reason: For the avoidance of doubt.

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the Core Strategy and Development Management Policies Document (2009)
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development 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.

DECISION

.....
.....