

**STEVENAGE BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
MINUTES**

Date: Tuesday 10 November 2015

Time: 18.30 p.m.

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

Present: Councillors D Cullen (Chair), M Downing (Vice Chair), D Bainbridge, R Broom, L Chester, M Gardner, E Harrington, G Lawrence, M McKay, G Snell and P Stuart.

Started at: 18.30pm

Ended at: 19.35pm

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were submitted on behalf of Councillors J Fraser and J Lloyd CC.

The Chair informed Committee that additional papers in relation to Item 3 – DuPont (UK) Ltd, Wedgwood Way, Item 5 – 68 Colestrete, Stevenage and Item 6 – Courtlands, Todds Green had been circulated.

The Chair allowed Members sufficient time to consider the papers before the meeting commenced.

2. MINUTES – 13 OCTOBER 2015

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on Tuesday 10 October 2015 be approved as a correct record and signed by the Chair

3. APP REF: 15/00253/OPM – DuPONT (UK) LTD, WEDGWOOD WAY, STEVENAGE

The Committee considered an outline application for the demolition of existing buildings and provision of up to 200 new homes, up to 900sqm of Use classes A1/A2/A3/D1, provision of residential amenity space and associated access and car parking.

The Principal Planning Officer gave an oral and visual presentation to the Committee and advised that the issues for consideration were the acceptability in land use policy

terms; the impact on the character and appearance of the area; the impact on both existing neighbouring amenities and future residential amenity; the effect of the proposals on the highway network and the adequacy of the proposed parking provision.

With regards to land use policy, the Officer advised that as the site is located within the Pin Green employment area as identified by the Stevenage District Plan Second Review 1991-2011, the proposal for residential development in this location is contrary to development plan policy. The meeting was advised that it would need to be considered if there were significant material considerations that outweigh this policy designation. The Officer advised that Building 1 on the site has prior approval under reference number 14/00553/CPA to allow the building to be converted to residential use. He also noted that as the proposed site is surrounded on three sides by residential developments, including the recent development of housing in Chrysalis Park to the east of the application site, that the proposal is not considered to be out of context. Members were also informed that evidence from extensive marketing by the applicant has concluded that there is no demand for a bespoke office/industrial complex of this age and nature in this location. Finally, he indicated that the Council's inability to provide a 5 year supply of deliverable housing sites is a significant material consideration in the assessment of this application.

On the issue of compliance with the Council's Housing Policies, Members were advised that as the site is not designated for housing, the application site is considered to be a 'windfall site' where policy H7 of the Local Plan applies and that the proposal is considered to accord with the criteria of policy H7. Members were informed that the applicant has provided a detailed financial assessment which demonstrates that the development proposal is unable to provide the policy compliant position of 40% affordable housing, however, through negotiation the provision of 20% affordable housing on site has been reached. The Officer also noted that the applicant has agreed to pay for the necessary developer contributions which have been calculated on the basis of the indicative proposal of 195 units for the services provided by Hertfordshire County Council and Stevenage Borough Council.

Members were informed that the mixed use/retail element proposed accords with Policy TW4 of the Local Plan which states that major residential developments should provide a neighbourhood centre or enhance existing provision at an appropriate scale to the community they serve. The Officer noted that the retail / mixed used element of the proposal would complement the residential use of the site.

With regards to the impact of the proposal on the character and appearance of the area, Members were advised that as the site is relatively self-contained and surrounded on three sides by residential development the proposal is not considered to be out of context. The Officer noted that given the relatively self-contained nature of the site and the range in height of buildings within and in close proximity to the site, it is considered that apartment buildings of up to five storeys in height would not have a detrimental impact on the character and appearance of the area. The Officer also noted that the indicative plans submitted with the application indicate that a high quality environment could be created in this location that would have an acceptable impact on the character and appearance of the area.

The Officer advised that there would be no detrimental effect on the surrounding residential properties as the site is relatively self-contained and is separated from the existing residential properties in Ely Close by a mature tree belt on the western boundary and from the new development in Chrysalis Park by Wedgwood way. He also noted that the separation distance of approximately 25m and the suitable configuration of the internal layout of the proposed apartments would be sufficient to ensure that the proposal would not lead to an undue loss of privacy to either the occupants of the flats or nearest houses in Chrysalis Park. He also acknowledged that the internal layout and window positioning could be suitably controlled at the reserved matters stage when the detailed design would be assessed.

With regards to the impact on the highway, the meeting was advised that the Transport Statement submitted had been carefully scrutinised by Hertfordshire County Council and the Highway Authority have concluded that the total peak generation of traffic would reduce in comparison with the original use of the site. Members were informed that the proposal would not have an unreasonable impact on the safety and operation of the highways subject to the provision of a financial contribution, conditions and a highway informative attached to the grant of any planning permission.

On the issue of parking provision, Members were informed that although 255 car parking spaces would be provided for the scheme including a maximum of 10 spaces for the non-residential use, there would still be a shortfall of 28 car parking spaces according to the Council's Parking Provision Supplementary Planning Document. However, the site is located immediately adjacent to a residential accessibility zone 3 and with the provision of a local centre would take on the characteristics of a zone 3 location. In a zone 3 location residential car parking provision can be in the range of 75-100% of the usual parking standard. At 90% of the usual standard the proposal would be within this accepted range and therefore, the level of parking provision was considered to be acceptable.

The Officer informed the meeting of an amended recommendation with regards to provision of affordable housing, to read "the provision of 20% on site affordable housing or the gifting of the land to the Borough Council to allow the equivalent number of affordable units to be built."

It was **RESOLVED** that Planning permission be GRANTED subject to the applicant having first entered into and completed a s106 legal agreement to secure / provide financial contributions towards:-

- The provision of 20% on site affordable housing or the gifting of the land to the Borough Council to allow the equivalent number of affordable units to be built;
- Primary education, nursery education and library services to serve the development;
- The provision of fire hydrants;
- Sustainable transport provision and the cost of evaluating and assessing the Travel Plan;

- Health care provision;
- The improvement of outdoor sports provision;
- The provision of on-site equipped play area.

The detail of which would be delegated to the Head of Planning and Engineering in liaison with the Head of Legal Services and subject to the following conditions:-

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: A-02-011, A-02-012, A-02-013, A-02-014, A-02-015 and A-02-016.
2. Approval of the details of the layout, scale, appearance and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority, prior to the commencement of any part of the development.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
4. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. If, during the course of development, any contamination is found or suspected, works shall cease and the Local Planning Authority shall be informed immediately. The Local Planning Authority may request the nature and extent of any contamination to be investigated in order that a suitable remediation strategy can be proposed. The development shall not continue until any required remediation as agreed in writing by the Local Planning Authority has been undertaken, and the Local Planning Authority has confirmed it has been undertaken to its satisfaction.
 - (a) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out, and a report that provides verification that the required works have been carried out shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied.
 - (b) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.
 - (c) An assessment must be undertaken in accordance with the requirements of part (b) above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

(d) The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

6. No development shall commence until a Code of Construction Practice has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include measures during the construction process to minimise the amount of dust generated, minimise the impact of any piling necessary, minimise the amount of noise generated, identify the hours of operation, specify construction traffic haul routes, identify vehicle numbers, the management of junctions to and crossings of the public highway and other public rights of way. The approved Code of Construction Practice shall be implemented in full for the full duration of the construction activity relating to this permission at this site.

7. The development hereby permitted shall not be occupied until the proposed accesses have been constructed, the existing access has been closed and the existing footway/verge has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

8. No development shall commence until a Travel Plan, with the object of reducing residents travelling to the development by private car and the sustainable use of the retail / mixed use units, has been submitted to and approved in writing by Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved scheme on the occupation of the first dwelling unless otherwise agreed in writing with the Local Planning Authority.

9. The gradient of the main accesses from Wedgwood Way shall not be steeper than 1 in 20 for the first 15m measured from the edge of the carriageway.

10. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Method Statement shall address the following matters:

- Off-site highway works in order to provide temporary access throughout the construction period; work shall be completed prior to the commencement of development and reinstated as required;
- Construction and storage compounds (including areas designated for car parking);
- Siting and details of wheel washing facilities;
- Cable trenches within the public highway that affect traffic movement of existing residents;
- Foundation works that affect traffic movement of existing residents;
- Cleaning of site entrances, site tracks and the adjacent public highways;
- Disposal of surplus materials.

11. Prior to the commencement of the highway works as identified on the 'in principle' site plan drawing number 151696/A/02 RevA, a site layout drawing shall be submitted

to the Highway Authority with details showing the junction layout, layby plans and a swept path analysis to demonstrate that a waste collection vehicle in current use can be accommodated safely within the carriageway; the details shall be in accordance with Manual for Streets with the ultimate design being technically approved by the Highway Authority prior to commencement on site.

12. No removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.

13. No development, including any site clearance or demolition works, shall commence until the trees to be retained on the site have been protected by fencing or other means of enclosure in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority. Such protection as may be agreed shall be inspected and approved by the Local Planning Authority prior to the commencement of the work and maintained until the conclusion of all site and building operations.

14. Within the areas to be fenced off in accordance with condition 13, there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.

15. No development shall commence until a scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed prior to the first occupation of any residential dwelling.

16. No development shall commence until a scheme to provide suitable bird boxes has been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to the first occupation of any residential dwelling.

17. This permission is for a development of no more than 200 dwellings with a height no greater than 5 storeys.

18. The construction of the children's play space shall not commence until the exact location and detail of the play space have been submitted to and approved in writing by the Local Planning Authority. The play space shall be constructed prior to the occupation of neighbouring plots adjacent to the play space.

19. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment, the letter by Sanjay Chaturvedy dated July 15th 2015; the email by Helen Rodger dated August 27th 2015 and drawing reference NTS/2519/100 (including the documents provided after it to remove the objection) carried out by BWB Consulting reference NTS 2519/FRA/Rev 2 dated April 2015 and the following mitigation measures detailed within the Flood Risk Assessment:

1. Limiting the surface water run-off generated by the critical storm event so that it will not exceed 5 l/s unless otherwise agreed in writing with Thames Water.

2. Implementing appropriate SuDS measures giving priority to above ground measures such as permeable pavements, ponds and swales, as stated in the email by Helen Rodger dated August 27th 2015 and shown in the drawing NTS/2519/100.
3. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
4. Discharge surface water to the Thames Water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

20. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year + climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Details of how the scheme shall be maintained and managed after completion;
- Details of the proposed drainage scheme providing a final detailed drainage plan showing the location of any proposed SuDS, pipe runs and any areas of proposed informal flooding;
- Detailed assessment of the existing surface water flood risk as shown on the Environment Agency National surface water flood maps, ensuring the development layout does not place any proposed properties at risk from surface water flooding;
- Implementation of above ground storage measures as outlined within the Flood Risk Assessment approved as part of the outline planning application;
- Detailed engineering details of the design of the proposed SuDS features;
- Detailed surface water calculations for all rainfall events up to and including the 1 in 100 year + climate change even

21. Notwithstanding the details shown in this application the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, including providing for the retention of the existing landscaping on the boundaries of the application site. The approved boundary treatments shall be completed before any of the dwellings are occupied.

22. No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

23. No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays.

24. No development shall commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

4. **APP REF: 15/00596/FP – 13 MANOR VIEW, STEVENAGE**

The Committee considered a change of use of public highway land to private residential land.

The Development Manager gave an oral and visual presentation to the Committee and advised that the issue for consideration is the impact of the loss of this piece of amenity land on the character and appearance of the area.

On the impact of the loss of this piece of land, Members were advised that site constitutes a small informal piece of open space as defined by Policy TW2 of the Local Plan as well as being designated highway land. The Officer informed Members that the inclusion of the land within the curtilage of 13 Manor view provides additional garden frontage to the property and the loss of this area of open space would not impact on the function and character of the structural open space within the area, nor the wider town centre. He also noted that the larger area of grass would be retained to the south of the site and the low level picket fence would retain an open appearance, so it would not be considered of any harm to the visual appearance and character of the area.

It was **RESOLVED** that Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: Site location plan and 1115:01 Existing and proposed site layout plan.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

3. The boundaries marked 'T' on the approved plan shall be constructed of timber picket fencing, similar in appearance to the existing fencing and shall be of a height up to 1m, unless otherwise agreed in writing by the Local Planning Authority.

4. Notwithstanding the provisions of Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting this Order) no hardstanding shall be constructed on the area of land hereby permitted as forming part of the residential curtilage of 13 Manor View unless permission is granted on an application made to the Local Planning Authority.

5. APP REF 15/00342 – LAND ADJACENT 68 COLESTRETE, STEVENAGE, HERTS

The Committee considered a change of use of public amenity land to private residential land and erection of 1no.three bedroom dwelling with associated parking.

The Development Manager gave an oral and visual presentation to the Committee and advised that the main issue for consideration were the acceptability of the proposal in land use policy terms; impact of the loss of amenity land on the character and appearance of the area; the design and appearance of the proposed dwelling and the acceptability of the proposed vehicular access and parking provision.

With regard to land use policy, Members were advised that the principle of residential development within urban areas is set out in both national and local plan policy and that Paragraph 50 of the National Planning Policy Framework (NPPF) requires that the planning system should deliver a mix of housing particularly in terms of tenure and price to support a wide variety of households in all areas which the scheme provides. The Officer noted that as the land does not fall within the classification of previously developed land or an underused urban site, the proposal is to be considered as an exception against Policy H7. Members were advised that the proposed site layout plan and elevations demonstrate that a single dwelling being introduced would respect the general character of the surrounding neighbourhood.

Members were informed that the need for housing is a material consideration and the NPPF at paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development which is the case as the site is considered to be in a sustainable location, having good access to bus services, good pedestrian and cycle links and close to local facilities in the Bedwell and Shephall neighbourhood centres. He also reminded Members that the Council's inability to meet its requirement to provide a 5 year supply of housing is a strong material consideration.

With regard to the impact of the loss of amenity, the meeting was informed that the amenity space forms a triangular shaped area of grass between Colestrete and Poppy Mead and that the reduction in this larger area of green would result in the retention of amenity land of a similar size to those nearby. The Officer acknowledged that the loss of the amenity space would provide for the construction of a new end of terrace dwelling, which would alter the appearance of this larger area of open space. He also stated that the level of open space retained provides a good level of amenity space and maintains a green break between the properties of Colestrete and Poppy Mead such that the loss of the open space would not therefore harm the form or function of the structural open space.

On the design and scale of the dwelling, Members were advised that the proposed dwelling would follow the form of the existing row of terraces, extending off the side elevation of No.68. The Officer stated that the scale and design of the new dwelling is in keeping with the surrounding properties and would not harm the visual amenity and character of the area. The Officer acknowledged that the proposed design is considered acceptable and Building Regulations would ensure the dwelling is built to the current standards.

On the impact of the proposal on amenity, Members were advised that privacy levels would not be affected by the proposed dwelling for the existing occupiers of No 68 and the proposed first floor forming part of the proposed dwelling. Members were informed that although the garden size of the proposed dwelling is below the Council's recommended 50 sq.m and 10m depth, however in considering the provision of off-street parking on part of this land, the reduced garden size is considered acceptable.

With regards to parking and the impact on the highway network, the Officer advised that the proposed layout plan shows that two off –street parking spaces would be provided to the rear of the property, accessed from a vehicular crossover off Poppy Mead. He also acknowledged that HCC as the local highway authority have submitted no objections to the grant of permission subject to conditions being attached.

It was **RESOLVED** that Planning permission be GRANTED subject to the following conditions:-

1.The development hereby permitted shall be carried out in general accordance with the following approved plans: 2015-178A Site location plan; 2015-177A Existing and proposed site layout plan; and 2015-176A Existing and proposed elevations and floor plans.

2.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

3.The new driveway and parking area shall not be brought into use until the proposed access has been constructed to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.

4. Before the access is first brought into use vehicle to vehicle visibility splays of 2.4 metres by 43 metres in both directions shall be provided and permanently maintained, within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

5. Before the access is first brought into use 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained to each side of the access. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metre into the site and 0.65 metre along the highway

boundary, therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level.

6. The access shall be 5.0 metres wide.

7. The access shall be constructed in a hard surfacing material for the first 6.0 metres from the back edge of the carriageway.

8. Prior to use the access shall include surface water cut off drain at the highway boundary.

9. No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the proposed dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

10. No development shall take place until the details of all boundary treatments, including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved boundary treatments shall be completed before the use hereby permitted is commenced or before the building(s) is occupied.

11. Notwithstanding the provisions of Classes A and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting this Order) no extensions to the dwelling house or outbuildings within the curtilage of the dwelling house hereby permitted shall be erected unless permission is granted on an application made to the Local Planning Authority.

12. The dwelling hereby permitted shall not be occupied until the parking spaces shown on the approved plan 2015-177A have been constructed, hard surfaced and made ready for use. The parking facilities shall be retained in that form and thereafter be used only for the parking of vehicles.

6. APP REF 15/00476/FP – COURTLANDS, TODDS GREEN, STEVENAGE, HERTS

The Committee considered an application involving the retention of 2 no. storage barns for equipment and feed.

The Senior Planning Officer gave an oral and visual presentation to the Committee and advised that the main issues for consideration were the acceptability in land use policy terms; impact on visual amenities; impact on residential amenities; car parking provision and highway implications.

Members were advised that the site is located within the Green Belt as defined on the Local Plan Proposals Map and that Policy 88 of the National

Planning Policy Framework (NPPF) (2012) states that when considering any planning application, substantial weight is given to any harm to the Green Belt. He also noted that Paragraph 89 of the NPPF stipulates that the construction of new buildings should be regarded as inappropriate development in the Green Belt as it is harmful. However, the Officer advised that there is a number of exceptions, one of which includes the provision of appropriate facilities for outdoor sport and recreation. Members were advised that the buildings are considered to be appropriate facilities as they support an established equestrian facility which provides outdoor sport and recreation. However,, the Officer pointed out that there is a caveat under Paragraph 89 of the NPPF which states that these facilities must not harm the openness of the Green Belt.

The Officer advised Members that the applicant is seeking retrospective planning permission for the retention of two storage barns for equipment and feed, and in using the 'Very Special Circumstances', argument, the applicant states that the development falls in line with Policy TW6 of the adopted Local Plan (2004) and the NPPF as the riding stables offer outdoor sport and recreation activities that had been established for many years. The Officer reiterated that there is no contention that the existing buildings do offer ancillary storage facilities to an established use, however, these buildings also have to preserve the openness of the Green Belt and not conflict with the purposes including land within it.

On the impact of the buildings on the openness of the Green Belt, the Officer noted that Storage Barn A is of limited size, scale and footprint and, therefore, was not considered to be a building that will harm the openness of the Green Belt. However, in the case of Storage Barn B which is located on the remnants of a previous building demolished in the 1980, it would be classed as a new building on an area of land which until recently, was open in character and, therefore, due to its size was considered to be harmful to the openness of the Green Belt .

With regards to the design and visual appearance of the buildings, the Officer advised that the existing development has been designed to reflect the character and appearance of an agricultural barn, so it is not considered out of character in the rural context and stated that the appearance of the barns is not considered harmful to the visual amenities of Courtlands and the wider street scene.

The Officer advised that due to the separation distance between the development site and the residential dwellings such as "The Lodge" and Woodside House on Chantry Lane, the development would not cause any undue harm to the amenities of these properties. He also stated that the buildings would be screened by existing stables along with mature trees located along the western boundary of the site.

In terms of parking provision and highway implications, the Officer advised that there is an existing surface car park located to the north of the

application site in close proximity to the ménage which provides sufficient parking for any visitors/operators using the existing building. Members were informed that in terms of trip generation as the development would be operated by existing staff; the existing development would not lead to a significant increase in trip generation from the site which would prejudice highway safety.

Finally, the Officer advised Members that if the Committee were to agree with the recommendation to refuse planning permission, authorisation is also being sought to take enforcement action to secure the cessation of the use of Storage Barn B and to remove the building from the site in its entirety.

The Officer informed Members that the issue here lies in Storage Barn A as it was impinging on the openness of the Green Belt.

Following a detailed discussion, Members did not agree with the Officers recommendation and resolved to grant planning permission as they considered that the proposed development was not harmful to the openness of the Green Belt. Consequently, there was not need to instigate enforcement action.

It was **RESOLVED** that Planning Permission be GRANTED on grounds that the proposal would not impact the openness of the green belt.

7. INFORMATION REPORT – APPEALS

None

8. INFORMATION REPORT – DELEGATED DECISIONS

It was **RESOLVED** that the report be noted.

9. URGENT PART 1 BUSINESS

None

10. EXCLUSION OF PRESS AND PUBLIC

Not Required

PART II

11. URGENT PART II BUSINESS

None

Chair