

## Planning Committee 24<sup>th</sup> January 2023

<b>APPLICATION NUMBER</b>		22/01082/OUT	
<b>SITE ADDRESS:</b>		Land To The East Of Wheatley Road, Two Dales, Derbyshire	
<b>DESCRIPTION OF DEVELOPMENT</b>		Outline planning application for the erection of up to 3no. dwellinghouses with approval being sought for access	
<b>CASE OFFICER</b>	Mr J Baldwin	<b>APPLICANT</b>	Mr and Mrs Powell
<b>PARISH/TOWN</b>	Darley Dale	<b>AGENT</b>	Mr A Stock
<b>WARD MEMBER(S)</b>	Cllr Statham Cllr Salt Cllr Atkin	<b>DETERMINATION TARGET</b>	14/12/2022
<b>REASON FOR DETERMINATION BY COMMITTEE</b>	3 dwellinghouses proposed outside of the settlements of Matlock, Ashbourne, Wirksworth and Darley Dale	<b>REASON FOR SITE VISIT (IF APPLICABLE)</b>	To consider the impact of the development on the character and appearance of the area and the heritage asset engaged.

<b>MATERIAL PLANNING ISSUES</b>
<ul style="list-style-type: none"> <li>• Policy principle</li> <li>• The impact on the character and identity of the settlement and the local landscape</li> <li>• Heritage impacts</li> <li>• Highway considerations</li> <li>• Impact on landscape features, biodiversity and wildlife</li> <li>• Flood risk and drainage</li> </ul>

<b>RECOMMENDATION</b>
That planning permission be refused.

## 1.0 THE SITE AND SURROUNDINGS

- 1.1 The application site comprises open land on the eastern side of Wheatley Road and eastern edge of Two Dales. Wheatley Road is a rural country lane enclosed by stone walling and mature hedgerow planting. Access would be gained via an existing access point off Wheatley Road approximately half way along the site frontage. There is an existing residential property to the north west of the application site and further residential development on the western side of Wheatley Road, with open countryside beyond the north eastern boundary of the site. To the west of the site is the Grade II listed 'The Cottage' which is a two storey stone building dating from 1704.



## **2.0 DETAILS OF THE APPLICATION**

- 2.1 Outline planning permission is sought for the erection of three dwellings with all matters reserved apart from access as set out in the submitted documents received by the Local Planning Authority on 26/09/2022. Access to the site is proposed via the existing access off Wheatley Road. The indicative layout plan presents 3 bungalows, two to the north of the access and one to the south.

## **3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK**

1. Adopted Derbyshire Dales Local Plan (2017)
  - S1: Sustainable Development Principles
  - S2: Settlement Hierarchy
  - S4: Development in the Countryside
  - PD1: Design and Place Making
  - PD2: Protecting the Historic Environment
  - PD3: Biodiversity and the Natural Environment
  - PD5: Landscape Character
  - PD6: Trees, Hedgerows and Woodlands
  - PD7: Climate Change
  - PD8: Flood Risk Management and Water Quality
  - HC1: Location of Housing Development
  - HC19: Accessibility and Transport
  - HC21: Car Parking Standards
2. Darley Dale Neighbourhood Plan (2020)
  - NP3: Protecting the Landscape of Two Dales
  - NP16: Design Principles for C3 Residential Development in Two Dales
3. National Planning Policy Framework (2021)
  - National Planning Practice Guidance
  - Landscape Character and Design SPD (2018)
  - Climate Change SPD (2021)
  - Developer Contributions SPD (2020)

## **4.0 RELEVANT PLANNING HISTORY:**

17/00343/OUT	Erection of three bungalows (outline)	Refused	09/08/2017
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## **5.0 CONSULTATION RESPONSES**

### Darley Dale Town Council

- 5.1 Objection on the following grounds:
- i. The site is outside the settlement boundary.
  - ii. The site is within the curtilage of a listed building.
  - iii. The development is not in keeping with the surrounding area.
  - iv. This is an area of natural beauty which should not be destroyed by development.
  - v. Impact on health and safety of local resident as the public highway leading to the site is not suitable for further development.
  - vi. This is an area of historical interest and should be protected for future generations.
  - vii. Increase in surface runoff onto Wheatley Rd will exacerbate already hazardous driving conditions particularly in winter.

### Derbyshire County Council (Highways)

- 5.2 See previous comments and recommended conditions made in response to 17/00343. Response to 17/00343/OUT - During a recent site visit it was estimated passing vehicle speeds on Wheatley Road were approximately 25mph. Based on this estimate and taking



into account the gradient of the road, the recommended emerging visibility sightlines are 2.4m x 35m to the north west and 2.4m x 32m to the south east. These recommended sightlines are achievable within the land controlled by the applicant. Therefore, the Highway Authority has no objections to this application.

Internally, 2 car parking spaces shall be provided for each 3 bedroomed dwelling, clear of adequate turning area(s) to enable all vehicles to enter, turn and exit in a forward gear at all times. Given the size of the site, it's not envisaged a refuse vehicle would be able to enter the site. Should this be the case, a bin store location should be provided within the site immediately adjacent to Wheatley Road so bins can be stored clear of the public highway on collection days. Conditions are recommended.

#### Derbyshire Wildlife Trust

- 5.3 We have reviewed the Preliminary Ecological Appraisal (Elite Ecology, August 2022). The report makes recommendations for further assessment of a nearby pond and brook for GCN, including HSI Assessment and then eDNA analysis dependent of the result. After reviewing the existing protected species data for the area, we consider that it may have been interpreted incorrectly, as the record of GCN referred to in the PEA report approx. 300 m north, is a record of a negative eDNA result taken from a pond. The closest record of GCN is well over 500 m to the west, at the other side of the A6 road. The nearby pond is connected to a (albeit slow-flowing) watercourse and therefore the potential for predatory fish is high. We consider that delaying determination to undertake further GCN survey in this instance, would not be proportionate to the existing datasets and likelihood of presence. As such, we recommend that the Method Statement for site clearance, recommended to safeguard reptiles, would also be sufficient to mitigate for the low risk of encountering GCN. This can be secured via condition.

The PEA recommends the use of a Biodiversity Metric to quantify biodiversity losses and gains and to ensure that appropriate landscaping and enhancements are provided within the scheme to avoid net loss and achieve a net gain where possible, in line with local and national planning policies. We support this approach and it is considered likely that habitat enhancements will be required on adjacent land in the ownership of the applicant to offset the loss of the grassland on site. The metric for this site is anticipated to be quite straightforward and should be completed at the earliest opportunity. Suitable recommendations for enhancements are provided in Section 5 of the PEA and therefore we would hope that these have already been considered by the applicant. Typically, this information should be provided prior to determination.

#### Design and Conservation Officer (Derbyshire Dales)

- 5.4 The submitted Heritage Statement (HS) identifies the site as being 'part of the semi-rural setting of Two Dales'. It is not relict agricultural land as it was used as a nursery for upwards of 100 years +, however, this historic usage, which was widespread in the area, contributes significance to the land.

The principal elevation and aspect of the listed building is south-easterly. The garden to the south-east of the listed building is relatively large with substantial planting along the boundary wall to Wheatley Road. There is no tree protection to the planting to the garden of the listed building or to the trees aligning the boundary to the application site (adjacent to Wheatley Road). Whilst there has been some modern housing adjacent to the listed building, the potential future loss/removal of un-protected trees to its garden or those on the east side of Wheatley Road would re-open the south-easterly aspect (and principal elevation) of the listed building (as it would originally have been). In this regard, the primary aspect of the listed building would be compromised by the proposed development on the, historically and current open land to its south-east aspect. The indicative plant of the proposed three dwellings depicts an overtly urbane, modern, housing layout that would appear anomalous on this eastern side of Wheatley Road. Whilst the harm to the setting of the listed building

is unlikely to be substantial that harm would need to be assessed against the public benefits derived from the proposed development.

## **6.0 REPRESENTATIONS RECEIVED**

6.1 A total of 18 representations have been received including 12 objections, 4 supporting representations (of which 2 are non-attributable) and comments from CPRE and Two Dales Residents Action Group. A summary of the representations is outlined below:

### In objection:

- The proposed development would constitute unwarranted encroachment into the countryside which will have a harmful impact on the nature and character of the locality.
- The development would result in harm to the setting of the nearby listed building.
- The site is located outside of the defined settlement boundary.
- This Road is a single track rural road of true character. Any additional modern dwellings would be visible from the hillside and wood.
- Concerns regarding the safety of highway users along the existing single track.
- In a nearby appeal the inspector concluded any development in this immediate location would have such an adverse impact on the locality that the adverse impact clearly outweighs any possible benefit.
- The development would negatively impact the enjoyment of neighbouring properties gardens.
- The sightlines required by the Local Highway Authority would require the removal of existing boundary planting which provides screening.
- Other than the variation in housing availability for 5 years nothing has significantly changed that would warrant the reversal of the decision under 17/00343/OUT.
- The type and scale of the dwellings is toward the middle and upper end of the housing market and would not attract first time buyers or contribute significantly to local need.
- The existing bungalow was approved as a rural worker dwelling.
- The field provides access for wildlife to Halldale Wood. Halldale Wood is recognised by Derbyshire Dales Local Plan as a wildlife site and building on the field could restrict access to wildlife.
- Notwithstanding the proposed use of stone and additional planting, the proposed dwellings would have a significant urban impact on the countryside.
- Concerns that the application will set a precedent for further development to the north east of the site
- The development would result in a significant loss of valuable open agricultural pasture land.
- Developers should be encouraged to use brown field sites first.
- Access to the site is dependent upon a gateway which was achieved around 15 years ago upon the pretext of agricultural need. If this is no longer required the original walling should be reinstated.
- Allowing the development to go ahead would add to existing flooding issues within the village.

### In support:

- Want to support the proposal for eco dwellings located near shop, pubs and other houses.
- The scheme appears to me to comply with the Planning policies that are in place.
- Understand that people do not want development in their area, but it needs to go in suitable sites and if subtle and a quality design in keeping with the area in a sustainable location, it should be approved.
- The development appears to be infill development adjacent to existing bungalows.
- The development reflects the modern housing estate opposite and arguably improves the area.

- Site cannot be seen from the listed building which already has development around. The applicant also offers to retain the existing boundary hedge by condition.
- The existing concrete block bungalow has a greater impact on the setting of the listed building than the proposed development.
- The development will have next to no impact on highway safety, highway authority have not raised concerns.
- Officers should look positively on an application where there hasn't been a 5 year housing supply for several years and major house builders are unlikely to be developing larger sites due to the current economic climate.
- The public benefits – sustainable location, delivery of quality materials and finish, green design and provision of single storey dwellings which are in demand outweigh any harm from a small part of a field hidden behind a hedgerow from being developed.

In support (non-attributable):

- Believe that the new dwellings would enhance the appearance of this residential area in Two Dales, on what, is currently an unkempt field.
- The properties will be eco-friendly and built to the latest standards.
- The objections are based on NIMBY prejudice.
- There would be no material harm to the listed building opposite.
- There is no robust reason to refuse and I would urge the council to support the application and provide some of the housing we so badly need.

CPRE Derbyshire:

CPRE Derbyshire registered an objection to a similar application for the same site (17/00343/OUT), which was refused by the DDDC planning committee on the grounds that the resulting harm to the rural character was not outweighed by any benefits from this development. We believe that the same grounds for refusal apply to this latest application.

Specifically:

1. The development would introduce a suburban-style development into a relatively unchanged and tranquil rural setting with a high landscape value.
2. The proposed development is outside the settlement boundary of the planning authority's approved Local Plan
3. The proposed development would not make a significant contribution to housing need in the district, being small-scale and attractive only to the higher end of the housing market
4. Darley Dale has had substantial new housing development approved in the last few years and does not need its more tranquil and unspoiled locations encroached upon
5. The proposed development has the potential for opening up further development into other parts of the site, leading to even further loss of rural character and tranquillity.

Two Dales Residents Action Group:

We raised a detailed objection to an application for what is essentially the same proposal in 2017. The Council Planning Committee rejected that application. The detail of our objections was spelled out then in a separate page attached to our letter and is reiterated and reproduced with this communication for reference. Despite the wealth of supporting detail supplied by the applicant's new agent there have been no substantive changes to the situation which would in our view cause the Committee to reverse their then decision.

Our objections are:

- Adverse impact on the countryside and contrary to Local Plan policies S4 and HC1.
- The land is still outside the settlement area, as agreed in the Local Plan. Approval would put the integrity of the whole plan at risk. The potential for 'opening the door' to further unacceptable development on the site reinforces the need for unequivocal rejection.
- We understand that the land is considered by the planning department to be designated as agricultural land.

- The case made for approval due to variations in the council's assessment of the 5 year supply of land for building houses is at best a justification for a review. The Local Plan refers only to 'consideration'. There is a recent local precedent for rejection in these circumstances, just a mile further NW along Darley Hillside (22/00772/OUT).
- The contribution to local housing need overall is almost negligible with no provision of affordable properties.
- Adverse impact on the Grade II Listed Building, The Cottage.
- Despite the highways department raising no objections to the original proposal or to this new one, the hazards outlined in our previous objections have been exacerbated in the intervening period. There is significantly increased vehicular traffic with the potential for further increase as a result of a new access to Wheatley Road granted to a business on land abutting the field in question.

## 7.0 OFFICER APPRAISAL

- 7.1 This application seeks outline planning permission for the erection of 3 dwellings on site with all matters reserved except access.
- 7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission under the Act are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the purposes of the Act is the Adopted Derbyshire Dales Local Plan (2017) and the Darley Dale Neighbourhood Plan (2020). The National Planning Policy Framework (2021) is a material consideration in respect of this application.
- 7.3 Having regard to the above, consultation responses and representations received and the relevant provisions of the development plan and guidance contained within the National Planning Policy Framework, the main issues to assess are:
- Policy principle
  - The impact on the character and identity of the settlement and the local landscape
  - Heritage impact
  - Highway considerations
  - Impact on trees, biodiversity and wildlife
  - Flood risk and drainage

### Principle of Development

- 7.4 The site is located beyond the eastern edge of Two Dales with Wheatley Road forming the defined settlement boundary of Darley Dale, a second tier settlement as identified in policy S2 of the Adopted Derbyshire Dales Local Plan (2017). Policy S2 sets out that Darley Dale "has the ability to support sustainable patterns of living in the District because of the current levels of facilities, services and employment opportunities that are available. It has the ability to provide for additional jobs and homes in order to help sustain and, where necessary, enhance current services and facilities, promoting better levels of self-containment and a viable, sustainable community".
- 7.6 In this case, the application site is therefore located outside of the defined settlement boundary of Darley Dale. The Council is, however, unable to demonstrate a 5 year housing land supply at this time. The Adopted Derbyshire Dales Local Plan (2017) makes provision for housing development in such circumstances. Policy HC1 of the Adopted Derbyshire Dales Local Plan (2017) states that in such circumstances "the Council will give consideration to approving development on non-allocated sites on the edge of first, second and third tier settlements subject to consideration against other policies in the Local Plan and the provisions of the NPPF". On this basis, the principle of the development may be acceptable subject to assessment of the proposal against other relevant local plan policies.

## The impact on the character and identity of the settlement and the local landscape

- 7.8 A key consideration in respect of this application is the impact of the development on the local landscape and character, identity and setting of this part of the countryside. Policy S1 of the Adopted Derbyshire Dales Local Plan (2017) advises that development will conserve and where possible enhance the natural and historic environment, including settlements within the plan area.
- 7.9 Policy PD1 requires all development to be of high quality design that respects the character, identity and context of the Derbyshire Dales' townscapes and landscapes.
- 7.10 Policy PD5 deals specifically with landscape character and advises that development that would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement will be resisted.
- 7.11 The evidence base, which underpinned the Adopted Derbyshire Dales Local Plan (2017) recognised in relation to the landscape that all land surrounding Two Dales was of high sensitivity. In particular, it was recognised that to the north and east of the settlement land is predominantly woodland or is open and visually prominent. Wheatley Road is a narrow rural lane tightly enclosed on either side by stone walling and high planting beyond this. This road provides a clear physical boundary to this northern side of Two Dales. To the south is the modern development of Porteous Close. Wheatley Road is a clear end stop to this beyond which are open fields with only very few dwellings located to this side of the lane and those mainly directed towards the junction with Park Lane. The proposal to develop this side of Wheatley Road will lead to harmful and uncharacteristic encroachment.
- 7.12 Policy NP16 of the Darley Dale Neighbourhood Plan (2020) states that planning permission will be supported in Two Dales where it "follows the existing development pattern along roads through Two Dales". The development of the application site is not considered to follow the existing settlement pattern, instead constituting uncharacteristic encroachment in the countryside, resulting in a significant and harmful urbanising effect on the prevailing rural character of the area.
- 7.13 To the west of the site in a similar landscape setting, planning permission was refused for housing development on the basis of the harm to the local landscape and settlement pattern. The appointed Inspector at this time noted that development on the upper part of Park Lane northern side of the site was much more scattered and intermittent in nature, interspersed with more open pasture and garden land. The application site presents a similar character. Park Lane and Wheatley Road provide a clear and logical physical boundary to the main part of the settlement and ribbon development in the form of three bungalows would present an incongruous and marked change that would be at odds with the defining characteristics of the countryside setting of Two Dales.
- 7.14 Although the application will utilise the existing access and the applicant has pointed to the retention of the existing boundary vegetation, the requisite visibility splay recommended by the Local Highway Authority will require the removal of any vegetation within this splay above the height of the existing boundary wall. The implications of this are unclear. Nevertheless, intermittent views of the site are experienced within existing gaps when travelling along this section of Wheatley Road, which are more evident in the winter months. There will therefore be views of the development that will be at odds with the area and have an unacceptable urbanising effect.



- 7.15 The adverse effects of the development on the rural character of the area and local landscape weighs against the development and conflicts with the requirements of policies S1, S4, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017) and policy NP16 of the Darley Dale Neighbourhood Plan (2020).

#### Heritage impact

- 7.16 Policy PD2 of the Adopted Derbyshire Dales Local Plan (2017) deals specifically with protecting the historic environment and advises that the District Council will conserve heritage assets in a manner appropriate to their significance.
- 7.17 The site is located in close proximity to The Cottage, a Grade II listed stone cottage dated 1704 located on the opposite side of Wheatley Road at the junction with Park Lane. The comments received from the Derbyshire Dales District Council Conservation Officer raise concerns with regard to the lack of protection afforded to the substantial tree and hedge planting along the boundary of the Grade II listed building and the frontage of the application site which provides intervening screening. It is, however, acknowledged that the applicant is open to a condition to retain this planning unless subsequently agreed with the District Council.
- 7.18 Notwithstanding the above, the history and understanding of the listed building is intrinsically connected to its setting. Whilst it is appreciated that that setting of the listed building in this case has already been eroded by development to the south and west, the area to the east of the site is relatively unspoilt. As concluded by the Design and Conservation Officer “an overtly urbane, modern, housing layout that would appear anomalous on this eastern side of Wheatley Road” and is deemed to result in harm to the setting of the heritage asset. Having regard to the existing degree of erosion to the setting mentioned above it is considered that the harm caused by the proposed development in this case would be less than substantial harm in NPPF terms.
- 7.19 In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting to satisfy the duty under s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is recognised in the National Planning Policy Framework (2021). Paragraph 199 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.20 Paragraph 202 of the National Planning Policy Framework (2021) states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”
- 7.21 In this case, the less than substantial harm to the setting of the Grade II listed cottage is not deemed to be outweighed by the relatively modest benefits to be derived from the delivery of 3 open market dwellings. Although reference is made to the dwellings incorporating a sustainable approach to energy, the appearance of the development is a reserved matter and such benefits are not considered to constitute an overriding public benefit to justify the harm identified.
- 7.22 The views of the development and potential future loss/removal of un-protected trees on the east side of Wheatley Road would compromise the setting of The Cottage and be contrary to policy PD2 of the Adopted Derbyshire Dales Local Plan (2017) and the National Planning Policy Framework (2021).

### Highway considerations

- 7.23 Policy HC19 of the Adopted Derbyshire Dales Local Plan (2017) states the “The District Council will seek to ensure that development can be accessed in a safe and sustainable manner”. The application proposes a new access point taken off the eastern side of Wheatley Road to serve the 3 proposed dwellings.
- 7.24 It is noted that concerns have been raised by Local Residents with regard to the safety of highway users following the introduction of three new dwellings accessed off the narrow lane. In this case however, the Local Highway Authority have assessed the application and have deemed that there are unlikely to be any adverse impacts on the safety of highway users subject to planning conditions. On this basis, the development is considered to be in accordance with policies S4 and HC19 of the Adopted Derbyshire Dales Local Plan (2017).

### Impact on landscape features, biodiversity and wildlife

- 7.21 The application has been submitted alongside a Preliminary Ecological Assessment which following comments received from Derbyshire Wildlife Trust does not raise any concerns with regard to protected species on site subject to a condition securing a Method Statement for site clearance in the interest of safeguarding reptiles on site.
- 7.22 The submitted planning statement also outlines that through further planting on site a biodiversity net gain can be achieved as part of the development. It is considered that precise details of the measures to achieve a net gain on site could be secured by condition. On this basis the development is considered to be in accordance with policy PD3 of the Adopted Derbyshire Dales Local Plan (2017).

### Flood risk and drainage

- 7.23 Whilst concerns have been raised by local residents with regard to the potential flooding of the site, the site lies within Flood Zone 1 and is therefore deemed to be at the lowest risk of flooding. There is not currently any evidence to suggest that water could not be satisfactorily drained from the site. Appropriate surface water and foul drainage connections will need to be made to satisfy building regulation requirements. Such provisions will ensure that localised flooding from the development will not result / be exacerbated by development on the site.

### Conclusion

- 7.24 The application proposes the construction of 3 dwellinghouses beyond the eastern edge of Two Dales. Whilst the Adopted Derbyshire Dales Local Plan includes provisions where the District Council cannot demonstrate a 5 year housing land supply which allows for edge of settlement development, this must be considered in accordance with other relevant policies within the Local Plan. In this case, the development would present an incongruous and marked change in character that would be at odds with the defining characteristics of the countryside setting of Two Dales and would result in less than substantial harm to the setting of The Cottage, a Grade II listed building. The development is therefore contrary to policies S1, PD1, PD2 and PD5 of the Adopted Derbyshire Dales Local Plan (2017) and policy NP16 of the Darley Dale Neighborhood Plan (2020).
- 7.25 It is acknowledged that the District Council cannot currently demonstrate a 5 year housing land supply at this time. However, as harm has been identified to a designated heritage asset footnote 7 of paragraph 11(d) of the NPPF indicates that the tilted balance in favour of development under paragraph 11(d) does not apply. Notwithstanding this, the Local Planning Authority consider that the adverse effects on the character and appearance of

this part of the countryside and the local landscape would significantly and demonstrably outweigh the modest benefits to be derived through the construction of 3 market dwellings in this case. A recommendation of refusal is put forward on this basis.

## **8.0 RECOMMENDATION**

That planning permission be refused for the following reasons:

1. The provision of 3 no. dwellinghouses on the site would be at odds with the prevailing character of development on the eastern side of Wheatley Road and result in significant harm to settlement pattern and the local landscape / defining characteristics of the countryside setting of Two Dales. The development would therefore be in direct conflict with policies S1, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2017), policy NP16 of the Darley Dale Neighborhood Plan (2020) and the National Planning Policy Framework (2021).
2. The proposed development would be on land which forms part of the setting of the adjacent grade II listed building 'The Cottage' dating from 1704. The loss of part of this historic setting would be harmful to the authenticity of the surroundings to the listed building thereby causing less than substantial harm to its significance that would not be outweighed by the public benefits to be derived. The development would therefore conflict with Policy PD2 of the Adopted Derbyshire Dales Local Plan (2017) and the National Planning Policy Framework (2021).

## **9.0 NOTES TO APPLICANT:**

The Local Planning Authority considered the merits of the submitted application and judged that there was no prospect of resolving the fundamental planning problems with it through negotiation. On this basis the requirement to engage in a positive and proactive manner was considered to be best served by the Local Planning Authority issuing a decision on the application at the earliest opportunity and thereby allowing the applicant to exercise their right to appeal.

This decision notice relates to the following documents:

Design and Access Statement

Ecological Survey

Heritage Statement

Tree Schedule Survey

001 – Site Location Plan

002 – Site Plan as Existing

003 – Site Plan

004 – Access Plan

THL-1085 – Tree Constraints Plan