

EAST DORSET DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 11 November 2014 at 9.30 am

Present:-

Cllr M R Dyer – Chairman

Cllr Mrs P A Reynolds – Vice-Chairman

Present: Cllr D B F Burt, Cllr S Butler, Cllr R D Cook, Cllr Mrs T B Coombs,
Cllr S Gibson, Cllr Mrs P A Hymers, Cllr Mrs B T Manuel,
Cllr B E Mortimer, Cllr D W Shortell, Cllr S S Tong and
Cllr Mrs A Warman

Apologies: Cllr S G Flower, Cllr Mrs A Holland and Cllr D Morgan

232. Declarations of Interest

Cllr D B F Burt declared non-pecuniary interests in Minute No. 233 Schedule of Planning Applications (Application Nos. 3/14/0787/FUL – Unit 5, Jessop House, Mill Lane, Wimborne and 3/14/0788/COU – 2 Avon Park, St Leonards, Ringwood) and remained present.

233. Background Papers

The Chairman informed the Committee that in addition to any specific background papers referred to, the relevant background papers for written reports and agenda items comprise of replies to consultations, objections and representations; relevant structure and Local Plans; and the file of the Council's related policies, copies of which had been available for inspection by Members prior to the meeting.

234. Minutes

The Minutes of the meeting held on 14 October 2014 were confirmed and signed as a correct record.

235. Presentations by the Public

Representations by the public to the Committee on individual planning applications are detailed in Minute 233 below. There were no questions, petitions or deputations received on other items on this occasion.

236. Schedule of Planning Applications

A report was submitted, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'A' to these Minutes in the Minute Book.

Members considered the planning applications contained within the schedule.

RESOLVED that the applications contained in this schedule be determined or otherwise dealt with in accordance with the Development Management Manager's recommendation.

1. 3/14/0479/FUL

Two storey extension to hotel. Amended plans rec'd 28.8.14 show a reduction in size of extension from 20 bedrooms to 18 bedrooms and alterations to proposed parking. Amended by plans rec'd 07.10.14 remove two parking spaces and AC compound. Landscaping plan rec'd 27/10/14 to add hedging and improve landscaping to southern boundary. Premier Inn , Ringwood Road, Ferndown.

The Development Management Manager provided Members with further representations received from the previous objector at 15 Ford Close, regarding the need for a soundproof fence along the boundary with Ford Close in addition to the hedging to ensure noise disturbance is kept to a minimum and for ease of maintenance. It was also stated that the Biodiversity Mitigation Plan was now approved by Dorset County Councils' Natural Environment Team.

GRANTED

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Notwithstanding the fencing details alongside the boundary with Ford Close, shown on drawing Proposed Site Plan: 3615-101 Rev E, the development hereby permitted shall be carried out in accordance with the following approved plans:
 - Existing Site Plan: 3615/P1
 - Existing Floor Plans: 3615/P22
 - Proposed Floor Plans: 3615/P23
 - Proposed Elevations: 3615/P24
 - Proposed Roof Plans: 3615/P25
 - Proposed Site Plan: 3615-101 Rev E
 - Topographical & Utilities Survey 3578/10/001
 - Overall Landscape Proposals: 508-01
 - Detailed Landscaping Plan: 508-02
 - Transport Statement PJB/WIT/14/2042/TN01- dated May 2014
 - Planning Statement, Walsingham Planning- dated May 2014
 - Energy Recovery Statement 210-265/ENERGY/R01- dated May 2014
3. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall be identical in every respect to those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.
4. **CONTAMINATED LAND CONDITION**

Before the change of use is implemented a scheme shall be submitted to the Local Planning Authority to deal with potential contamination of the site. Such scheme shall include the following actions and reports, which must be carried out by appropriately qualified consultant(s):

(a) A Site History Report, which shall, by reference to site layout drawings of an appropriate scale, include a history of the site, past land uses, current and historical maps, site plans, locations of any known spillages or pollution incidents and the location and condition of old tanks, pits, fuel or chemical storage areas. (Please note it is the responsibility of the landowner, developer or consultant to provide and disclose all relevant information).

(b) A Site Investigation Report (based on the information contained in the site history report), will be required where the appointed consultant and/or the Local Planning Authority anticipate that contamination may be present in, on or near the proposed development area. The site investigation report must characterise and identify the extent of contamination, identify hazard sources, pathways and receptors and develop a conceptual model of the site for purposes of risk assessment.

(c) Before any works commence on site, should (in the opinion of the Local Planning Authority) remedial works be required, consultants appointed to carry out intrusive site investigation work must submit their sampling strategy to the Local Planning Authority for approval.

(d) Where contamination is found which (in the opinion of the Local Planning Authority) requires remediation, a detailed Remediation Statement, including effective measures to avoid risk to future and neighbouring occupiers, the water environment and any other sensitive receptors when the site is developed, shall be submitted to the Local Planning Authority. Any remediation scheme(s), or part(s) thereof recommended in the remediation statement, shall require approval to be obtained in writing from the Local Planning Authority.

(e) No development shall occur until the measures in the remediation scheme have been approved in the remediation scheme have been implemented in accordance with the remediation statement to the satisfaction of the Local Planning Authority.

(f) If, during works on site, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority. Any such scheme shall require approval to be obtained in writing from the Local Planning Authority.

(g) On completion of all the works detailed in the agreed Remediation Statement, a Remediation Completion Report must then be completed by the environmental consultant(s) who carried out the remediation work confirming that they have supervised all the agreed remediation actions. This report to be submitted to the planning authority confirming that all works as specified and agreed have been carried out to the point of completion. Until the Planning Authority is in receipt of said Remediation Completion Report and is satisfied with the contents of the statement and the standard of work completed it will be viewed that the remediation of the site is incomplete.

5. Notwithstanding details already submitted with the application, no development start on site until an updated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) compiled in accordance with current BS5837 Recommendations and identifying all trees to be retained and removed for the proposes of development, have been submitted to and approved in writing by the Local Planning Authority.
6. Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place in order to confirm the tree protection measures. are positioned as shown on the approved Tree Protection Plan and are to the correct standard. The fencing shall be erected before any equipment, materials or machinery are brought onto the site for the purposes of development. The protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the planning authority.
7. The development hereby permitted shall be undertaken in accordance with the requirements of the Biodiversity Mitigation Plan approved by Dorset County Council's Natural Environment Team, unless otherwise agreed in writing by the Local Planning Authority.
8. The development hereby permitted shall not be occupied or utilised until the parking and turning indicated on the submitted details has been constructed. Thereafter, these areas shall be maintained, kept free from obstruction and available for the purposes specified.
9. Prior to commencement of development, details of an acoustic fence of 2metres in height, to run along the boundary of the site with Ford Close, shall be submitted to agreed in writing by the Local Planning Authority. The acoustic fencing shall be installed as approved prior to the first occupation of the extension hereby approved.
10. The proposal for the landscaping of the site, as shown on the approved plans, including the planting of additional trees shrubs and hedging , shall be carried out during the planting season October/March inclusive, (in accordance with the appropriate British Standards for ground preparation, staking, etc.) immediately following commencement of the development. Any plants found damaged, dead or dying in the first five years are to be duly replaced and the whole scheme thereafter retained.

Notes

1. In the determination of this application, regard was had to the policies and implications of National Planning Policy Framework 2012.

2. In accordance with paragraphs 186 and 187 of the NPPF the council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by;
 - o offering a pre-application advice service, and
 - o as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In arriving at a decision to APPROVE the application:
 - o the applicant was provided with pre-application advice,
 - o The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

Voting: Unanimous

2. 3/14/0511/COU

Change of Use of footpath to form an external seating area to serve the Costa Coffee (Retrospective). Costa Coffee, Area B, The Square, Wimborne.

GRANTED AS PER OFFICER RECOMMENDATION with an additional condition to limit the use to 3 years in line with the licences after expiry of the Press Notice on 28th November 2014

Voting: Unanimous

3. 3/14/0579/FUL

Change of Use of Part Ground Floor to Restaurant and Bar (A3) Retaining Existing Staff Flat. Form En-suite Guest Accommodation within Single Residential Unit on First and Second Floors with Associated Internal Alterations. Form Ancillary Car Parking Area (as amended by plans received 14th August 2014). Cranborne Lodge, Castle Street, Cranborne.

Public Speaking

Mr Bagnall, the agent for the applicant, spoke in support of the application and stated that changes were made and all issues had been addressed. He stated that the Highways Authority considered the alternative access safe following some minor improvements, and a traffic management plan would be submitted.

Mrs Boon, the applicant, spoke in support of the application and described their concept for the future of Cranborne Lodge. She stated that minimal work would be done to the actual building in order to maintain its integrity and historical value.

GRANTED

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drwgs. 1407/05C - Proposed Ground Floor Plans, 1407/06C - Proposed First Floor

Plans, 1407/07C - Proposed Second Floor Plans, 1407/08A - Stud Wall Details and Un referenced 1:200 Site Plan.

3. The development hereby permitted shall not be brought into use until the access, turning space and parking shown on the approved plan has been constructed and these shall be maintained and be kept available for that purpose at all times.
4. Before works associated with the laying out of the car parking area commences details of the proposed surfacing material shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
5. The development authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works showing the precise details of the laying out of a surface treatment providing a contrasting strip of surface (texture and/or visual) on both sides of the access to the site. The occupation of the development shall not begin until those works have been completed in accordance with the Local Planning Authority's approval and have been certified as complete by or on behalf of the Local Planning Authority.
6. The number of wedding events incorporating the use of a single marquee shall be limited to no more than 12 in any calendar year and its use shall not take place other than between the hours of 12:00 and 24:00 unless otherwise agreed in writing by the Local Planning Authority.
7. The wedding marquee shall be sited, erected and thereafter dismantled after each wedding event in accordance with a method statement that shall be submitted to and approved in writing by the Local Planning Authority before commencement of the first such event.
8. The development authorised by this permission, in respect of the holding of 12 wedding events in any calendar year, shall not begin until a Traffic Management Plan incorporating an entrance, other than that off Castle Street, and temporary car parking layout has been submitted to and approved in writing by the Local Planning Authority following consultation with the Local Highway Authority. Thereafter, on the occasion of each such event, the approved Traffic Management Plan shall be carried out in full.
9. Prior to commencement of development associated with the laying out of the car park detailed construction drawings including, where necessary, cross sections shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following information:
 - A maximum excavation depth of 100mm;
 - Use of an air/water permeable base and sub base capable of accommodating the load and frequency of vehicles;

Use of a permeable wearing course that is Disability and Disablement Act compliant;
Protective tree fencing in accordance with British Standard Specification BS5837:2012
Use of non-invasive edging, and
A method of construction that avoids damaging the root area.
Thereafter the works shall be carried out in accordance with the agreed details.

Notes

1. In accordance with paragraphs 186 and 187 of the NPPF the council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by;
 - o offering a pre-application advice service, and
 - o as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In arriving at a decision to APPROVE the application:
 - o the applicant/agent was updated of any issues after the initial site visit,
 - o the applicant was provided with pre-application advice,
 - o The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.
2. The highway improvements referred to in Condition 5 above shall be carried out to the specification and satisfaction of the Local Highway Authority in consultation with the Local Planning Authority and it will be necessary to enter into an agreement with the Authority (Section 278 of the Highways Act 1980) before any works commence on the site.
3. It is noted deliveries by large vehicles may be restricted by either the physical constraints of the access or on street parking. The applicant should take this into account and not rely on the imposition of traffic regulation orders which may not be forthcoming.
4. To fight fires effectively the Fire and Rescue Service needs to be able to manoeuvre its equipment and appliances to within a specified distance of any premises. The applicant should be advised to consult with Building Control and Dorset Fire and Rescue Service to ensure that Fire Safety - Approved Document B of the Building Regulations 2000 - can be fully complied with as this may be an issue.
5. In assessing this proposal the local planning authority has had regard to guidance contained within the Government's National Planning Policy Framework and Policies KS1, KS12, HE1, HE2 and HE3 of the Christchurch and East Dorset Core Strategy adopted April 2014.

Voting: Unanimous

4. 3/14/0580/LBC

Change of use of part ground floor to restaurant and bar (A3) retaining existing staff flat. Form en-suite guest accommodation within single residential unit on first and second floors with associated internal alterations. Form ancillary car parking area. Cranborne Lodge, Castle Street, Cranborne.

GRANTED AS PER OFFICER RECOMMENDATION

Voting: Unanimous

5. 3/14/0787/FUL

Change Of Use From Patio/Recreation Area To Customer Seating And Outdoor Services (Food And Drinks). Unit 5, Jessop House, Mill Lane, Wimborne.

The Development Management Manager informed Members of further representations received raising the following additional concerns:-

- Too much traffic in area
- Littering on neighbouring land
- Car parking blocking access to neighbouring properties
- Noise issues
- Trees being a potential hazard for customers seated outside
- Sleep disturbance for residents of Mill Lane

Following some questions raised by these representations, it was stated as follows:-

- It is anticipated that table would be put away when not in use
- If table is permanent, it would be accessible to the public outside normal operating hours
- Managers of Jessop House will be responsible for this area, but it will be accessible to the public
- Hot food could be transferred across the footway access.

Members were also informed of a request from Cllr D Packer for deferral in order for this application to be considered alongside a second application for a take-away at the Agra Restaurant operating from 5 Jessop House, which had just been submitted. Officers advised that both applications raised different issues and that the applications should not be linked.

It was proposed and seconded to grant subject to additional conditions requiring the removal of table and chairs to concur with opening times and also to limit the seating area to temporary permission for one year.

An amendment to the motion was proposed to modify the temporary permission to five years. This was seconded and subsequently fell 5:6 with 1 abstention.

GRANTED

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

2. This permission shall expire on 11.11.2015 by which date the use shall have been discontinued and the land restored to its previous authorised stage as a paved in all respects.
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 scale Location Plan rec'd 13.8.2014
4. The application site shall not be used as a seating area outside the hours of 08:00 a.m to 18:00 p.m on Monday to Saturday, and shall not be used on Sundays. All tables and chairs shall be removed from the site outside the hours of permitted use.

Notes

1. In accordance with paragraphs 186 and 187 of the NPPF the council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by;
 - o offering a pre-application advice service, and
 - o as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In arriving at a decision to APPROVE the application:
 - o the applicant/agent was updated of any issues after the initial site visit,
 - o The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.
2. Regard was had in the decision to the National Planning Practice Guidance and National Planning Policy Framework.
3. The applicant is advised that if the proposed site is used for the service of alcohol, the Council's licensing department should be contacted as a licence will be required.

Voting: 6:5 (1 Abstention)

6. 3/14/0788/COU

Change of Use of Garden Outbuilding to Hairdresser's Salon (Additional Information). Additional car parking space (Retrospective). 2 Avon Park, St Leonards, Ringwood.

The Development Management Manager advised Members that the Parish Council had withdrew their representations. Members were also advised on a further letter of representation received raising the following additional concerns:-

- The applicant and stylist park their cars in a variety of locations away from their home, often in Hurn Road
- The applicant is now actively advertising in "The Ringwood Focus" with likely consequence being increased business activity.

Public Speaking

Mr Skinner, resident of Avon Park, spoke in objection to the application and raised concerns with summerhouse being a larger size than what was stated in the application, and being a fire hazard. He raised concerns with overlooking into his garden, business hours not being adhered to, smells arising from business run-off, the public passageway running alongside his property, and road safety issues due to increased car parking on the road.

Mr Cohen, resident of Avon Park, spoke in objection to the application and questioned the validity of the 25 letters in support as only 6 were neighbours. He raised concerns with traffic safety due to on-road parking on a blind bend, and felt the proposal went against the community covenant.

Mrs Wood, the applicant, spoke in support of the application and stated that she ran a specialised business of a discreet nature for people suffering from medical hair loss. She stated that she operated by appointment only dealing with only 1 client at a time, and ensured clients parked on the driveway coming and going quietly.

Mrs Evans, the agent for the applicant, spoke in support of the application and stated that all clients parked on the driveway and any road parking was not a result of the business. She highlighted that the neighbour at 3 Avon Park observed no problems and the Parish Council withdrew their objections. She further stated that there was no external advertising for the business, which only added 2 movements a day above a normal household.

Some Members felt that any detrimental impact on the residential amenities of adjacent households was minimal, and on balance, the benefits of the development outweighed any adverse impact caused.

GRANTED

1. The approval of planning permission is based on Drwg's Ref: 2014-22-01 - Block/Location Plan, 2014-22-02 - Site Plan and 2014-22-03 - Photographs & Elevations
2. No other outbuilding, extension to any building or room within the dwellinghouse or within the curtilage of 2 Avon Park other than the outbuilding identified as "The Salon" on drawing no. 2014-22-02 and 2014-22-03 shall be used as a commercial premise without the submission of a planning application to the Local Planning Authority.
3. No more than 2 chairs for the cutting and styling of hair and 1 chair for the washing of hair shall be accommodated within the building identified as "The Salon" as shown on approved drawings no. 2014-22-02 and 2014-22-03.
4. "The Salon" as shown on the approved drawing no. 2014-22-02 and 2014-22-03 shall not be sold, rented, leased or severed in any other way from the main dwelling house at 2 Avon Park.

5. "The Salon" hereby permitted can only be operated by the applicant's Mr & Mrs Wood as occupiers of the principle dwelling house, 2 Avon Park.
6. With the exception of two and a half days a week, only one chair shall be in use in "The Salon" for visiting customers. The owners of "The Salon" shall at any time as seen fit by the Local Planning Authority, make available for inspection the appointment book for "The Salon" to ensure compliance with this condition.
7. During the hours of operation of "The Salon" as described in condition no. 4, a minimum of one car parking space shall be made available for visitors to "The Salon".
8. Within 3 months of the date of the decision notice, all windows to the east elevation of "The Salon" as shown on drawing no. 2014-22-03 shall be obscure glazed, fixed shut and retained as such.
9. Unless otherwise agreed in writing, the area shown on the submitted plans as an additional car parking space shall be constructed, laid out and provided in all respects within 2 months of the date of this permission and shall thereafter be kept available for use at all times.

Notes

1. The Council has had regard to the National Planning Policy Framework and Policies KS1, HE2 and KS11 together with saved Policy DES2 of the Christchurch and East Dorset Core Strategy adopted 28 April 2014
2. This permission is granted in accordance with Section 73A of the Town and Country Planning Act 1990.
3. In reaching this decision regard has been taken of the National Planning Policy Framework

In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions.

The council works with applicants/agents in a positive and proactive manner by;
 - o offering a pre-application advice service, and
 - o as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
Prior to the Committee decision to approve the application:
 - o the applicant/agent was updated of any issues after the initial site visit
4. The applicants have provided a unilateral undertaking and have paid the appropriate contribution in relation to Transport Infrastructure Contributions in accordance with the South East

Dorset Transport Contributions Supplementary Planning Guidance.

5. In the interests of highway safety, provision shall be made to ensure that no surface water drains directly from the site onto the highway.

Voting: 7:3 (2 Abstentions)

7. 3/14/0822/FUL

Revised Scheme for Replacement Dwelling (Planning Application 3/13/1170/Ful) including Erection of Garage and Alterations to Approved Dwelling as amended by plans rec'd 9.10.14 _ 24.10.14. Millmoor Farm, Kings Street, Sturminster Marshall.

Public Speaking

Mrs Norman, a neighbour, spoke in objection to the application and stated that she had no objection to the original plans, but raised concern with the additional garage block. She stated that although it had been reduced, it was still considerable in size for the Greenbelt and could set a precedent.

Mr Thompson, the architect, spoke in support of the application and stated that the proposal was amended due to wet conditions making it impossible to build underground. He stated that following consultation, the garage was reduced and included conditions to restrict the space above. He further stated that the garage would not affect the openness of the Greenbelt as he felt the floor space calculation was incorrect and should not be 3% over the allowance.

Cllr Godfrey spoke in objection to the application on behalf of Sturminster Marshall Parish Council. He stated that they had no objection to the original application, but raised concerns with the amended proposal as it was over a 50% increase in the Greenbelt. He raised further concerns with the enforcement of conditions and felt that tighter controls needed to be in place.

GRANTED

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 471/16d (Plans/elevations) and Drawing no. 471/16d (1:200 Site/location plan).
2. The external facing and roofing materials to be used on the development hereby approved shall be Michelmersch 'Handmade Tile Dark Antique' tiles, Michelmersch 'Handmade Red Multi' bricks and Iroko timber details, unless otherwise agreed in writing by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof no additions or extensions to the dwelling or garage nor any outbuildings shall be constructed without express planning permission first being obtained.

4. Both in the first instance and upon all subsequent occasions the garage shall be used solely for the accommodation of private vehicles belonging to the occupiers of the property to which it is shown to be related by the terms of the application and the deposited plans. At no time shall the garage be used for industrial, trade, or business activity of any description whatsoever. Further, and notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 as amended, or any further re-enactment, the garage shall be retained for this purpose and shall not be converted to any other domestic accommodation without express planning permission first being obtained.
5. The landscaping of the site, including the provision for the retention and protection of existing trees and shrubs, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be carried out in accordance with the landscape plan dated 25/04/2014 (Drawing No. TLG/Millmoor001). Such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS5837:2012 immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.
6. Both in the first instance and upon all subsequent occasions the first floor over the garage shall be used only for storage purposes and not for any other use whatsoever.
7. The development shall be carried out strictly in accordance with the terms of the approved Biodiversity Mitigation Plan signed and dated 20 November 2013.
8. Notwithstanding the foul drainage proposal indicated on the approved drawing and on the application form as a septic tank, the applicant shall remove the existing septic tank and shall install a package treatment plant prior to the first occupation of the replacement dwelling which shall be thereafter maintained and retained.

Notes

1. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2010 and they are also protected by European and International Law. Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 2514).
2. In accordance with paragraphs 186 and 187 of the NPPF the council, as Local Planning Authority, takes a positive and

proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by;
offering a pre-application advice service, and
as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In arriving at a decision to APPROVE the application:

the applicant/agent was updated of any issues after the initial site visit,

the applicant was provided with pre-application advice,

The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

3. In reaching this decision regard was had to paragraphs 87, 88 and 89 of the NPPF.
4. As a retrospective application this permission is granted in accordance with Section 63 (2) (a) of the Town and Country Planning Act 1990.

Voting: Unanimous

237. Delegated Decisions

A report was submitted, for information, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'B' to these Minutes in the Minute Book.

Members noted the delegated decisions listed.

238. Outcome of New Appeals Lodged and Appeal Decisions

A report was submitted, for information, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'C' to these Minutes in the Minute Book.

Members were informed of notified appeals and appeal decisions and were requested to take them into account as a material consideration in the Planning Committee's future decisions.

The meeting ended at 12.40 pm

CHAIRMAN