

Application Number:	P/FUL/2024/00846		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Sherborne House Newland Sherborne Dorset DT9 3JG		
Proposal:	Site a metal storage container		
Applicant name:	Sherborne House Trust 2018		
Case Officer:	Cass Worman		
Ward Member(s):	Cllr Andrews		
Publicity expiry date:	30 March 2024	Officer site visit date:	Conservation discussion re proposals 21 Nov 2023
Decision due date:	22 April 2024	Ext(s) of time:	
No of Site Notices:	1		
SN displayed reasoning:	Main site entrance clearly visible to all		

1.0 Service Manager for Development Management and Enforcement referral to Planning Committee in light of the committee referral requests made by Dorset Council members, and noting the objections raised by Historic England and the Town Council.

2.0 Summary of recommendation:

GRANT

3.0 Reason for the recommendation:

- Sufficient justification has been provided for the need for an area for storage tables, chairs, and other equipment.
 - Other outbuildings along the western wall already have a designated use for catering etc.
 - The location of the proposed container in the service yard area, to the east of the pavilion extension, is not overly visible from the listed building, the less-than-substantial harm arising from its siting near to the main house is outweighed by public benefits of the scheme (to support ongoing viability of Sherborne House by facilitating its multi-function use)

- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable – The Sherborne has now opened as a public Arts venue, there is a justified need for storage of bulky equipment needed for this multi-purpose venue.
Scale, design, impact on character and heritage assets	Acceptable – the container would be sited alongside the eastern wall, within the service yard area set behind the main house, and across the yard from The Pavilion extension. There are no significant views from the main house to this area of the site, which is tucked away to the side and screened from views from the Conservation Area.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable – the container would be sited alongside the existing boundary wall and would not protrude above to any significant degree so as to result in overshadowing or overbearing to occupants of neighbouring dwellings.
Impact on heritage assets	The less-than-substantial harm to the setting of the listed building is outweighed by the public benefits of the scheme.
Flood risk and drainage	Acceptable, the proposals can be accommodated into the existing surface water management arrangements
Economic, community & social benefits	<p>Benefits - The ability for the venue to store equipment required for multi-purpose events would ensure The Sherborne can fulfil its objectives as a public arts and events venue. The mixed use of arts centre, community hub, co-working space, shop, café & restaurant, & events space, brings a wide variety of benefits for the economy, inc. employment and associated income from tourists & visitors.</p> <p>The container would be decorated with a mural on its sides, to a design developed with local school children.</p>
Highway impacts, safety, access, and parking	Acceptable – no impact on access nor parking
Impact on trees	Acceptable – outside RPAs of retained trees, and no impact on approved landscaping scheme
Biodiversity	Acceptable – no impact on implementation of approved Biodiversity Plan

5.0 Description of Site

Sherborne House has undergone an extensive renovation, this April the house re-opened as The Sherborne, whose aim is *to create a landmark arts and events venue in the heart of Dorset that inspires the community and beyond, and is accessible to all. The Sherborne will be a new and inspiring place where people gather, art lives, creativity and imagination thrives, life unfolds, and memories are made.*

The opening of Sherborne House has been the culmination of many years of collaboration and work to bring the house back into a viable, positive use after many decades of decline.

Significance of the heritage asset

Grade I listed Sherborne House is one of Sherborne's most notable historic buildings. The origin of the site is as a medieval borough created by Bishop Le Pour of Salisbury and the building incorporates fabric dating at least from the sixteenth century. However, the main architectural significance of Sherborne House derives from its early eighteenth construction phase. In the 1720s the principal three storey range was built by Sir Henry Seymour Portman as a dwelling of high status and architectural quality, intended to be one of the most impressive properties in the town. An inventory of 1726 describes a richly furnished and decorated interior, and elements of that still survive in the building. Most notable of those elements is the extremely well-preserved stairhall with its ornate staircase and the Classically painted walls and ceiling, which are attributed to the eminent court artist Sir James Thornhill.

Since its eighteenth-century heyday, Sherborne House had a somewhat chequered history, and for much of the twentieth century it was used as a girls school, being purchased by Dorset County Council in the 1930s. This institutional use was not entirely compatible with conservation of the house's fine interiors, although the stairhall survived remarkably unscathed during this period. Despite the inevitable proliferation of low-grade buildings occurring around it, Sherborne House retained its dignified Classical exterior and generous grounds.

Since Autumn 2018, the property has been owned by the Sherborne House Trust. The Sherborne House renovation has seen the site transformed into a landmark Arts Centre, providing space for arts administration, events, education and exhibitions.

6.0 Description of Development

The application is to site a metal container in the service yard on the east side of the building. The container is not to be fixed down in concrete but would be secure. Its purpose is to provide much needed storage for tables, chairs and other equipment, to facilitate the multi-purpose function Sherborne House.

The container would be decorated with a mural on its sides, to a design developed with local school children, and with the approval of the Conservation Officer.

7.0 Relevant Planning History

The planning history of the site is complex, being a school and then following the redevelopment of the site with housing to the north and associated attempts to redevelop & reuse the Main House. Below is a summary of the pertinent main applications, there being a number of associated conditions and variation applications associated with these permissions:

P/FUL/2022/04380 - Decision: GRANT - Decision Date: 12/09/2022
Erection of a store/outbuilding to the northwest of the site (to replace the outbuilding approved under WD/D/20/002080)

P/LBC/2022/04381 - Decision: GRANT - Decision Date: 12/09/2022
Erection of a store/outbuilding to the northwest of the site (to replace the outbuilding approved under WD/D/20/002081)

P/LBC/2023/01323 - Decision: GRANT - Decision Date: 22/05/2023
Carry out repairs to boundary walls

WD/D/20/002080 - Decision: GRANT - Decision Date: 28/05/2021
Re-use of Sherborne House as exhibition, events, function, restaurant and office space, with associated repair and extension

WD/D/20/002081 - Decision: GRANT - Decision Date: 28/05/2021
Re-use of Sherborne House into exhibition, events, function, restaurant and office space, with associated repair and extension

WD/D/15/000444 Change of use from school to offices and retail and to make internal and external alterations - Approved 22/05/2015

1/D/10/001037 Erect 44 residential dwellings together with associated works comprising demolition of part boundary walls & formation of car parking & access ways. Approved 28/09/2011

1/D/10/001035 Change of Use of 1st & 2nd floor to Use Class B1 (business use) & change of use of ground floor to D1/B1 use (non-residential institution/business use). Approved 28/09/2011

1/N/97/000291 Erect extension; enlarge vehicular access; form parking areas; create new pedestrian access; erect gates, railing and boundary wall and make change of use from school, youth club, 2 No. dwellings and 1No. flat to an Arts/Heritage Centre with studio workshop. Approved 02/03/1998

8.0 List of Constraints

Application building would be linked to: Garden walls to rear of Sherborne House listed building grade G2. HE Reference: 1304693

Application building within setting of listed structures in immediate vicinity:

Sherborne House listed building grade G1. HE Reference: 1110694

Within setting of other listed structures, including:

Front garden wall to Sherborne House listed building grade G2. HE Reference: 1324405; 31 Newland, and east range listed building grade G2. HE Reference: 1152586; 41, Newland listed building grade G2. HE Reference: 1110695; The Manor House List Entry: 1110696.0

Application is within Sherborne Conservation Area

Within Defined Development Boundary; Sherborne

Groundwater Source Protection Areas;

DESI - Nutrient Catchment Areas - Somerset Levels Hydrological Catchment (Phosphates) - Distance: 0

Risk of Surface Water Flooding Extent 1 in 1000 - Distance: 0

Areas Susceptible to Groundwater Flooding; Clearwater and Superficial Deposits Flooding; $\geq 50\%$ $<75\%$; $< 25\%$;

Wildlife Present: bat roosts : ST61/BR 0049 - Sherborne, Newland;

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

Scheduled Monuments: Sherborne Abbey, remains of (List Entry: 1002383); - Distance: 341.32 & The Conduit Cross (List Entry: 1002673); - Distance: 364.35

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

Dorset Council - Conservation Officers

No objection – the siting is acceptable

Historic England

The proposal for a container finished with a mural is not suitably justified and does not support this as a permanent solution for storage requirements, the result which would be a large and incongruous addition of a discordant and industrial character. A temporary consent, with a more regressive finish (e.g. timber cladding) would be supported.

Sherborne Town Council

Sherborne Town Council supports Historical England's recommendations and therefore objects to the application

Sherborne East Ward

No comments received from the Ward Member

Representations received

None received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 16 requires that in considering whether to grant planning permission, special regard is to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

11.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan 2015-2031 (2015)

- INT 1. Presumption in favour of sustainable development
- ENV 2. Wildlife And Habitats
- ENV 4. Heritage Assets
- ENV 5. Flood Risk
- ENV 10. The Landscape And Townscape Setting
- ENV 11. The Pattern Of Streets And Spaces
- ENV 12. The Design And Positioning Of Buildings
- ENV 13. Achieving High Levels Of Environmental Performance
- ENV 15. Efficient And Appropriate Use Of Land
- ENV 16. Amenity

- ECON 1. Provision Of Employment
- ECON 5. Tourism Attractions And Facilities
- COM 2. New Or Improved Local Community Buildings And Structures
- COM 5. The Retention Of Open Space And Recreational Facilities
- COM 6. The Provision Of Education And Training Facilities
- COM 9. Parking Standards In New Development

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making. However, the production of the Draft Local Plan has significant implications for the assessment of housing land supply.

The emerging Local Plan has reached Regulation 18 of the (Town and Country Planning (Local Planning) (England) Regulations 2012 stage and includes a policies map and proposed allocations towards meeting housing need. Therefore, as detailed under Paragraph 226 of the NPPF (December 2023), for decision-making purposes only, the Council is only required to identify a minimum of 4 years' worth of deliverable housing sites.

National Planning Policy Framework December 2023

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

1. Introduction
2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
7. Ensuring the vitality of town centre
8. Promoting healthy and safe communities
9. Promoting Sustainable transport
12. Achieving well-designed & beautiful places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Other

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Planning (Listed Buildings and Conservation Areas) Act 1990

Design and sustainable development planning guidelines SPD

Sherborne Conservation Area Appraisal (2007)

Historic England's Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

Officers are unaware of any specific considerations under this Duty which would apply to the consideration of the provision of additional storage for the multi-purpose facility.

14.0 Financial benefits

The ability for the venue to store equipment required for multi-purpose events would ensure The Sherborne can fulfil its objectives as a public arts and events venue. The mixed use of arts centre, community hub, co-working space, shop, café & restaurant, & events space, brings a wide variety of benefits for the economy, inc. employment and associated income from tourists & visitors.

15.0 Environmental Implications

No additional impacts with regards to wider site and prior planning approvals. The unit would be self-contained with power & lighting internally. Landscaping in the service yard is already designed to be permeable, and surface water runoff from the unit could be incorporated into the existing surface water arrangements.

16.0 Planning Assessment

Principle

In Officer opinion, sufficient justification has been provided for the need for an area for storage tables, chairs and other equipment. Other new outbuildings created along the western wall in the rear garden as part of the redevelopment already have a designated use for catering and education spaces. The main Pavilion extension is open plan and there is no provision for storage here, nor is there any feasible rooms within the main house which could practicably be used for storage of this type of bulky equipment.

Heritage impacts

The main consideration for this application boils down to a difference of opinion between Conservation specialists as to the suitability of the solution proposed to facilitate additional storage at the site.

Historic England comments:

Whilst the proposed storage container will sit behind new brick walls, it is still likely to be visible on the approach to the house, particularly from the western entrance gates. Given the quality, coherence and materiality of the other buildings on this site, this will be a large and incongruous addition of a discordant and industrial character.

The application states that it is proposed to cover the container with a painted mural. We consider however, that this would serve to draw greater attention to its presence where it would be more appropriate for it to be as visually recessive as possible. Timber cladding could provide a suitable screening material, subject to detail.

However, the Council's Conservation Officer is of the opinion that the location of proposed unit is well chosen and would have very limited adverse impacts on the setting of the main listed house, listed walls, and would result in no harm to the character and appearance of the Conservation Area.

Discussion of impacts on heritage assets

The location of the proposed container in the service yard area, to the east side of the adjacent, adjacent to the side of the pavilion extension. The service yard is located behind a new brick wall which separates the front sculpture garden from this side service yard area. The main entrance into the site is via the western approach which sweeps visitors into the main entrance between the main house and Tudor & Digby Wings, or into the front entrance to the main house. The container would be set behind the new brick wall, to the side of the Pavillion extension. It is therefore Officer opinion that the container would not be overly visible from the main listed building, nor would it be visible from the western entrance, being set back behind the wall within the service yard to the side and rear of the main building.

The container would be decorated with a mural on its sides, to a design developed with local school children.

As the works proposed will have some impact on the setting of the Grade I listed building, one of the top 2.5% of all listed buildings, and therefore of exceptional interest, the proposal needs to be considered against the national legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) and Chapter 16 of the National Planning Policy Framework.

The garden walls around Sherborne House are separately listed Grade II (List Entry Number: 1324405), and it is confirmed in this listing entry that Sherborne House, its walls and the properties surrounding form a group:

No 31 Newland and east range, Sherborne House, Front and rear garden walls of Sherborne House, No 41, The Manor House, 3 cottages next to The Manor House, 2 cottages adjoining, Nos 57 to 93 (odd) and north-east boundary wall to Newland Close form a group.

The NPPF advises in paragraphs 206-207 that any harm or loss to a designated asset should require a clear and convincing justification – unjustified harm is never acceptable, regardless of the public benefit it brings, if alternative and less harmful options exist.

Historic England are critical that the options/alternatives to the scheme are not fully presented in the application. However, Officers are satisfied that the renovation works as currently permitted does result in unforeseen constraints for storage of bulky and less frequently used equipment such as large numbers of chairs for large seated events etc. The Conservation Officer has discussed the proposed prior to the submission of the application where need for the additional storage was discussed, as were other options such as differing design approaches & layout/locations.

Other new outbuildings created in the rear garden along the western wall as part of the redevelopment already have a designated use for catering and education spaces. The main Pavilion extension is open plan and there is no provision for storage here, nor are there any feasible rooms within the main house which could practicably be used for storage of this type of equipment. Locating a storage unit in

the service yard has the benefit of being away from publicly accessible areas to the side and facilitating easy access from the storage unit into the side of the Pavillion extension, without having to move equipment either through the Main House, or through the gardens.

Having regard to this site visit & discussion of options, it is considered that the justification and the business case for the location of the solution proposed, a storage unit sited in the service yard to the east side of the Pavillions, is considered to be to be the best and most viable option, and therefore acceptable & justified as per the requirements of para 206-207 of the Framework.

The suitability of the form & design of the storage unit is a matter of opinion which differs between Conservation Specialists: A metal storage container, would as Historic England point out, be somewhat industrial, but it is Officer opinion that this would be in the spirit of the modern additions which have been sited to the rear of the main house. The container, decorated with a mural would be easily legible in terms of the new interventions, with the primacy of the listed house retained to the front of the site; the container would be sited to the side, adjacent to the new extension, behind a new wall separating the service yard from the front gardens, and away from the main listed house. Materials of timber cladding as suggested by Historic England is in the Council's opinion not a more desirable solution; timber cladding being suitable for rural manor houses, but for this setting within a town centre in an arts, events & cultural centre, does lend itself in your Officer's opinion to a more modern/industrial approach.

It is therefore considered that the harm has been reduced to such a degree, that it cannot be avoided or reduced through any further amendments to the scheme. Nor could it be offset by mitigation of the harm or enhancement of the asset. Officers consider that less than substantial harm would result in this instance, via the introduction of a storage container adjacent (but not connected to) the listed garden walls, and within the setting of the Grade 1 listed house. Although this harm would be less than substantial, it would nonetheless still be material:

Paragraph 205 of the Framework states that when considering the impact of a proposed development on the significance of designated heritage assets, great weight should be given to the assets' conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm. The harm would be derived from the proposed siting of a container within the setting of the Grade I Listed House, and the Grade II Listed Garden Walls. As discussed above, it is your Officer opinion that the form of a metal storage container would be in the spirit of the modern additions which have been sited to the rear: the container, decorated with a mural would be easily legible in terms of the new interventions, with the primacy of the listed building retained to the front of the site, the container would be sited to the side, adjacent to the new extension, behind a new wall separating the service yard from the front gardens, and away from the main listed house.

This harm would, in the words of the Framework, be less than substantial and to which considerable importance and great weight must be attributed. Consequently,

the development would conflict with Policy ENV.4 of the Local Plan and the aims in Paragraph 203 of the Framework, these require that proposals consider the desirability of sustaining and enhancing the significance of designated heritage assets. Paragraph 206 of the Framework specifies the need for clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset, however slight the harm, and whether through direct physical impact or by change to its setting. Paragraph 207 requires that where less than substantial harm occurs, as in this case, it should be weighed against the public benefits of the proposal.

Great weight must therefore be attributed to safeguarding the setting of the high-status heritage asset of the Grade I listed House, and also to the Grade II garden walls.

Public benefits

The public benefits of this proposal include the continued support of The Sherborne in allowing it to function successfully as a multi-purpose community, arts & events space.

The extensive renovation works are complete and The Sherborne is open to the public, it is free to enter, and the renovation project as facilitated greater public access and enjoyment of the building and its grounds. The redevelopment of the site has resulted in the regeneration of a previously underused site and has secured a viable and ongoing use for a heritage asset at risk. The redevelopment is to create a community asset in the heart of Sherborne, where it would result in economic, environmental and social benefits for the town. It will have cultural benefit in terms of the use of the building for cultural events and exhibitions, and educational benefits via partnerships with local schools.

The proposal to site a container in the service yard for the storage of bulky equipment would ensure the on-going ability of The Sherborne to host large and high-quality public and private events, ensuring its commercial and financial viability into the future which is the main public benefit that weighs in favour of the scheme.

In addition, the scheme which would be decorated with a mural on its sides, to a design developed with local school children, would continue The Sherborne's community & educational engagement programme.

Therefore taking this into account, the public benefits of the proposal would, in the opinion of your Officers, be sufficient to outweigh the harm that would be caused to the setting of the listed house and listed walls; and as such the application meets the requirements of chapter 16 of the NPPF, in that the less than substantial harm which would result through the proposals, would be outweighed by the public benefits of the scheme. This conclusion has been reached having regards to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Impact on conservation area

It is important to consider the statutory duties in Section 66(1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require that special regard shall be had to the desirability of preserving heritage assets or their settings or any features of special architectural or historic interest which they possess. It is also a requirement through those provisions to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The proposal would be largely screened from main views from the front of the site, the main entrance into the site being from the sweeping entrance from the western gate. Any glimpsed views from the eastern side entrance would be over the new brick wall or through the service doors which separates the service yard from the front sculpture garden, and a container here would be read in context with the modern additions to the rear, and from its location in context with the side service yard (location of car parking etc). It is Officer opinion that this type of structure might be expected in a service yard area of large public building, and therefore the proposals are considered preserve the character or appearance of the Conservation Area, and result in no harm to its significance. This conclusion has been reached having regard to section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Amenity

The container would be sited alongside the existing boundary wall and would not protrude above to any significant degree so as to result in overshadowing or overbearing to occupants of neighbouring dwellings.

Flooding

The majority of the hard landscaping on-site is proposed to be permeable surfacing. A new surface water drainage system, with new gullies and slot drains, is required to contain any surface water runoff from within the site, on-site.

Highway impacts, safety, access and parking

No implications for access nor existing arrangements for vehicle or cycle parking

Trees

The container would be sited outside RPAs of retained trees, and no impact on approved landscaping scheme.

Biodiversity

The scheme has no impact on the implementation of approved Biodiversity Plan

Landscaping

The scheme has no impact on the implementation of approved landscaping & planting plan

17.0 Conclusion

There are no significant views from the main house to this area of the site, which is tucked away to the side and screened from views from the Conservation Area. The location of the proposed container in the service yard area, to the east of the pavilion extension, is not overly visible from the listed building.

The Council's Conservation Officer is of the opinion that the location of proposed unit is well chosen and would have very limited adverse impacts on the setting of the listed building, and would result in no harm to the character and appearance of the Conservation Area.

Any less-than-substantial harm to the setting of the listed building is outweighed by the public benefits of the scheme, to support ongoing viability of Sherborne House by facilitating its multi-function use and to continue community and educational engagement.

18.0 Recommendation: Grant, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

WD-1282-990 C1 Location plan
WD-1282-991 C1 Existing site plan
WD-1282-992 C1 Proposed site plan
WD-1282-993 C2 Floor plan
WD-1282-994 C1 Elevations 1 & 2
WD-1282-995 C1 Elevations 3 & 4

Reason: For the avoidance of doubt and in the interests of proper planning.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The application was acceptable as submitted and no further assistance was required.