

Bath & North East Somerset Council

MEETING: **Development Control Committee**

MEETING DATE: **7th May 2014**

AGENDA
ITEM
NUMBER

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RESPONSIBLE OFFICER: Mark Reynolds – Group Manager (Development Management) (Telephone: 01225 477079)

TITLE: **APPLICATIONS FOR PLANNING PERMISSION - Site Visit**

WARDS: ALL

BACKGROUND PAPERS:

AN OPEN PUBLIC ITEM

BACKGROUND PAPERS

List of background papers relating to this report of the Group Manager, Development Management about applications/proposals for Planning Permission etc. The papers are available for inspection online at <http://planning.bathnes.gov.uk/PublicAccess/>.

- [1] Application forms, letters or other consultation documents, certificates, notices, correspondence and all drawings submitted by and/or on behalf of applicants, Government Departments, agencies or Bath and North East Somerset Council in connection with each application/proposal referred to in this Report.
- [2] Department work sheets relating to each application/proposal as above.
- [3] Responses on the application/proposals as above and any subsequent relevant correspondence from:
 - (i) Sections and officers of the Council, including:
 - Building Control
 - Environmental Services
 - Transport Development
 - Planning Policy, Environment and Projects, Urban Design (Sustainability)
 - (ii) The Environment Agency
 - (iii) Wessex Water
 - (iv) Bristol Water
 - (v) Health and Safety Executive
 - (vi) British Gas
 - (vii) Historic Buildings and Monuments Commission for England (English Heritage)
 - (viii) The Garden History Society
 - (ix) Royal Fine Arts Commission
 - (x) Department of Environment, Food and Rural Affairs
 - (xi) Nature Conservancy Council
 - (xii) Natural England
 - (xiii) National and local amenity societies
 - (xiv) Other interested organisations
 - (xv) Neighbours, residents and other interested persons
 - (xvi) Any other document or correspondence specifically identified with an application/proposal
- [4] The relevant provisions of Acts of Parliament, Statutory Instruments or Government Circulars, or documents produced by the Council or another statutory body such as the Bath and North East Somerset Local Plan (including waste and minerals policies) adopted October 2007

The following notes are for information only:-

- [1] "Background Papers" are defined in the Local Government (Access to Information) Act 1985 do not include those disclosing "Exempt" or "Confidential Information" within the meaning of that Act. There may be, therefore, other papers relevant to an application which will be relied on in preparing the report to the Committee or a related report, but which legally are not required to be open to public inspection.

- [2] The papers identified or referred to in this List of Background Papers will only include letters, plans and other documents relating to applications/proposals referred to in the report if they have been relied on to a material extent in producing the report.
- [3] Although not necessary for meeting the requirements of the above Act, other letters and documents of the above kinds received after the preparation of this report and reported to and taken into account by the Committee will also be available for inspection.
- [4] Copies of documents/plans etc. can be supplied for a reasonable fee if the copyright on the particular item is not thereby infringed or if the copyright is owned by Bath and North East Somerset Council or any other local authority.

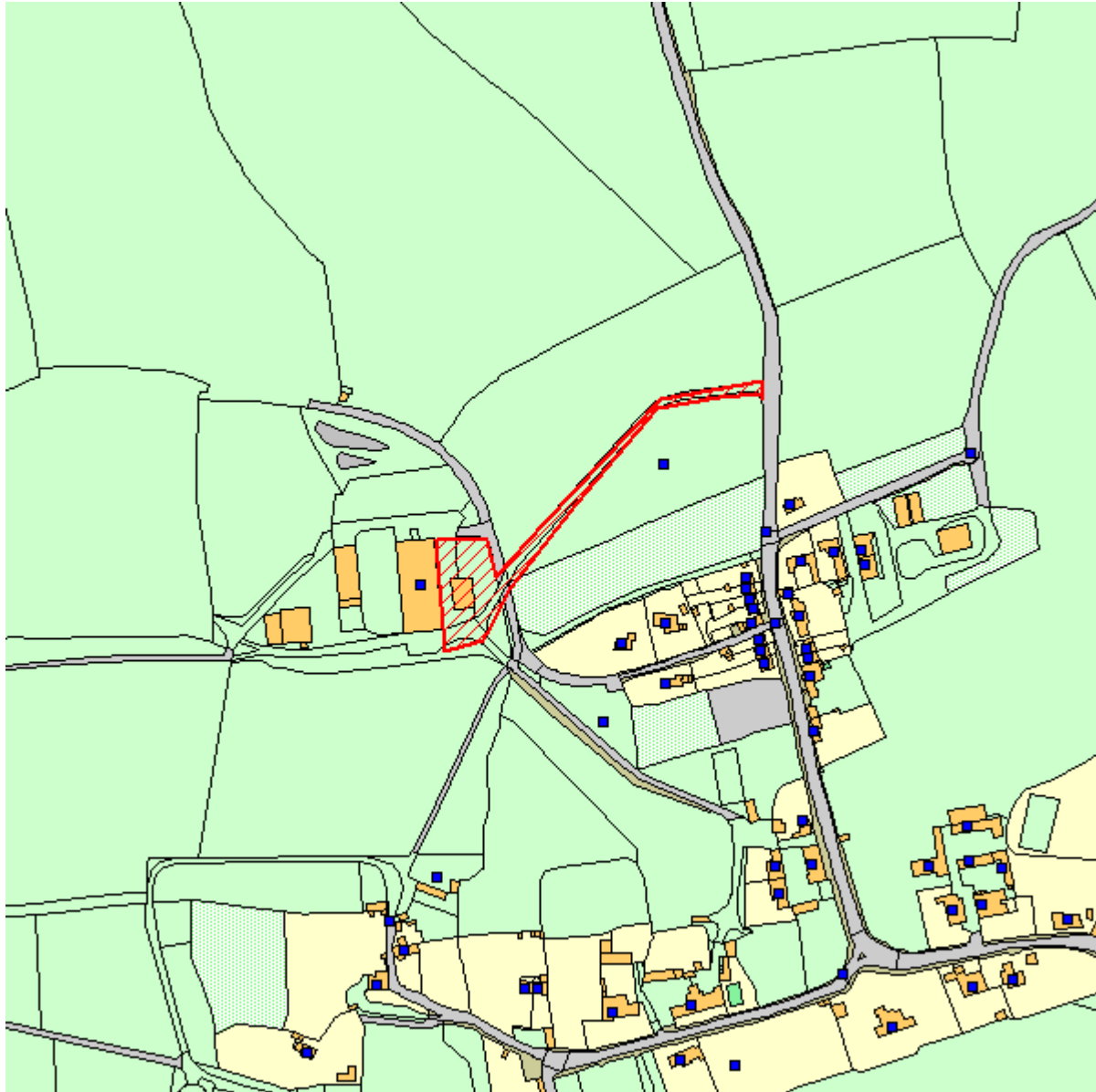
INDEX

ITEM NO.	APPLICATION NO. & TARGET DATE:	APPLICANTS NAME/SITE ADDRESS and PROPOSAL	WARD:	OFFICER:	REC:
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01	14/00140/FUL 18 March 2014	Park Farm LTD Bath Soft Cheese Park Farm, Church Lane, Kelston, Bath, Bath And North East Somerset Erection of extension to existing agricultural building to create a cheese dairy.	Bathavon No orth	Sasha Coombs	REFUSE
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REPORT OF THE GROUP MANAGER, DEVELOPMENT MANAGEMENT ON APPLICATIONS FOR DEVELOPMENT

Item No: 01
Application No: 14/00140/FUL
Site Location: Bath Soft Cheese Park Farm Church Lane Kelston Bath Bath And North East Somerset



Ward: Bathavon North **Parish:** Kelston **LB Grade:** N/A
Ward Members: Councillor M Veal Councillor Geoff Ward
Application Type: Full Application
Proposal: Erection of extension to existing agricultural building to create a cheese dairy.
Constraints: Agric Land Class 1,2,3a, Area of Outstanding Natural Beauty, Greenbelt, MOD Safeguarded Areas,

Applicant:	Park Farm LTD
Expiry Date:	18th March 2014
Case Officer:	Sasha Coombs

REPORT

REASONS FOR REFERRING TO COMMITTEE

This application was initially referred to the committee on 9 April 2014 at the request of Kelston Parish Council, Cllr Geoff Ward and Cllr Martin Veal. The application was then deferred to enable members to carry out a site visit in order to assess the proposal site within its context.

APPLICATION

Park Farm is situated on the south and west side of the village of Kelston and runs up to the A431 Bristol-Bath Road. This agricultural holding is a well-established dairy unit, which also produces a range of cheeses ('Bath Soft Cheese' business has been expanding for the past decade or so). The farm occupies the area of about 256.57 hectares and consists of a Grade II listed stone farmhouse with adjoining traditional buildings arranged around a farmyard, grazing land and a number of large farm buildings set some 250m to the north-west of the main house. There is also an additional dwelling currently under construction to the north-west of the house. Many outbuildings in the farmyard have been converted to cheese-making and storage use; there is also a small farm shop.

The application site is located within the Green Belt and Cotswolds Area of Outstanding Natural Beauty.

In March 2013, permission was granted for change of use of an existing agricultural building next to the milking dairy into a new cheese dairy.

This application seeks to extend this building to provide a larger cheese-making facility. A number of extensions are proposed to be added to this agricultural building, which would result in volume increase from approximately 1147m³ to 3018.2m³ (gain of 1871.2m³). The applicant states that this would allow the cheese to be ripened, stored, packed and dispatched on the same site.

PLANNING HISTORY

The farm has a very extensive planning history. Below are the extracts which exclude pre-2000 applications, any non-material amendments and discharge of conditions applications:

DC - 00/00678/FUL - PERMIT - 24 May 2000 - New farm access as clarified by plans received 23.5.00

DC - 00/01072/FUL - PERMIT - 4 December 2000 - Conversion of 2 barns into 3 dwellings

DC - 00/01253/LBA - CON - 1 December 2000 - Conversion of 2 No. barns into 3 No. dwellings

DC - 01/00712/AGRN - PAPNRQ - 19 April 2001 - New building for crop storage

DC - 01/01681/FUL - PERMIT - 19 September 2001 - Two clear span steel frame barns for agricultural use and extension to existing barn.

DC - 99/01185/FUL - PERMIT - 16 March 2000 - Conversion of barn into farm manager's accommodation

DC - 05/01179/FUL - PERMIT - 13 June 2005 - 4no. temporary wooden storage sheds and 2no. steel container boxes of cheese storage.

DC - 05/03875/OUT - CON - 8 February 2007 - Erection of agricultural workers dwelling

DC - 09/00687/FUL - RF - 22 May 2009 - Provision of temporary storage unit and relocation of existing tennis court

DC - 09/03108/FUL - PERMIT - 10 November 2009 - Provision of temporary storage units and relocation of existing tennis court (Resubmission)

DC - 10/00315/RES - PERMIT - 30 April 2010 - Approval of reserved matters regarding planning application 05/03875/OUT permitted on 8th February 2007 for the erection of agricultural workers dwelling

DC - 10/00482/AGRN - Agricultural Prior Approval Required - 2 March 2010 - Erection of timber clad dairy building with grass covered roof

DC - 12/04598/FUL - PERMIT - 18 February 2013 - Installation of 2no. refrigerated containers and 1no. ambient storage container (Retrospective).

DC - 13/03585/AGRN - AP - 11 September 2013 - Erection of a new building and erection of an extension

DC - 13/04293/AGRN - AN - 5 November 2013 - Erection of a new building and erection of an extension

DC - 13/00323/FUL - PERMIT - 22 March 2013 - Conversion of an existing agricultural building to create a cheese dairy.

SUMMARY OF CONSULTATIONS/REPRESENTATIONS

Highways - no objections, subject to Site Management Plan, including Traffic Management, submitted and approved prior to commencement of development. (Full comments available on file)

Environmental Services (Food Safety) - support. Bath Soft Cheese has outgrown its existing buildings, this application if approved, will ensure the business can continue to meet Food Safety Legislation in the future by reducing the number of potential risks posed by the current cheese dairy. (Full comments available on file)

Environmental Protection (Pollution) - no objections, providing conditions are imposed to control the noise rating level at the façade of the nearest noise sensitive premises. (Full comments available on file)

Kelston Parish Council - support. This would concentrate the cheese activities on one site and satisfy all planning issues.

Cllr Martin Veal and Cllr Geoff Ward - support. This business is important to the local rural economy and should be encouraged to grow in order to support jobs and enterprise. (Full comments available on file)

Third Party Letters - none received

POLICIES/LEGISLATION

BATH & NORTH EAST SOMERSET LOCAL PLAN INCLUDING MINERALS AND WASTE POLICIES ADOPTED OCTOBER 2007

D.2 - Residential Amenity Consideration

D.4 - Design Consideration

T.24 - Highways safety

ES.12 - Noise and Vibration

GB.1- Control of development in the Green Belt

GB.2 - Visual amenities of the Green Belt

ET.7 - Use of agricultural land

ET.8 - Farm diversification

ET.9 - Re-use of rural buildings

BH.6 - Development within/affecting conservation areas

NE.1 - Landscape character

NE.2 - Areas of Outstanding Natural beauty

NE.10 - Protected species and habitats

BATH AND NORTH EAST SOMERSET SUBMISSION CORE STRATEGY (MAY 2011)

The following policies should be considered as they correspond with the national policy approach on the relevant matters:

CP6 - Environmental Quality

CP8 - Green Belt

NATIONAL PLANNING POLICY FRAMEWORK ADOPTED MARCH 2012

Section 3: Supporting a prosperous rural economy

Section 9: Protecting Green Belt Land

OFFICER ASSESSMENT

BACKGROUND

Kelston lies within the Bath-Bristol Green Belt, which is intended primarily to prevent the urban sprawl by retaining the open character of land, defined largely by freedom from development. The village is in an area of countryside designated as the Area of Outstanding Natural Beauty. Park Farm lies off Church Lane on the western edge of the village, on lower land which eventually slopes down to the River Avon. The listed farmhouse is set about 300m to the south-east of the site. The site itself is relatively open

and can be viewed from a number of public rights of way that criss-cross the fields, as well as in longer views across the valley.

Park Farm started its operations as a dairy farm, but over the years, the cheese-making has been enlarged in a piecemeal manner and now, according to the applicant, the business employs 15 full time staff and several more part-time staff.

The production is mainly taking place in a number of converted outbuildings, near the farmhouse, however a number of permissions have been recently granted to disperse/relocate this activity:

Most recently, the Council has dealt with regularisation of two additional refrigeration containers for storage/ripening of cheese (ref. 12/04598/FUL), which were placed on land to the north of the farmhouse. Whilst it was found that the containers were inappropriate development in the Green Belt, on balance of issues it was considered that the loss of these containers would result in a contraction of business and a loss of employment and this would outweigh the resulting harm and impact on openness of Green Belt.

This permission was followed by another application (ref 13/00323/FUL) to change the use of one of the existing agricultural buildings on farm to a cheese-making dairy. This application was linked to a grant to assist in building costs. It was assessed that the re-use of existing buildings is not inappropriate, providing such developments preserve the openness of the Green Belt and does not conflict with the purposes of including land in Green Belt.

The current proposal duplicates the proposal to change the use of the building, but also seeks to provide a sizable extension to facilitate creation of a much larger cheese-making facility.

KEY ISSUE

NPPF states that planning should support economic growth in rural areas in order to create jobs and prosperity. It requires LPAs to take a positive approach to sustainable new development. National policy supports the expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. NPPF promotes the development and diversification of agricultural and other land based rural businesses.

However, specifically within Green Belts, NPPF does not provide concessions to any form of business or commercial development and any proposal must be assessed with regards to key protection rules within the national and local policies. The special role of Green Belts has been re-emphasised in the recent ministerial letter of 3 March 2014.

The re-use of buildings that are of "permanent and substantial construction" are not inappropriate in a Green Belt provided they preserve its openness and do not conflict with the purposes of including land in Green Belt.

The principle of change of use of an existing building to industrial use had been explored in the preceding application 13/00323/FUL, and the overriding issue here is the proposed extension to this building.

The site is in the Green Belt, and the proposed extension of the building would result in over 2.6 times expansion in volume (from approximately 1147m³ to 3018.2m³) or, to put in another way - 163% volume addition in relation to existing.

This clearly would constitute a disproportionate addition, well over and above the original building which would have a significant impact on the openness of Green Belt and therefore is considered as inappropriate development within Green Belt (NPPF paragraphs 89 and 90 and local policy GB.1).

Para.87 of the NPPF explains that inappropriate development is inherently harmful to the Green Belt and should not be approved except in very special circumstances.

The overriding issue is therefore whether there are other considerations which clearly outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm, resulting in very special circumstances sufficient to justify the grant of planning permission.

The principal matters to be considered in this respect relate to the effect the enlargement of the building would have on the openness of the green belt; the impact of the extended building on the character and appearance of the area; the need for compliance with food hygiene; the effect on the living conditions of local residents, with particular regard to noise; the effect on the surrounding highway network; the sustainability of the development in terms of its location and accessibility; and the implications for further farm diversification.

THE EFFECT THE ENLARGEMENT OF THE BUILDING WOULD HAVE ON THE OPENNESS OF THE GREEN BELT

The extensions would be wrapped around all four sides of the existing building and would triple its footprint from about 220 to 660 square metres; in terms of volume, the increase would be approx. 163%. The extended building would be about 33.7 metres long and 25.5 metres wide. The highest part of the existing roof is about 5.2 metres above ground level, and part of the roof of the new extended building would be at the higher level (6.5m). Thus, in aggregate, this would be a very significant increase in building size.

It is noted that the building is set away from the farmhouse, amongst other agricultural farm buildings, however in consideration of disproportionate enlargements and their effect on openness of the Green Belts NPPF makes no concession for the presence of other buildings (visual effects are discussed below).

Overall it is considered that the impact of the enlarged building on the openness of the Green Belt would be obvious and would lead to significant aggrandisement of development on site.

THE IMPACT OF THE EXTENDED BUILDING ON THE CHARACTER AND APPEARANCE OF THE AREA

Most of the village is designated as a conservation area with many of the fine buildings clustered along the main road, listed for their special architectural and historic interest.

The compact built form of this small nucleated village, in its hill-side location, is a key feature of the landscape and contributes significantly to the particular character of the AONB. Part of the holding, which includes the historic farmhouse, lies within the conservation area. Because of the topography and screening vegetation, the dairy would not be readily visible from the centre of the village. It can however be seen from edges of the conservation area and the public footpaths which criss-cross the fields beyond, as well as longer views towards the village.

The design of the building seeks to mimic the external appearance of an agricultural building using timber cladding and metal sheet profile roofs. It is nevertheless considered that the building is likely to appear more industrial rather than agricultural in its character due to the fully enclosed sides, use of doors/windows and delivery hatches. However, on balance, it is considered that the setting of the conservation area and the wider visual impacts within the landscape would be mitigated by the topography and the presence of other large scale agricultural buildings on site.

As such there would be no seriously adverse effect on the character and appearance of the surrounding area.

NATURAL ENVIRONMENT

There would be some impact on the root protection areas of trees to the east of the existing building, but it is likely to be modest and is unlikely to lead to significant loss of trees on site. Some replanting could always be requested via a condition. Consideration should also be given in any case to providing additional or replacement nesting sites in suitable locations elsewhere around the site for birds through installation of nest boxes swallow cups and native shrub planting. There are bat roost and activity records in close proximity to the site, including records for lesser horseshoe bats (known to be sensitive to lighting levels). The proposal has not provided a detailed assessment, but like with the previous application a condition could be imposed in relation to future installation of new lighting.

THE NEED FOR COMPLIANCE WITH FOOD HYGIENE REGULATIONS

The Council's Senior Environmental Health Officer has advised that the original Cheese Rooms which have been operational on the site continue to be operated in a very safe way meeting the enhanced hygiene requirements for the production of dairy products. The size of the rooms and available facilities do however present a number of challenges, and the relocation would remove these challenges.

The layout of the conversion approved under 13/00323/FUL presented issues in relation to approval under the EU Regulation 853/2004, and the current revised plan meets all these requirements within one building.

Yet, it was also pointed out that EU Regs approval may still be granted with separately located storage facilities as long as they meet Food Safety requirements.

THE EFFECT ON THE LIVING CONDITIONS OF LOCAL RESIDENTS

A number of residential amenity concerns were expressed during the late 2012 application for the refrigeration containers to the north of the farmhouse. They mainly related to the noise nuisance caused by these units. To the east of the site there are several dwellings, which do not form part of the farm and their gardens are located some 20m away from the containers. At the time it was negotiated that the desired noise attenuation could be achieved through the imposition of conditions for mitigation measures, the restrictions on overall noise rating levels and the operational hours.

There are no guarantees within this application that these or other units would be made redundant, even though the supporting statement alludes that the refrigeration may be turned off on the other containers, next to the listed buildings.

Notwithstanding the above, the new dairy building on its own would be set away from the houses and therefore the noise levels could be lesser an issue. The bottling and refrigeration could produce noise, but the comments received from Environmental Health suggest that, just like with the previous application, it could be controlled via a condition.

The officers are nevertheless mindful that a much bigger building would make possible a considerable increase in the overall operations on site, and their effect on the neighbouring residents could be much more complex. The supporting statement envisages that the increase in the size of the dairy would allow the business to grow to double the production of cheese on site. This would increase comings and goings, the amount of liquid and solid waste produced, and intensify the use of chilling and other equipment on site.

THE EFFECT ON THE SURROUNDING HIGHWAY NETWORK

These matters were considered during the previous application, when some concerns were voiced over the resulting intensification in use of the existing access from the A431 north of Kelston village. The proposed access is currently used in connection with agricultural activities on the farm.

In this instance Highways Officer commented that the current proposals are significantly larger and this may result in an intensification of the site access and parking on the site itself. The previous permission required that a Site Management Plan be agreed before the occupation of the development, and the same condition was required in this instance.

The increase in production capacity could potentially result in more frequent vehicle movements to and from the site. It is anticipated that the number of dispatches of cheese would increase with the expansion of business: at the moment the deliveries of cheese are already made to farmers markets across the South West and London; it is also apparent from the company's website that Bath Cheese supplies a number of wholesalers with distributions as far as Midlands.

Furthermore, whilst it is still envisaged that the cheese would be produced from the farm's milk (hence no need for deliveries of milk from other farms), it is also anticipated that the growing business could double the employment. No account has been so far taken of staff travel and more employees would mean more individual trips to and from the site.

THE IMPLICATIONS FOR FARM DIVERSIFICATION

While Bath Soft Cheese is still a farm-based business, there is a concern that it is gradually developing into an industrial scale use and could become the on par or primary enterprise at Park Farm.

It needs to be remembered at the outset that, inter alia, only a primary use can have PD rights. There are no PD rights for mixed or composite uses eg agricultural/industrial uses (*Scurlock v SSW* [1976] JPL 431). This may restrict the PD rights of both the farm and the industrial component of this planning unit.

In the past it has been considered that the processing of farm produce at a farm was not an agricultural use, rather an industrial one (the judgment in *Salvatore Cumbo v SOS & Dacorum* DC 16/5/1991), and therefore was not an activity that could be used to justify exceptions to Green Belt policies.

This was confirmed by *Millington v SOS & Another* 25/6/1999 case, when the Court of Appeal considered that farm foods manufacturing cannot be deemed as an agricultural use even if it involves the processing of produce from the farm in question.

Another court case, which is of particular relevance is *Summers Poultry Products Ltd v SoS* 17/2/2009. Here, the court ruled that the inspector was right in assessing that the need to comply with the Food Hygiene regulations did not enable any building to be built without due regard to Green Belt policy. The inspector recognised that failure to modernise could result in closure and the loss of jobs. However, he heard no convincing evidence to show why the building could not be refurbished to meet current regulations without major extension, albeit with a loss of capacity. He acknowledged that this might affect viability but held that closure, refurbishment or relocation was ultimately a business decision for the owners and operators.

At the moment, the cheese-making activity at the farm, whilst being industrial in its nature, is still considered ancillary to the primary agricultural function. Currently 40% of farm's milk is processed to create cheese. The envisaged increase in operations seeks to double this figure, simultaneously increasing the levels of employment, storing and packing.

There appears to be a capacity to provide some growth by utilizing the extant permissions and the already existing premises. Such approach would not be inappropriate within the Green Belt and would not harm it.

CONSIDERATION OF WHETHER VERY SPECIAL CIRCUMSTANCES EXIST

The currently proposed increase in volume would result in a disproportionate addition over and above the original building which would have an considerable impact on the openness of Green Belt and therefore is considered as inappropriate development within Green Belt (NPPF paragraphs 89 and 90 and local policy GB.1).

Para.87 of the NPPF explains that inappropriate development is inherently harmful to the Green Belt and should not be approved except in very special circumstances.

The applicant has not expressly stated what these very special circumstances are, but the supporting statement argues that the scheme would have a number of benefits providing bigger and better facilities to allow the cheese production on site to grow and reach its full potential, in addition to gaining maximum benefit from the rural development grant that has been awarded to the farm.

Indeed, the proposal would result in financial benefits for the well-established local dairy farm business and potentially increase the level of employment within Kelston. These factors weigh in favour of the proposal.

It would not detrimentally affect the visual amenities of the area and its impact on natural environment and residential amenity to an extent could be controlled via conditions. These are the neutral impacts of the scheme.

Against this, almost tripling the size of the building on the site would significantly decrease the openness of the Green Belt, its most important attribute. It would harm the rural character of the Green Belt and the purposes of including land in it, particularly in safeguarding the countryside from encroachment. The significant enlargement of the building for creation of industrial premises would not meet the objectives for the use of land in the Green Belt.

It is fully recognised that the cheese-making business has to be modernised, especially in view of the financial grant opportunity, and that there is a potential to grow. However, this proposal is a somewhat simplistic approach to meeting the above requirements by just vastly enlarging the building without reference to the restrictions of its Green Belt location. The need for compliance with regulations and desire to grow are a normal requirement of the business and cannot be seen as in any way special, sufficient to justify such an approach.

The officers heard no convincing evidence to show why the existing building (or a combination of buildings) could not be successfully refurbished to meet current regulations without major extension. This might affect the anticipated ambitious dynamics of growth, but expansion through refurbishment or relocation is ultimately a business decision for the owners and operators. While lesser operations mean lesser jobs and income, this would have a limited effect on the rural economy since the dairy farm is currently successfully operating being supported by the existing level of production.

The applicant has stressed that this is one of very few remaining dairy farms in the locality and, if the majority of the milk was to be processed and sold as cheese, the milk-producing function would be effectively lost to the local community. Furthermore it has not been demonstrated that the majority of employees would live locally.

It is therefore not considered that the applicant has demonstrated very special circumstances to outweigh the harm to the Green Belt and other harm. Whilst planning supports economic growth in rural areas in order to create jobs and prosperity, it is very important that full weight is given to the proposition that inappropriate development is by definition harmful to the Green Belt.

Relevant policy and case law indicate that, just like in this case, there may be many applications in the Green Belt where it could be argued that the proposal would be more

workable in terms of the appellant's personal financial needs, but if such arguments were to be repeated the cumulative effect of many permissions would destroy the very qualities that underlie Green Belt designation

It is therefore considered that, based on all the above balanced issues, there are no very special circumstances individually or cumulatively sufficient to justify the grant of planning permission. For that reason it is recommended that the application should be refused.

RECOMMENDATION

REFUSE

REASON(S) FOR REFUSAL

1 The proposal, by reason of its scale, bulk and the resulting volume increase above the original building, would represent a disproportionate addition over and above the original building, leading to a reduction of openness within the Green Belt. This represents inappropriate development in the Green Belt which is harmful by definition and, in absence of very special circumstances to clearly outweigh the harm, is contrary to Policies GB.1 of the Bath and North East Somerset Local Plan, including minerals and waste policies (2007), as well as advice contained in National Planning Policy Framework (2012).

PLANS LIST:

1	Drawing	20 Jan 2014	1876 100	REVISION B	SITE LAYOUT AS EXISTING
	Drawing	20 Jan 2014	1876 101	REVISION B	SITE LAYOUT AS PROPOSED
	Drawing	20 Jan 2014	1876 102	REVISION B	FLOOR/ROOF LAYOUT AS PROPOSED
	Drawing	20 Jan 2014	1876 103	REVISION B	ELEVATIONS AS PROPOSED
	Drawing	20 Jan 2014	1876 104	REVISION A	SECTIONS AS EXISTING
	Drawing	20 Jan 2014	1876 105	REVISION B	PROPOSED SECTIONS
	Drawing	20 Jan 2014	1876 106	REVISION A	ELEVATION AND ROOF PLAN AS EXISTING
	Drawing	21 Jan 2014	1876 - 107		EXISTING FLOOR PLANS
	Drawing	14 Jan 2014	1876 - 004		PERSPECTIVE VIEW
	OS Extract	20 Jan 2014	1876-008	REVISION A	LOCATION PLAN

Decision Taking Statement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. The Local Planning Authority acknowledges the approach outlined in paragraphs 188-192 in favour of front loading and operates a pre-application advice service. Notwithstanding the encouragement for pre-application dialogue, the applicant did not seek to enter into correspondence with the Local Planning Authority and submitted the scheme. The proposal was considered unacceptable for the reasons given and, having regard to the need to avoid unnecessary delay, the Local Planning Authority moved forward and issued its decision

