

4.4 20/03735/FUL

Revised expiry date 21 May 2021

Proposal:

Erection of 2 No. new dwellings with allocated parking in the rear premises of Bower House with demolition of the existing garage and shed.

Location:

Bower House, Bower Lane, Eynsford KENT DA4 0AJ

Ward(s):

Eynsford

Item for decision

The application has been referred to Development Control Committee by Councillor Cheeseman on the grounds that the scale and height of the development may have a significant, detrimental impact on neighbouring properties and the views from the historic Eynsford High Street.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

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

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those stated on the application form.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: The location plan, 1 of 1, 19-26-21B, 19-26-22B, 19-26-23A, 19-26-24A, 19-26-25A, 19-26-26A.

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

4) No development shall take place until an archaeological field evaluation works in accordance with a specification and written timetable has been submitted and approved in writing by the local planning authority and further archaeological investigation recording and reporting determined by the results of the evaluation in accordance with a specification and timetable has to be submitted to and

approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To ensure the features of archaeological interest are properly examined and recorded as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

5) Prior to first occupation of the dwellings, a lighting design plan to protect the biodiversity of the site shall be submitted to and approved in writing by the local planning authority. The plan should include the location of external lighting, demonstration that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specification and location set out in the plan and shall be maintained as approved thereafter. No further external lighting shall be installed on site other than in accordance with details which shall first have been submitted to the Local Planning Authority for approval in writing.

To protect the biodiversity on the application site as supported by Policy SP11 of the Sevenoaks Core Strategy.

6) Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to and approved in writing by the local planning authority. This will include details as recommended in section 4.4 of the Preliminary Ecological Appraisal (Corylus Ecology December 2019). The approved details will be implemented and thereafter retained.

To promote ecology on the application site as supported by Policy SP11 of the Sevenoaks Core Strategy.

7) The windows at first floor level on the north west elevation shall not be installed other than to be obscure glazed and fixed shut below 1.7 metres above the relevant internal floor level. The windows shall be retained as approved thereafter.

To protect the privacy of neighbouring properties as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

8) No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees as shown on the submitted plans, beyond the outer edge of the overhang of their branches in accordance with British Standard 5837:2012: Trees in Relation to Construction (or later revision), has been submitted to and approved in writing by the local planning authority, and the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

9) No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained. Any trees which die or are damaged within a period of five years must be replaced.

To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

10) No development shall take place until details of all boundary treatment located along the north-west and south-east boundaries of the application site have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The approved scheme shall thereafter be retained.

To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

11) The proposed parking and vehicle charging points shown on plan number 19-26-21 B must be provided and retained on site at all times.

To ensure a sustainable form of development, as supported by Policies T2 and T3 of the Sevenoaks Allocations and Development Management Plan.

12) No development shall take place until details of existing and proposed finished site levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

In order to safeguard the visual amenities of the area in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, AA, B, C, D or E of that Order.

To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the appearance of the proposed development or the amenities of future occupants of the development or the occupiers of adjoining property in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informatives

1) The applicant is reminded that under the Wildlife and Countryside Act 1981, as amended Section 1 it is an offence to remove damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and assumed to contained nesting birds between 1st March and 31st August unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

2) Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (March to August) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season mitigation measures need to be implemented during construction. This includes examination by an experienced ecologist prior to starting work and if any nesting birds are found, development must cease until after the juveniles have fledged.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The application site currently comprises a detached dwelling with a detached garage. There are neighbouring properties located to the north, south and west of the site and a recreation ground to the southeast. The site is located within the parish of Eynsford.

Description of proposal

- 2 Erection of two no new dwellings with allocated parking in the rear premises of Bower House with demolition of the existing garage and shed.
- 3 The proposal would include the erection of two large 3-bedroom dwellings in the existing rear garden of Bower House. The dwellings would be two storey, however the majority of the first floor level would be contained partly within the roof form. Materials are indicated as white weatherboarding above a red stock brick plinth under clay tile roof, with oak framed porch entrances.
- 4 The proposals would include demolition of an existing garage and shed to Bower House to enable the extension of the existing driveway into the rear of the site to serve the new dwellings. The proposed houses would each have two parking spaces and electric vehicle charging points.

Relevant planning history

- 5 20/00646/FUL - Demolish existing garage, conservatory and shed and erection 3 new dwellings with allocated parking, new double garage for Bower House and landscaping - Withdrawn prior to determination.

Policies

- 6 National Planning Policy Framework (NPPF)
- 7 Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.
- 8 Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
 - Footnote 6 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.
- 9 Core Strategy (CS)
 - LO1 Distribution of Development

- SP1 Design of New Development and Conservation
- L07 Development in Rural Settlements
- SP5 Housing Size and type
- SP7 Density of Housing Development
- SP11 Biodiversity

10 Allocations and Development Management (ADMP)

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- EN4 Heritage Assets
- EN5 Landscape
- T2 Vehicle Parking
- T3 Provision of Electrical Vehicle Charging Point

Constraints

11 The following constraints apply:

- Within the urban confines of Eynsford Village
- Area of Outstanding Natural Beauty
- Conservation Area
- Biodiversity Opportunity Area
- Area of Archaeological Potential

Consultation responses

12 Eynsford Parish Council:

13 Objection-

14 Councillors object to the application for the following reasons: the height of the new dwellings and their raised position relative to the properties on the High Street will have an unacceptable overbearing aspect. The height of the development will harm the visual aspect when viewed from the adjoining Green Belt land. The council considers the proposal as an overdevelopment of a sensitive area of the village and Conservation Area.

15 KCC Highways:

16 This proposal utilises the existing access off Bower Lane and I do not consider the additional traffic generation from the two new 3-bed dwelling to be significant and to be detrimental to the highway. The two new dwellings have two car parking spaces each which accords with the requirements of Kent Residential Parking Standards. However, it is unclear from the submitted drawings if the existing Bower House is proposed to have 2 car parking spaces (in addition to a visitor space). If this is not the case

then an additional parking space should be sought. Otherwise I raise no objection to the application on highway grounds.

17 KCC Archaeology

18 Bower House may have been the local workhouse in the 19th century. Remains associated with its use as a workhouse may survive in the area of proposed development. Eynsford is considered to be a medieval settlement if not earlier. A Roman coin was found nearby and associated remains may survive in the development site. In view of the archaeological potential, I recommend the following is placed on any forthcoming consent:

19 Prior to the commencement of development, the applicant, or their agents or successors in title will secure and implement:

20 i) Archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority and

21 ii) Further archaeological investigation recording and reporting determined by the results of the evaluation in accordance with a specification and timetable, which has been submitted to and approved by the local planning authority.

22 Reason: to ensure the features of archaeological interest are properly examined and recorded.

23 KCC Ecology:

24 Further information has been submitted relating to the potential impact on bats. In light of the additional information, KCC Ecology raise no objection, subject to the inclusion of conditions relating to lighting and biodiversity enhancements, which are included on the decision notice.

25 Urban Design and Conservation Officer:

26 Bower House is a historic detached two storey dwelling, which lies in the historic village envelop and is located within the Eynsford Conservation Area. The House is identified in the Conservation Area Appraisal is making a positive contribution to the character of the Conservation Area. To the direct west of Bower House sits an important grouping of listed buildings. To the east is the Harrow Meadow recreation ground with views looking towards the Kent Downs AONB, the view towards the North Downs is highlighted in the Conservation Area Appraisal under setting of the area and spatial relationships. A previous scheme submitted under application 20/00646/FUL was withdrawn which we provided comments for. Many of the concerns that were raised in the previous application have been addressed. There is no objection to this scheme.

- 27 Conservation Area:
- 28 Eynsford Village has a variety of listed buildings that line the street and form part of the historical character of the village. The architecture in most part is typical of the Kentish vernacular. Alongside the traditional architecture, Eynsford village sits in a valley and is surrounded by countryside. There are far reaching views of the landscaping along the River Darent, the hills of the North Downs and across wide open spaces such as the Recreation Grounds. The architecture and rural setting both contribute to the character of the Conservation Area.
- 29 The proposed scheme sits in the rear garden of Bower House. The garage and shed are proposed to be demolished to accommodate access and the new dwelling. The height, scale and massing of the proposed built form has been reduced from the previous scheme (20/00646) and now sits more comfortably within the plot. The reduction in amount of development results in the building being set back by approximately 32m from Bower House, which reduces the prominence of the new development. The set back of the proposed building maintains some of the glimpses from the High Street of the longer open views to the east, which contribute to the character of the Conservation Area. Assessing against the NPPF the proposed development does not cause to the significance of the Conservation Area.
- 30 Design approach:
- 31 As per Policy SP1, all new development should be designed to a high quality and should respond to the distinctive local character of the area. Further to this, as part of Policy L07, new development should be of a scale and nature appropriate to the village and respond to the distinctive local characteristics of the area in which it is situated. The proposed scheme proposes a pair of semi-detached dwellings. The applicant has made revisions from the previous scheme in order to address some of the concerns raised, including the scale, height, massing, layout and how the development responds to the local character through its architectural approach. The proposed development sits more comfortably within the plot while providing the required space for parking, electric charging points and bin storage. The scheme has a clearer architectural approach and is of a scale and nature which is more appropriate to the village setting of Eynsford. The material palette responds more closely to the Elizabeth Cottages found on the high street through the use of red stock brickwork, white weatherboarding and clay roof tiles. We would request that all external materials are conditioned (as per policy SP1 to ensure all new development should be designed to a high quality).
- 32 Kent Downs Area of Outstanding Natural Beauty (AONB):
- 33 This scheme is located within the Kent Downs Area of Outstanding Beauty (AONB) as per policy EN5 proposals are required in conserve and enhance the character of the landscape and have regard to the relevant management plans. The reduction in roof height from the previous scheme with the

increase in height located away from the landscape. As stated above we request that materials are conditioned. The proposed site plan indicates the removal of some fruit and cypress trees. We request that the landscaping is conditioned and it is made clear what trees are being removed and what trees are proposed to be planted and the location of these. Further to this, a landscaping plan should include details on the hard and soft landscaping as well as proposed boundary treatments (as per policy EN5 and SP1). As discussed, we request that landscaping and materials are conditioned.

34 Tree Officer:

35 I can inform you that this property is located within the Eynsford Conservation Area. Several trees are situated at this property. Those trees present are well screened by the boundary vegetation when viewed from the recreation ground or from the front of the property. The majority of those trees present are of a low amenity value with a few exceptions. These being the large Western Cedar and the Beech Tree. According to the plan provided, drawing no 19-26-21 Revision B, the Western Red Cedar is to be removed to accommodate the proposed parking area, whilst the Beech Tree is to be retained. The loss of Western Red Cedar will be noted but it could be replaced as part of an approved landscaping scheme. Providing those trees to be retained are adequately protected, I have no objection to the proposed development. Details of the protective measures to be used should be submitted for comment and should comply with BS5837:2012. I also recommend that landscaping become a condition of consent should you be of mind to grant consent for the proposal.

36 Natural England:

37 No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

38 Protected Landscapes- Kent Downs AONB- the proposed development is for a site within or close to nationally designated landscape namely Kent Downs AONB. Natural England advises that the planning authority uses national and local policies together with local landscape expertise and information to determine the proposal.

Representations

39 We received four letters of objections relating to the following issues:

- Impact on wider views
- Unbalanced design
- Scale of development
- Highway and access concerns
- Parking concerns
- Location of proposal
- Residential amenity concerns

- Character of the dwellings
- Trees

Chief Planning Officer's appraisal

40 The main planning considerations are:

- Principle of development
- Impact on street scene and Area of Outstanding Natural Beauty
- Impact on Conservation Area
- Impact on Residential Amenity
- Highway Safety

Principle of Development

41 The site lies within the built confines of Eynsford.

42 Both Government policy in the form of the NPPF and local plan policies seek to focus development within existing built up areas.

43 Specific to Eynsford, Policy L07 infilling and redevelopment should be on a small scale only taking account of the limited scope for development to take place in an acceptable manner and the limited range of services and facilities available. New development should be of a scale and nature appropriate to the village.

44 Subject to this and the considerations bullet pointed above, the proposal to re-develop the site for some form of residential development could be acceptable in principle.

Impact on street scene and Area of Outstanding Natural Beauty

45 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.

46 There are therefore two considerations directly related to a site's AONB status when determining a planning application. Firstly, does the application conserve the AONB and secondly, if it does conserve the AONB does it result in an enhancement.

47 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and

design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.

- 48 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.
- 49 The application site currently comprises a single detached dwelling located on a large plot. Whilst the proposals would result in the sub-division of the plot, there is considerable diversity in both building and plot sizes in the immediate area and the resultant plots would not be at odds with the character of the area.
- 50 The proposed dwellings would be set back significantly from the highway, towards the rear of the plot and would be accessible with vehicular access to the south of Bower House. Due to the set-back and relatively modest height of the proposed dwellings, they would not appear unduly prominent within the street scene and viewed from Bower Lane, Bower House would remain the dominant feature on the site.
- 51 The proposed dwellings would sit comfortably on the site with sufficient space for access, parking, space to manoeuvre and landscaping to all boundaries, which would help soften the impact of the proposals. Thus, I do not consider the proposals would appear cramped.
- 52 With regard to design, the houses would differ in style to the immediate neighbouring properties, however due to the varied design in the locality and use appropriate materials for the proposed houses, I consider they would reflect the character of the area.
- 53 The proposal would include the addition of soft landscaping on the site, with the trees to the front of the site being retained. Existing trees to the rear of the site are being removed, however replacement planting is proposed.
- 54 The development would be located on the existing rear garden of Bower House with fields to the rear and south east of the application site. The site is located close to existing residential properties and would be positioned within the built envelope of Eynsford. There is a distinctive separation between the residential built development of Eynsford and the open rural countryside, which extends beyond it.
- 55 Whilst it is acknowledged that there are longer distance views from the southeast, from such views the site is clearly seen within the built context of the village. The proposals would be set within the village confines and, in my view, would help create a distinct urban edge, reinforcing the boundary between the village and the open, rural countryside beyond. I consider this would be beneficial to the character of this part of the AONB.

56 The proposal therefore complies with Policies EN1 and EN5 of the ADMP.

Impact on Conservation Area:

57 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

58 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.

59 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

60 The application site is located within the Eynsford Conservation Area. The character of the Conservation Area has been summarised briefly in the conservation comments above, to which reference should be made. The importance of Bower House is noted within the Conservation Area Appraisal as making a positive contribution within the Conservation Area. It is not considered that the proposals would erode this contribution as the proposed dwellings would be set back a significant distance behind the existing dwelling. Thus, they would appear subservient within the plot and would not, in my view, appear unduly prominent within the wider street scene, including views from the High Street. Because of the siting of the proposed houses and the spacing around them, I consider longer distance glimpses of the countryside from the High Street would be maintained.

61 The scale of the proposed dwellings are considered to be appropriate within their context and to sit comfortably within the site. The proposed design and materials are considered to reflect the traditional Kentish vernacular of the High Street.

62 In conclusion, I consider the proposals would conserve the character and appearance of the Conservation Area. Therefore, the proposal complies with Policy EN4 of the ADMP.

Neighbouring Amenity

63 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development.

64 There are neighbouring properties located to the north-west and south-west of the application site.

- 65 The neighbours located to the south-west of the site, including Bower House would not be significantly impacted by the proposals as these neighbours would be located at a distance of over 30 metres from the proposed dwellings, with mature trees between the two, which would soften and screen the visual impact on the proposed building.
- 66 The proposals would be visible to the neighbouring properties located to the north-west.
- 67 Between the north-west neighbours and the proposal, there would be a considerable distance between the two. The proposed are designed with a relatively low eaves and ridge level, with the majority of the first floor level of the dwellings being located partly within the roof form. Consequently, I do not consider the proposed building would appear as an unduly overbearing or dominant feature, detrimental to the amenities of the neighbouring occupiers. The level of proposed landscaping along the north-west boundary would also assist in softening the visual impact of the development from these neighbours.
- 68 Due to the distance to the neighbouring properties and relatively modest height of the building there would not be any significant loss of light to neighbouring occupiers.
- 69 The proposal would include windows on the north-west elevation at both ground and first floor. The ground floor windows would not detrimentally affect these neighbours as they would be screened by the proposed boundary treatment. The windows at first floor could be conditioned to be obscure glazed and fixed shut below 1.7 metres. These windows would also mostly overlook the Public House garden, and therefore would not significantly impact on residential amenity.
- 70 In conclusion, as a consequence of the siting, relatively modest height of the building, separation distance to the neighbouring properties and retention/provision of soft landscaping along the party boundary, I am satisfied that the impact on the amenities of the neighbouring occupiers would not be a significant one.
- 71 Therefore, the proposal would comply with Policy EN2 of the ADMP.

Parking and Highways Impact

- 72 Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. Policy T2 of the ADMP states that each dwelling including the existing should provide two independently assessable parking spaces each. The proposed site plan indicate that each dwelling would provide this level of parking along with a visitor's parking space. Therefore, sufficient parking has been proposed and complies with Policy T2 of the ADMP.

- 73 Policy T3 of the ADMP states that electrical vehicle charging points should be provided within new residential developments to promote sustainability and mitigate climate change. The proposed site plan indicates an electrical vehicle charging point per dwelling, including the existing and therefore complies with Policy T3 of the ADMP.
- 74 The proposal includes an extension to the existing driveway in order to accommodate an access route to the proposed dwellings. KCC Highways were consulted on the scheme and raise no objections. It is considered that the additional traffic generated by the proposal would not be detrimental. A query was raised in relation to whether parking spaces have been proposed for the existing dwelling. The site plan confirms that parking has been provided to the rear of Bower House.
- 75 Therefore, this highway and parking implications of the proposals are considered to be policy compliant.

Trees and Landscaping

- 76 The proposal includes the removal of some trees and the addition of soft landscaping to the site. The Tree Officer was consulted on the scheme and confirms that the trees being removed would be noticeable however, the addition of replacement soft landscaping would help address this. It is advised that a condition is included to protect the existing trees to be retained. This can be subject to condition.

Biodiversity

- 77 Policy SP11 of the Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancements to ensure no net loss of biodiversity.
- 78 The application site is located within a Biodiversity Opportunity Area. KCC Ecology were consulted on the scheme and originally raised concerns in relation to bats. However, further information has addressed these concerns. No objections are raised, subject to the inclusion of conditions as recommended above.

Other issues

- 79 The application site is located within an Area of Archaeological Potential. KCC Archaeology were consulted on the scheme and raised no objection subject to the inclusion of a condition relating to an archaeological field evaluation and recording of any finds.

Community Infrastructure Levy (CIL)

- 80 This proposal is CIL liable and there is no application for an exemption.

Conclusion

81 In light of the above, I consider the proposals represent an acceptable form of development, which would preserve the character and appearance of the Conservation Area, the amenities of neighbouring occupiers and highway conditions and conserve and enhance this part of the AONB.

82 I therefore consider the proposals to be policy compliant.

83 It is therefore recommended that this application is GRANTED.

Background papers

Site and block plan

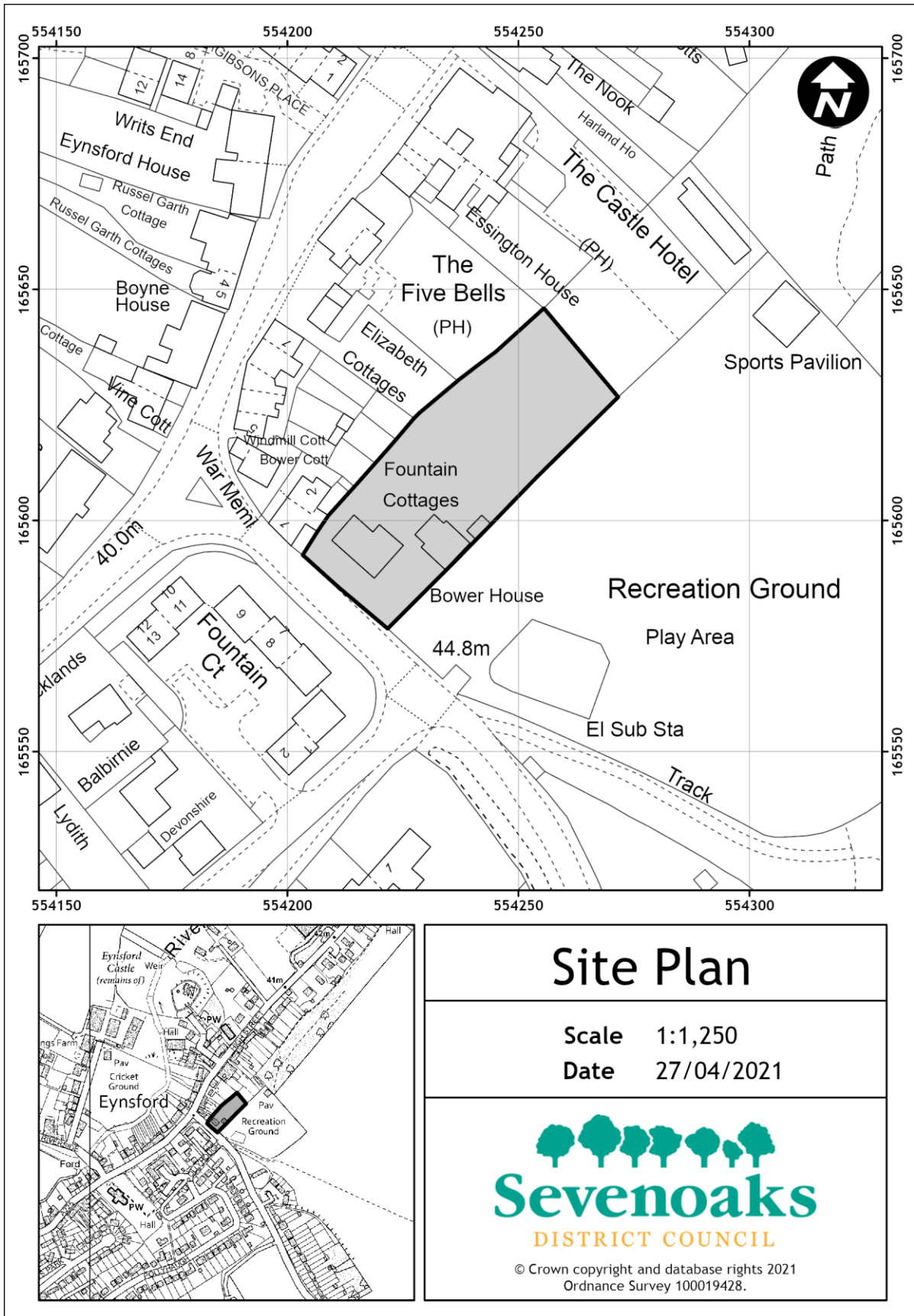
Contact Officer(s):

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[Link to application details:](#)

[Link to associated documents:](#)



BLOCK PLAN

