

PLANNING DECISIONS October 2009

Application No : 09/00352/FUL Decision : **Refuse Planning
Permission**
Location : 89 Eastwood Road Rayleigh
Proposal : Construct New Building for A5 Use (Fast Food Takeaway)
Applicant : Prowash Systems Ltd

- 1 The proposed development would if permitted result in an additional hot food takeaway use sited close to existing dwellings to the detriment of the amenities which neighbouring residents could otherwise reasonably expect to enjoy, by virtue of an increase in noise, smells, nuisance and disturbance from callers to the site, particularly in to the late evening.

Application No : 09/00400/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (DAT BATTERY) The formation of concrete bases for mobile storage and conditioning chambers. Creation of earth traverse protection around each concrete base and construction of tarmac road to access each chamber.
Applicant : Twm Wade

Application No : 09/00401/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (SAPPERS) The formation of concrete bases for mobile storage and conditioning chambers. Creation of earth traverse protection around each concrete base and construction of tarmac road to access each chamber.
Applicant : Twm Wade

Application No : 09/00409/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (ETC) Formation of Concrete Bases for Mobile Storage and Conditioning Chambers. Creation of Earth Traverse Protection Around Each Concrete Base and Construction of Tarmac Road to Access Each Chamber. Construction of Concrete Blast Wall Protection.
Applicant : Twm Wade

Application No : 09/00410/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (EASTWICK BATTERY) Formation of Concrete Bases for Mobile Storage and Conditioning Chambers, Creation of Earth Traverse Protection Around Each Concrete Base and Construction of Tarmac Road to Access Each Chamber.
Applicant : Twm Wade

Application No : 09/00411/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (Avocet) Form Concrete Bases and Fenced Enclosure to Accommodate 2 No. LPG Tanks.
Applicant : Twm Wade

Application No : 09/00412/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (X3 Battery) Construct Earth Traverse Protection Around Site and Construct Concrete Blast Wall.
Applicant : Twm Wade

Application No : 09/00413/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (White City) Construct Single Pendine Block Wall
Applicant : Twm Wade



INVESTORS IN PEOPLE

Application No : 09/00428/FUL Decision : **Application Permitted**
Location : 2 Woodpond Avenue Hockley
Proposal : Construct Single Storey Sloped Roofed Side Extension and
Replace Existing First Floor Rear Window With French
Doors and Juliet Balcony.
Applicant : Mr K Beer

Application No : 09/00429/FUL Decision : **Application Permitted**
Location : 19 Bramerton Road Hockley
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr Paul Holmberg

Application No : 09/00442/FUL Decision : **Application Permitted**
Location : 32 Osborne Avenue Hockley
Proposal : Replacement of Existing Driveway and Hardstanding to
Front of Dwelling
Applicant : Mrs L Rowland

Application No : 09/00433/FUL Decision : **Application Permitted**
Location : 25 Leamington Road Hockley
Proposal : First Floor Pitched Roofed Front Extension
Applicant : Mr Peter Hennessy

Application No : 09/00443/FUL Decision : **Application Permitted**
Location : Riverside Waterside Road Paglesham
Proposal : Construct Single Storey Rear Extension to Existing Garage.
Applicant : Mr & Mrs N Elliston

Application No : 09/00436/FUL Decision : **Application Permitted**
Location : 5 Victoria Road Rayleigh
Proposal : Form Gable Roof at Rear to Accommodate First Floor
Bathroom. Construct Single Storey Double Pitched Roofed
Rear Extension.
Applicant : Mr Ian Makey

Application No : 09/00438/FUL Decision : **Refuse Planning
Permission**
Location : 15 Ronald Drive Rayleigh
Proposal : Loft Conversion Incorporating Flat Roofed Dormers to Front
and Rear Elevations, Hip to Gable Roof Extension.
Applicant : Mr P. James



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- 1 The proposed front dormer by reason of its position within the roof, size and flat roofed design would result in a detrimental affect upon the character and appearance of the property, adversely impacting upon the visually amenity afforded to the street scene and contrary to Policy HP 6 of the Replacement Local Plan (2006) and SPD 2 paragraph 8.2 (2007).

Application No : 09/00445/FUL Decision : **Application Permitted**
Location : 50 Victor Gardens Hockley
Proposal : Construct First Floor Pitched Roofed Rear Extension
Applicant : Mr & Mrs Oxley

Application No : 09/00447/FUL Decision : **Application Permitted**
Location : 23 Hockley Rise Hawkwell
Proposal : Revised Application to Reform Roof (Hip to Gable and Raise Ridge Height) to Provide Rooms in Roof With Front and Rear Dormers, Two Storey Front Extension, Rear Conservatory and External Cladding to Property. Amended Front Porch and Fenestration Details Including Juliet Balcony to Rear and Rooflights to Side.
Applicant : Mr David Burch

Application No : 09/00450/FUL Decision : **Application Permitted**
Location : Elderly Persons Residential Care Home Hockley Road Rayleigh
Proposal : Construct Two Storey Pitched Roofed Rear Extension to Provide Nine Additional Bedrooms, Visitor Room and Dayroom to Existing Elderly Persons Home.
Applicant : Runwood Homes PLC

Application No : 09/00452/FUL Decision : **Application Permitted**
Location : 6 Greensward Lane Hockley
Proposal : Temporary Siting of Mobile Home for a Period of Two Years Whilst Replacement Dwelling is Constructed.
Applicant : Mr & Mrs K Fennell

Application No : 09/00453/FUL Decision : **Application Permitted**
Location : 106 Little Wakering Road Little Wakering
Proposal : Provide 2 No. Outbuildings for Storage Purposes.
Applicant : Mr Arthur Baldwin



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Application No : 09/00455/FUL Decision : **Application Permitted**
Location : Cottis House Locks Hill Rochford
Proposal : Three Storey Rear Extension Incorporating New Lift Shaft,
Proposed Lift Shaft Tower and Revised Parking Layout
Applicant : Cottis House Ltd

Application No : 09/00456/FUL Decision : **Application Permitted**
Location : Christ Church United Reformed Church Crown Hill Rayleigh
Proposal : Install 48 No. Solar Panels to Pitched Roof.
Applicant : Rev David Ress

Application No : 09/00459/FUL Decision : **Application Permitted**
Location : 22 Alexandra Road Rayleigh
Proposal : Construct Single Storey Pitched Roofed Side Extension to
Form Garage, Single Storey Rear Extension and Hip to
Gable Roof Extension to Form Rooms in Roof Incorporating
2 No. Pitched Roofed Front Dormers, First Floor Side
Window and Double Pitched Roofed Rear Dormer.
Rooflights to Rear.
Applicant : Mrs Sue Clarke

Application No : 09/00461/FUL Decision : **Refuse Planning
Permission**
Location : 14 Orchard Avenue Hockley
Proposal : Construct Two Storey Pitched Roofed Side Extension to
Each Side, First Floor Pitched Roofed Front Extension,
Front Porch and First Floor Pitched Roofed Rear Extension.
Applicant : Mr R Orrells

- 1 The development is considered out of character and appearance with the original dwelling, designed unsympathetically with the original design, character and form of the property. The proposed additions would result in an unattractive, poor designed form, significantly increasing the bulk of the property which would be out of scale and character with the original dwelling, detrimentally affecting the visual amenity afforded to the street scene and harmful by way of an overbearing addition upon the amenities of the occupiers of the neighbouring property at 16 Orchard Avenue, contrary to parts (x) (viii) and (ix) of Policy HP6 of the Rochford Replacement Local Plan (2006).



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Application No : 09/00462/FUL Decision : **Refuse Planning
Permission**
Location : 127 London Road Rayleigh
Proposal : First Floor Hipped Roofed Side Extension Incorporating
Rooms in the Roofspace Including Flat Roofed Rear
Dormer and Rooflight to Front.
Applicant : Mr & Mrs Newton

- 1 The proposal by way of the form, mass and design of the extensions proposed would result in a dominant and overbearing addition that is out of scale and character with the dwelling to which it would relate and which would be detrimental to the character and appearance of the locality in conflict with parts (viii), (ix) and (x) of Policy HP 6 of the Rochford District Replacement Local Plan (2006).

Application No : 09/00466/LBC Decision : **Grant Listed Building
Consent**
Location : 3 West Street Rochford
Proposal : Non-Illuminated Hanging Sign
Applicant : Mrs Tracey Manton

Application No : 09/00468/FUL Decision : **Application Permitted**
Location : Grove Wood Primary School Grove Road Rayleigh
Proposal : Single Storey Extension to Existing Reception Building
Applicant : School Governors

Application No : 09/00469/FUL Decision : **Application Permitted**
Location : 56 Lesney Gardens Rochford
Proposal : Single Storey Flat Roofed Rear Extension and Convert
Garage to Habitable Accommodation
Applicant : Mrs Jackie Haydon

Application No : 09/00470/COU Decision : **Refuse Planning
Permission (COU)**
Location : The Rose Garden 33A Aldermans Hill Hockley
Proposal : Retrospective Application for a Change of Use of Building
From Use as a Shop, Refreshment Room, Changing
Rooms, and Toilets Ancillary to the Golf Driving Range to a
Mixed Use Class A3 Restaurant and Uses Ancillary to the
Golf Driving Range.
Applicant : Mr Terry Harrold



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- 1 The Rochford District Replacement Local Plan 2006 shows the site to be within the Metropolitan Green Belt. Within the Green Belt planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing dwellings, as defined in Policies R2 and R5, the reasonable replacement of existing dwelling as defined in Policy R6 and the re-use of existing rural buildings as defined in R9 of the Local Plan).

Policy R9 of the Replacement Local Plan provides that the re-use of buildings and associated land should not have a materially greater impact than the permitted/lawful use on the openness or the fulfilment of its purposes and that it should not introduce additional activity or traffic movements likely to materially and adversely affect the character of the Green Belt.

The proposal by virtue way of the intensification of the use of the site, the additional activity, traffic and parking generated is considered to have a materially greater impact than the permitted use resulting in a substantial change in the visual appearance and character of the site, contrary to the openness of the Green Belt, Policy SS7 of the Regional Spatial Strategy for the East of England (2008) and to parts (v & vi) to Policy R9 to the Council's adopted Local Plan as saved by Direction of the Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.

- 2 The proposal by way of the proposed restaurant use would resulted in the increased intensification of uses and activity on the site, giving rise to increased noise, traffic movements and disturbance as well as emission of food smells to the detriment of the amenity that ought reasonably be expected to be enjoyed by residents backing onto and in close proximity to the site.

Application No : 09/00475/FUL Decision : **Refuse Planning
Permission**

Location : 24 Shoebury Road Great Wakering
Proposal : Demolish Existing Buildings and Construct Three
Bedroomed Detached Bungalow.

Applicant : Mr R Cox

- 1 The proposal by virtue of its location, design and scale would have a dominant, overbearing and unneighbourly relationship to/with the adjacent plots/properties that abut the site detrimental to the amenities of the occupiers thereof, contrary to Policy HP6 and HP14 of the Rochford District Replacement Local Plan.



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- 2 The scheme makes insufficient provision of usable amenity space contrary to policy HP6 of the Council's adopted Replacement Local Plan and would thereby result in a form of development providing a sub-standard living environment for the future occupiers of the proposed building.
- 3 The proposal, by virtue of the limited area available within the site, would not provide sufficient space to enable all vehicles to turn and approach the highway in forward gear leading to vehicles reversing onto a Class III road to the detriment of highway safety.

Application No : 09/00473/FUL Decision : **Application Permitted**
Location : Shopland Local Sub Station Shopland Road Sutton
Proposal : Form Access, Access Bridge and Gate to Give Access to Existing Fishing Lake. (Re-submission following (09/00142/FUL).
Applicant : Mr Anthony Drozdowicz

Application No : 09/00476/FUL Decision : **Application Permitted**
Location : 113 - 115 High Street Rayleigh
Proposal : First Floor Front, Side and Rear Pitched Roofed Extensions to Create Two x One Bedroomed Flats and One Studio Flat.
Applicant : Westleigh Properties Ltd

Application No : 09/00478/FUL Decision : **Refuse Planning Permission**
Location : 16 Eastern Road Rayleigh
Proposal : Construct Two No. Detached Three Bedroomed Bungalows with One No. Integral Garage and One No. Detached Car Port and Access Drive.
Applicant : Page Estates

- 1 The scale and visual appearance of the proposed two dwellings would lead to an intensification of development which would represent an overdevelopment of an area of backland resulting in a loss of openness that would be out of character with the more spacious pattern of prevailing development in the area. As such it would be contrary to saved policies HP6 and HP14 of the Rochford District Replacement Local Plan 2006.

Application No : 09/00479/FUL Decision : **Application Permitted**
Location : 91 The Chase Rayleigh
Proposal : Single Storey Flat Roofed Side Extension and Convert Existing Dwelling into Two x One Bedroomed Flats.
Applicant : Miss Vicky Stone



INVESTORS IN PEOPLE

Application No : 09/00480/COU Decision : **Grant Planning
Permission (COU)**
Location : 111 Ashingdon Road Rochford
Proposal : Change Of Use From Car Showroom to a Hand Car Wash
Applicant : Mr Xhafer Thaqi

Application No : 09/00484/FUL Decision : **Application Permitted**
Location : Mill Hatch Lark Hill Road Canewdon
Proposal : Layout Menage Area (20m x 40m) Enclosed with a 1.2m
Fencing and Access.
Applicant : Mrs Fiona Woodford

Application No : 09/00486/ADV Decision : **Refuse Planning
Permission**
Location : Land North Of Sunnyview Old London Road Rawreth
Proposal : Two Non-Illuminated Hoarding Signs
Applicant : Rayleigh Boys Youth F C

- 1 The provision of a second sign would appear to the Local Planning Authority to be excessive. The provision of two such signs would result in unnecessary proliferation of advertisement material in an otherwise uncluttered site frontage detrimental to the visual amenity arising from the open and undeveloped surroundings of the area contrary to Policies SAT 9 and SAT 11 to the Rochford District Replacement Local Plan (2006) as saved by Direction of the Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.
- 2 Insufficient information has been provided within the application to demonstrate to the satisfaction of the highway authority that the impact on the highway network caused by this proposal will not have unacceptable consequences in terms of highway safety and efficiency. The applicant should submit a 1 : 500 scale plan clearly showing the relationship of the signage to the highway boundary to enable an informed decision to be made. As submitted the application may well result in the signage proving detrimental to highway safety.

Application No : 09/00488/COU Decision : **Grant Planning
Permission (COU)**
Location : 28 High Street Rayleigh
Proposal : Change Of Use From A1 (Retail) to A3 (Restaurant)
Applicant : Ask Restaurants Ltd



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Application No : 09/00489/FUL Decision : **Application Withdrawn**
Location : 6 Kingfisher Crescent Rayleigh
Proposal : Convert Existing Integral Garage into Habitable Space
Applicant : Mr M Adams

Application No : 09/00490/FUL Decision : **Application Permitted**
Location : 1B Vernon Avenue Rayleigh
Proposal : Two Storey Pitched Roofed Side Extension Together with
Replacement External Staircase to Existing First Floor.
Applicant : Mr Eric James

Application No : 09/00492/COU Decision : **Refuse Planning
Permission (COU)**
Location : 15 Rutland Gardens Rochford
Proposal : Remove Existing Boundary Fencing and Construct New
Garden Boundary Wall to Incorporate Verge into Garden
Area.
Applicant : Mr A P Tasker

- 1 The proposed enclosure of the area of land between No. 15 Rutland Gardens and the highway boundary alongside Cambridge Gardens and a section of Rutland Gardens would result in the loss of an important amenity area which is part of the original layout of the estate and forms part of the open, soft-landscaped character of the area which increases the amenity enjoyed by residents of the area more generally. If allowed, the proposal would result in the loss of an open area proving detrimental to the character and appearance of the estate and to residential amenity contrary to Policy HP 18 of the Rochford District Replacement Local Plan (2006) as saved by ministerial direction dated 5th June 2009.

Part of the land which the applicant seeks to enclose to the front of the property is considered to form part of the highway and is land which provides a highway visibility splay. The proposal to enclose this area of land is considered detrimental to highway safety as is the loss of visibility to the north of the driveway serving 21 Cambridge Gardens.

Application No : 09/00493/FUL Decision : **Application Permitted**
Location : 6 The Approach Rayleigh
Proposal : Two Storey Side Extension Incorporating Integral Garage,
Raise and Construct New Roof over Entire Dwelling to
Provide First Floor Accommodation to Convert Existing
Bungalow to Five Bedroomed House.
Applicant : Mr Darren Jones



INVESTORS IN PEOPLE

Application No : 09/00496/FUL Decision : **Application Permitted**
Location : 137 Lower Road Hullbridge
Proposal : Single Storey Flat Roofed Rear Extension and Loft
conversion incorporating Flat Roofed Rear Dormer and
Pitched Roofed Front Dormer.
Applicant : Mr Graham Bevis

Application No : 09/00498/COU Decision : **Grant Planning
Permission (COU)**
Location : 87 Love Lane Rayleigh
Proposal : Change Of Use Of Land to Residential Garden.
Applicant : Mr Andrew Wray

Application No : 09/00499/ADV Decision : **Grant Advertisement
Consent**
Location : 15 Spa Road Hockley
Proposal : Replacement Signage, 1 No. Internally Illuminated
Projecting Sign and 1 No. Internally Illuminated Facia Sign.
Applicant : Barclays Bank Plc

Application No : 09/00495/FUL Decision : **Application Permitted**
Location : Land Between 11 And 13 Talbot Avenue Rayleigh
Proposal : Construct Detached Three Bedroomed Bungalow with
Attached Single Storey Garage, Construct New Vehicular
Crossing and Access.
Applicant : Mr M Cahalane

Application No : 09/00502/FUL Decision : **Application Permitted**
Location : 15 Spa Road Hockley
Proposal : Replace Existing Air Conditioning Unit to Rear With 5 No.
Individual Condenser Units. Install 1 No. Security Camera
and Light to ATM at Front.
Applicant : Barclays Bank Plc

Application No : 09/00504/FUL Decision : **Application Permitted**
Location : 62 Langham Drive Rayleigh
Proposal : Two Storey Pitched Roofed Side Extension
Applicant : Liz Exall



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Application No : 09/00505/FUL Decision : **Application Permitted**
Location : 63 Victoria Road Rayleigh
Proposal : Single Storey Flat Roofed Rear Extension Incorporating
Two Roof Lanterns.
Applicant : Mr And Mrs Payne

Application No : 09/00506/FUL Decision : **Application Permitted**
Location : 48 Victor Gardens Hockley
Proposal : Construct First Floor Pitched Roofed Rear Extension,
Extend Existing Flat Roofed Front Dormer, Create
Vehicular Access and Form Block Paved Parking Area to
Front of Property and Demolish Existing Detached Garage
to Rear.
Applicant : Mr Samuel Dixon

Application No : 09/00507/FUL Decision : **Application Permitted**
Location : 47 Brooklyn Drive Rayleigh
Proposal : Two Storey Pitched Roofed Side and Rear Extension.
Applicant : Mr Skillet

Application No : 09/00509/ADV Decision : **Grant Advertisement
Consent**
Location : 15 West Street Rochford
Proposal : Replacement Signage, 1 No. Non Illuminated Fascia
Lettering Sign and 1 No. Non Illuminated Projecting Sign.
Applicant : Barclays Bank Plc

Application No : 09/00512/ADV Decision : **Grant Advertisement
Consent**
Location : Boleyn House Roche Close Rochford
Proposal : Four Non-Illuminated Fascia Signs, Three Non-Illuminated
Hanging Signs and One Non-Illuminated Directional Sign.
Applicant : Food Programme Delivery Orchid Group

Application No : 09/00513/COU Decision : **Grant Planning
Permission (COU)**
Location : 26 - 28 West Street Rochford
Proposal : Change of Use from D1 (Library) to A1 (Shop for Havens
Hospice)
Applicant : Mr Peter Marriner



INVESTORS IN PEOPLE

Application No : 09/00514/FUL Decision : **Application Permitted**
Location : 17 Warwick Road Rayleigh
Proposal : Construct Rear Conservatory.
Applicant : Mr & Mrs Ford

Application No : 09/00522/FUL Decision : **Application Permitted**
Location : 15 West Street Rochford
Proposal : Install Security Camera and Light to ATM. Remove Existing Air Conditioning Condenser From Roof and Install 3 No. New Condensers to Roof. Provide Replacement Security Door to First Floor.
Applicant : Barclays Bank Plc

Application No : 09/00523/FUL Decision : **Application Withdrawn**
Location : 138 Down Hall Road Rayleigh
Proposal : Demolish Existing Building and Construct Two Storey Pitched Roofed Building with Rooms in Roofspace to Form 4 No. One Bedroomed Flats and Provide 4 No. Car Parking Spaces and Amenity Area to Rear.
Applicant : Mr Terry Orme

Application No : 09/00516/FUL Decision : **Application Permitted**
Location : 64 Hockley Road Rayleigh
Proposal : Remove Existing Metal/Glass Front Door and Replace With Wood/Glass Door.
Applicant : Mrs Nicola Thurston

Application No : 09/00525/LBC Decision : **Refuse Listed Building Consent**
Location : 15 West Street Rochford
Proposal : Install Security Camera, New ATM Downlighter, Remove Brass Door Handles to Entrance Door, Install 3 No. Condensers to Balcony Roof, New Internally Illuminated Sign, New Branch Nameplate, New Security Door to Roof Exit, Remove Internal Glazed Lobby, Construct New Stud Partitions, Provide Air Conditioning Units, Construct Air Curtain Inside Main Entrance.
Applicant : Barclays Bank Plc

- 1 The proposed illuminated external signage by reason of the illumination, uncertainty regarding siting and materials and new security camera would cause significant demonstrable harm to the character and appearance of the Listed Building contrary to Planning Policy Guidance 15: Planning and the historic environment.



INVESTORS IN PEOPLE

Application No : 09/00537/FUL

Decision : **Refuse Planning
Permission**

Location : Ballards Gore Golf Club Ballards Gore Stambridge

Proposal : Two Storey Pitched Roofed Side Extension to Replace Golf
Clubhouse Destroyed by Fire.

Applicant : Mr Julian Innell

- 1 The Replacement Rochford Local Plan (2006) shows the site to be within the Metropolitan Green Belt. Planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in policies R2 and R5 of the Local Plan). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

The proposal for the extension to this building does not fall into any of the categories defined in PPG 2 as appropriate development within the Green Belt and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumptions against inappropriate development in the Green Belt. The development by virtue of the raised ridge height and increase in floor area as a result of the two storey front, rear and side extensions and the incorporation of front and rear dormers is considered to result in a material and excessive increase in the height and bulk of the proposed building in comparison to the existing building (prior to the fire), adding further additional volume, mass and scale to an already extended building, which is considered to be inappropriate and harmful to the openness and character of the Metropolitan Green Belt. Furthermore the increase in floor area, especially at first floor level gives rise to a potentially significant increase in the activity occurring at the site and as a result the intensity in the use of the Green Belt, which is considered to erode its established rural nature. The development is considered to be contrary to PPG 2 and as such constitutes inappropriate development within the Green Belt.

- 2 The application is supported by a Phase 1 Habitat Survey. This survey identifies a number of species possibly present within the site and establishes that the proposed development could potentially result in adverse impacts on the ecological resource within the site. The survey however does not conclude which species are present, if they will be harmed as a result of the development or propose any mitigation measures that might be necessary to safeguard species within the site. As such the survey is inconclusive and the Local Planning Authority cannot be satisfied that the proposed development would not have any adverse impact on protected species.



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