

Application Details	
Application Reference Number:	20/23/0019
Application Type:	Removal or Variation of Condition(s)
Earliest decision date:	02 June 2023
Expiry Date	29 June 2023
Extension of time	
Decision Level	Committee
Description:	Removal of Condition No. 05 (holiday occupancy) of application 20/05/0005 and variation of Condition No. 01 of 20/22/0027 (approved plans) at Plots 15 to 18 Mill Meadow, Parsonage Lane, Kingston St Mary
Site Address:	PLOTS 15 - 18 MILL MEADOW, PARSONAGE LANE, KINGSTON ST MARY, TAUNTON, TA2 8HL
Parish:	20
Conservation Area:	NA
Somerset Levels and Moors RAMSAR Catchment Area:	Within
AONB:	NA
Case Officer:	Briony Waterman
Agent:	CarneySweeny
Applicant:	MR C HEAYNS
Committee Date:	18/07/2023
Reason for reporting application to Committee	Representations contrary to Officer recommendation

1. Recommendation

1.1 That permission be APPROVED subject to conditions

2. Executive Summary of key reasons for recommendation

2.1 The proposal comprises two elements. It seeks to vary Condition no. 01 (approved plans) of 20/22/0027. The changes include the redesign of plot 15 to be the same as plot 14 and the remaining plots would have the balconies removed and remain as 1.5 storey units. The variation increases the floor area of the remaining plots. The alterations are not considered to have a significant impact upon the visual amenity of the area and are considered acceptable.

The proposal also seeks to remove condition no 05 (holiday occupancy) of application 20/05/0005, this condition states:

“The occupation of the holiday accommodation shall be restricted to bona fide holidaymakers for individual periods not exceeding 4 weeks in total in any period of 12 weeks. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times.

Reason: The accommodation provided is unsuitable for use as a permanent dwelling because of its size, and inadequate facilities on site and the Local Planning Authority wish to ensure the accommodation is available for tourism in accordance with Taunton Deane Local Plan Policy EC23”.

The site lies outside of the defined settlement limits where new residential development is not normally permitted and the proposal to remove the occupancy condition is considered contrary to policies SP1 and SB1 of the Site Allocations and Development Management Plan and policies CP1, SP4 and DM2 of the Taunton Deane Core Strategy.

Whilst the overall recommendation is for approval, the removal of the occupancy condition is not supported and a condition that reimposes a tourism occupancy condition is recommended.

3. Planning conditions and informatives

Conditions to be imposed will be carried over from the original permission and will be set out in full in the Committee Update Sheet.

3.2 Informatives (bullet point only)

3.2.1 Proactive Statement

3.3 Obligations

NA

4. Proposed development, site and surroundings

4.1 Details of proposal

The proposal seeks to vary Condition 01 (approved plans) at Plots 15 to 18. of 2planning permission ref 0/22/0027. The changes include the redesign of plot 15 to be the same as plot 14 and the remaining plots would have the balconies removed

and remain as 1.5 storey units. The variation increases the floor area of the remaining plots.

The proposal also seeks to removal of Condition No. 05 (holiday occupancy) of application 20/05/0005 which states:

“The occupation of the holiday accommodation shall be restricted to bona fide holidaymakers for individual periods not exceeding 4 weeks in total in any period of 12 weeks. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times.

Reason: The accommodation provided is unsuitable for use as a permanent dwelling because of its size, and inadequate facilities on site and the Local Planning Authority wish to ensure the accommodation is available for tourism in accordance with Taunton Deane Local Plan Policy EC23”.

Removal of the Condition 5 would allow unrestricted residential occupancy of units 15-18.

There is a separate application awaiting determination for the removal of the holiday occupancy condition on plots 19 and 20 which have been built out and currently used as holiday accommodation.

Mill Meadow is an existing eco-friendly complex of 20 no. holiday units, 9 of which remain unbuilt. Four of the unbuilt properties are the subject of this application.

4.2 Sites and surroundings

The proposed site is located within the Mill Meadow Eco-holiday lodges to the north of the site. The site is located to the south of Kingston St Mary, outside of the settlement limits. The site is accessed via an existing access from Parsonage Lane.

5. Planning (and enforcement) history

Reference	Description	Decision	Date
20/22/0027/NMA	Application for a non-material amendment to application 20/05/0005 to add a condition listing the approved plans to enable a future section 73 application to amend the design of the approved	Conditional approval	21/09/2022

	holiday lodges		
20/22/0014/LEW	Application for a lawful development certificate for an existing use of a building as a dwelling	Decision of approval	18/08/2022
20/22/0019/NMA	Application for a non-material amendment to application 20/05/0005 to add a condition listing the approved plans to change the building	Refusal	22/06/2022
20/10/0004	Erection of detached 3 bedroom dwelling for accommodation for warden/manager and dependants in connection with tourism business and carp fishery together with separate services and storage facilities	Conditional approval	08/01/2013
20/06/0039	Amendment to wording of condition 3 of permission 20/2006/026	Allowed at appeal	29/03/2007
20/06/0038	Amendment to wording of condition 6 of permission 20/2005/022	Allowed at appeal	29/03/2007
20/06/0037	Amendment to wording of condition 5 of permission 20/2005/05	Allowed at appeal	29/03/2007
20/06/0026	Conversion of building into two units for holiday lets and removal of conditions 5 and 6 of planning permission 20/2000/025	Conditional approval	02/11/2006
20/05/0022	Erection of 13 log cabins for holiday let	Conditional approval	06/12/2005
20/05/0012	Erection of 13 log cabins for holiday let	Conditional approval	16/09/2005
20/05/0005	Erection of 5no log cabins for tourism/education.	Conditional approval	26/04/2005

6. Environmental Impact Assessment

NA

7. Habitats Regulations Assessment

The earlier permission was for five holiday units, one of which has been built out and

occupied as a permanent residential dwelling. The permission is considered to be lawfully implemented and the four additional units could be built out at any time. This application therefore benefits from an existing 'fallback position' allowing the proposal to be screened out from requiring a HRA to demonstrate nutrient neutrality.

The site lies within the catchment area for the Somerset Moors and Levels Ramsar site. As competent authority it has been determined that a project level appropriate assessment under the Conservation of Habitats and Species Regulations 2017 is not required as the Council is satisfied that as the proposed development seeks removes the holiday condition it does not increase the number of units of accommodation on the site or amend drainage details and will not therefore increase nutrient loadings at the catchment's wastewater treatment works. The Council is satisfied that there will be no additional impact on the Ramsar site (either alone or in combination with other plans or projects) pursuant to Regulation 63 (1) of the Habitats Regulations.

8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 05 May 2023

8.2 Date of revised consultation (if applicable): NA

8.3 Press Date: NA

8.4 Site Notice Date: A site notice was posted to the applicant on the 5th May 2023, Whilst the LPA has not had confirmation that it was displayed by the applicant, it is considered that the statutory duty to advertise has been met as the application was advertised in the local paper and neighbour letters were sent out.

8.5 **Statutory Consultees** the following were consulted:

Consultee	Comment	Officer Comment
KINGSTON ST MARY PARISH COUNCIL	Support based on the following: <ul style="list-style-type: none"> • Meets the additional housing need as identified in the housing needs survey • Provision of additional 	See section 10.

	<p>residential accommodation is considered to be a social benefit, to meet the need for more affordable housing, complies with Paragraph 78 of the NPPF</p> <ul style="list-style-type: none"> • Mill Meadows is not located in open countryside, surrounded by existing properties • Serviced by a regular bus service to Taunton and within a safe walking route (via the Spinney and Church path) to the village • Policy DM2-6 allows for affordable housing • Mill Meadows plots 15-18 already have planning permission and the Parish council would rather they were full time than holiday homes • In line with Cornwall and Devon who have taken action to reduce the number of holiday homes • Draft on the neighbourhood plan states "modest development will be welcome" 	
<p>SCC - TRANSPORT DEVELOPMENT GROUP</p>	<p>Standing advice, the LPA should also take into consideration the following</p>	

	points: <ul style="list-style-type: none"> Residential parking standards vehicular and cycles EV charging points 	
WESSEX WATER	No comments received	

8.6 **Internal Consultees** the following were consulted:

Consultee	Comment	Officer comment
Economic Development	No comments received	

8.7 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

14 letters have been received making the following comments (summarised):

Support	Officer comment
High quality development which enhances the village	Noted
Evident shortage of smaller houses, affecting those who wish to downsize	Noted
Exactly the type of infill development that is required.	Noted
Commitment to eco-friendly and sustainable development should be an essential factor in all new housing	Noted
Respect the natural beauty of the village	Noted
Great development for the village and for those who want to stay in the village but are priced out.	Noted
Lack of 2/3 bedroom properties that this application would help to redress	Noted
Increase in Airbnb accommodation reducing demand for purpose built	Noted
Better to have unrestricted residential planning permission that would satisfy a local demand and provide council tax	Noted
Location is within the boundaries of a revised	Noted, however the

Kingston St Mary Neighbourhood Plan	Neighbourhood plan has yet to be formally adopted.
Location is not within the open countryside	See para 10.1.1
Village has a pre-school, primary school, public house, village hall and church.	Noted
Demand outstrips supply	Noted
A solution without needing to build on additional green belt land.	Noted
Providing homes for more local people	The application is for open market housing, which may not necessarily mean "local people"

Cllr Darch:

- Although outside the settlement boundary, there is a strong demand for smaller houses in Kingston, as evidenced in the 2016 Housing Needs Survey, and the current draft Neighbourhood Plan.
- Although the homes may not be considered as "affordable" as social housing the smaller dwellings are more affordable than many of the large homes
- Mill Meadow eco lodge development is an exemplar of sustainability in response to the climate emergency
- Existing lodges are highly energy efficient,
- Lake and surrounding area are managed to encourage biodiversity of flora and fauna
- EVCP charging points
- Opportunity to extend "green ethos" of the holiday site to a wider resident community through this application.

9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Section 73 of the 1990 Act provides for applications for planning permission to develop land without complying with previously imposed planning conditions. The local planning authority can grant permission unconditionally or subject to different conditions, or they can refuse the application if they decide the original condition(s) should be kept. The planning permission granted will be a new planning permission. The application must be considered against the current development plan and material considerations and the conditions attached to the existing permission.

As a result of local government reorganisation Somerset Council was established from the 1 April 2023. The Structural Change Order agreeing the reorganisation of local government requires the Council to prepare a local plan within 5 years of the 1 April 2023 and the Council will be bringing forward a Local Development Scheme to agree the timetable for the preparation of the local plan and scope in due course.

Relevant policies of the development plan in the assessment of this application are listed below:

DM1 - General requirements,
DM2 - Development in the countryside,
SP1 - Sustainable development locations,
SD1 - Presumption in favour of sustainable development,
A5 - Accessibility of development,
CP1 - Climate change,
SP4 - Realising the vision for rural areas,
SB1 - Settlement Boundaries,
CP8 - Environment,

Supplementary Planning Documents

District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022).

Neighbourhood plans:

A Kingston St Mary Neighbourhood Plan is, at the time of writing, out for consultation under Regulation 14, which is consultation with the community, and at this stage can carry only little weight as a material consideration.

9.1 National Planning Policy Framework

Paragraph 80 of the NPPF states that planning decisions should avoid the development of isolated homes in the countryside unless:

- (a) There is an essential need for a rural worker,
- (b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development,
- (c) The development would re-use redundant or disused buildings and enhance the immediate setting,
- (d) The development would involve the subdivision of an existing residential building; or
- (e) The design is of exceptional quality in that it:
 - Is truly outstanding, reflecting the highest standards in architecture and would help to raise the standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

The proposal to remove the tourist condition and to allow open market residential occupancy is considered contrary to the above paragraph and the general sustainability principles of the NPPF.

10. Material Planning Considerations

The main planning issues relevant in the assessment of the two elements of this application are as follows:

Amendment to Condition 01 (approved plans)

10.1 Principle

The proposed alterations to the previously approved plans, due to their scale and design are considered to be acceptable and would not conflict with policies in the development plans.

10.2 Visual impact

The proposed alterations to the external design and footprint are not considered to have a detrimental effect on the visual amenities of the area and are considered acceptable.

10.3 Residential impact

The proposed changes to the design, including the removal of balconies, and the change to the building footprint would not increase overlooking or loss of light that would be detrimental to the occupants of nearby properties. The proposed changes to the previously design are therefore considered acceptable.

Removal of Condition No. 05 (holiday occupancy) of application 20/05/0005

10.4 History

Application 20/02/005 approved 5 log cabins, now known as plots 14.15.16,17 and 18 Mill Meadow. Only Plot 14 has been constructed. Plot 14 is occupied as a single storey dwelling. The design differed from the approved design. This variation and the residential occupancy has been regularised through the approval of Certificate of Lawfulness. The permission for the remaining cabins is safeguarded by the commencement on the site. Condition 5 of the original permission stated:

“The occupation of the holiday accommodation shall be restricted to bona fide holidaymakers for individual periods not exceeding 4 weeks in total in any period of 12 weeks. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all times.

Reason: The accommodation provided is unsuitable for use as a permanent dwelling because of its limited size, and inadequate facilities on site and the Local Planning Authority wish to ensure the accommodation is available for tourism in accordance with Taunton Deane Local Plan Policy EC23.”

Application 20/06/0037 sought permission to alter the wording of condition no5 to:

“The chalets shall be occupied for holiday purposes only. The chalets shall not be occupied as a person’s sole or main residence. The site operator or owner shall maintain as up to date register of the names of all owners/occupier of individual chalets on the site and of their main home addresses and shall make this information available at all reasonable times to the local planning authority. For the purposes of this condition, holiday purposes shall mean that each chalet shall be available for rent by various groups or individuals (other than and in addition to the owner) for leisure and recreational purposes”.

Permission was refused by the Local Planning Authority for the following reason:

“The proposed amended wording would make it difficult to enforce against the accommodation being occupied on a long term/permanent basis rather than as short term holiday accommodation, which would be contrary to open countryside policies and sustainable development objectives and would reduce the economic benefits of the accommodation, which justifies its presence in this open countryside location in accordance with Taunton Deane Local Plan Policies S7 and EC24.”

This refusal was appealed. In March 2008, the Inspector allowed the appeal and imposed the following condition:

“The chalets shall be occupied for tourism purposes only and shall not be occupied as a person’s sole or main residence. The site operator and owners shall maintain an up-to-date register of the names of all owners/occupiers, including their guests, of individual chalets on the site and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.”

20/06/0037 is now a freestanding planning permission which sits in parallel with the original permission 20/02/005. The current application now seeks to remove the occupancy condition to allow unfettered residential occupancy.

10.5 The principle of development

The application lies outside the defined settlement limits and is therefore considered to be within the open countryside as identified by Policy SP1 of the Site Allocations and Development Management Plan (SADMP). As such policies CP1, CP8, SP4 and DM2 of the Taunton Deane Core Strategy are considered relevant.

Core Strategy Policy SP1 establishes the desire to provide sustainable development, which focuses development in the most sustainable and accessible locations. This policy states that outside of the settlement boundaries, development will be treated as within the open countryside and therefore Policy DM2 shall be applied. This identifies the type of development considered as acceptable for which open market housing is not supported other than in very specific circumstances. The 5 units were granted permission in the first instance due to their use as holiday lets, which was confirmed at the appeal in 2006 which retained the holiday use. The location of this proposal is not identified within SP1 as a major or minor rural centre. It is one of the villages listed that retain settlement boundaries and have no further allocations made through the SADMP but does allow for small scale proposals within the settlement limits. The proposed development is therefore considered contrary to Policy SP1, outside of a defined settlement boundary for Kingston St Mary and not within a

sustainable location.

Policy SP1 re-enforces the need to shape *"patterns of development to reduce the need to travel, reducing pollution and CO2 emissions"*. By having defined settlement boundaries, the Local Planning Authority is seeking to apply strict control over sustainability. It is noted that there is a footpath from the site to the centre of the village, however it is likely that the occupiers of the proposed development would be reliant on the private car rather than walking along an unlit footpath, for things other than basic day to day needs.

Policy DM2 is positively worded and sets out what type of development will be supported in the open countryside of which open market residential is not one. In the case of residential dwellings, the policy is specifically related to replacement dwellings, dwellings linked to agriculture and forestry employment and affordable housing where it can be demonstrated that this cannot be accommodated within the nearest Rural Centre. The proposed development is for none of these. Whilst DM2 does not specify what types of development should be resisted, comments received from the Council's Policy Officer have stated that this *"should logically be read into the policy, and it does not mean that other development would thereby be considered acceptable"*.

Within the justification for Policy DM2 it states that *"Tourism is a key element of the local economy, providing around 1500 jobs and generating an estimated £129 million in 2007. The Somerset Delivery Plan recognises the need for sustainability so as not to undermine the local environmental quality."* The use of these units as dwellings would result in a loss of tourist income for the site and a reduction in the tourist spend in the area. No justification has been submitted to show that there is no longer a need for holiday lets in the area.

Policy CP1 requires that *"development proposals should result in a sustainable environment and will be required to demonstrate that the issues of climate change has been addressed by:*

a: Reducing the need to travel through locational decisions and where appropriate, providing a mix of uses: and/or

h: impact on the local community, economy, nature conservation or historical interests does not outweigh the economic and wider environmental benefits of the proposal."

The developments "eco" credentials are noted, as is the care taken to promote biodiversity and sustainable practices such as electric charging points. However, given the location of the proposal, approximately 2.6 miles from the nearest railway

station in Taunton, along an unlit road with no cycle path and an irregular bus route, with no safe lit pedestrian route to the village, occupiers of the dwellings would have to travel for everyday activities such as work, school, shops etc. The limited local services, facilities and amenities would increase both the use and reliance on the private car which is contrary to policy.

Policy A5 relates to accessibility, the policy states that residential development should be within walking distance of, or should have access by public transport to, a wide range of services and facilities. The proposed dwellings would be outside the settlement boundary, although not isolated from other dwellings, there is no safe walking route to facilities and an irregular bus service. The proposal is therefore considered contrary to both policies CP1 and A5.

Policy CP8 states that *"Development outside of settlement boundaries will be permitted in a limited number of circumstances and are subject to a number of criteria including "be appropriate in terms of scale, siting and design: and protect, conserve or enhance the landscape and town scape character whilst maintaining green wedges and open breaks between settlements. and provide for any necessary mitigation measures"*. The removal of the Condition no. 5 relating to holiday occupancy on four of the units would not significantly change the appearance of the buildings and is considered to comply with policy CP8 of the Taunton Deane Core Strategy.

Policy SP4 states that *"Growth in the rest of the borough will be limited, respecting and reflecting the rural character and sustainability considerations"*. The policy goes on to state that *"it is vital that any development respects the integrity of the countryside"*. The proposed removal of Condition no. 5 to allow for residential occupancy would be in conflict with Policy SP4 in that it is outside settlement limits which would not respect the rural character or sustainability considerations and would be detrimental to the visual amenity of the area.

Given the above it is considered that the proposal would be in conflict with policies SP1, SB1, SP4, CP1, DM2 and A5 and is unacceptable in terms of policy, given the location of the proposals.

10.6 SHLAA and Five Year Housing Land Supply:

The latest housing land supply position is published in the [2023 SHLAA for Somerset West Area](#) (formerly Somerset West and Taunton). For the former Taunton Deane LPA the Housing Land Supply is 5.16. Therefore, the 'tiled balance' in Paragraph 11(d) of the NPPF is not applicable.

10.7 Kingston St Mary Neighbourhood Plan

A number of responses mention the emerging Kingston St Mary Neighbourhood Development Plan for the Parish of Kingston St Mary. This plan is currently in the public consultation stage on the draft Neighbourhood Plan (Regulation 14) which closes on the 14th July 2023. At this stage of the Neighbourhood Plan process, the plan sets out the intentions of the Parish but as the plan may change following the consultation and its evidence base has not yet been submitted to the LPA or subject to independent examination, the draft Neighbourhood Plan can carry only little weight in the determination of planning applications.

The emerging Kingston St Mary Neighbourhood Plan (KSMNP) proposes a change to the settlement limit and have produced a supporting document. However, the Regulation 14 Neighbourhood Plan makes clear that this is unlikely to be adopted until the new unitary authority has a new Local Plan, as stated on page 67 of the KSMNP:

“Alterations to Settlement Boundary It is also worth noting that submissions have been made by the Parish Council in respect of the Settlement boundary. In relation to the settlement boundary the Parish Council requested in 2021 for Kingston St Mary village’s settlement boundary to be extended (see the Settlement Boundary report in Supporting Guidance). However, this change, if accepted, is unlikely to be adopted until the new Unitary authority creates a new Local Plan”

10.8 Highways

There is an extant permission to build out the four units as holiday lets and it is considered that the proposal would increase the number of vehicle movements including those from deliveries. However, there is an existing access with good visibility splays and space for vehicles to pass off the highway. It is considered that the proposal would not result in an unacceptable rise in vehicle movements.

10.9 Visual impact

It is considered that the removal of the holiday occupancy condition could increase the domestic paraphernalia associated with full time, permanent residential occupancy. This could have a detrimental impact on the impact rural character of the area.

10.10 Residential impact

It is considered that the proposed development would not have a significant impact upon the residential amenity of the surrounding properties due to its location outside of the village. The four residential units would be located in an area removed from the holiday units at the far end of the site grouped around a roundabout. It is considered that due to this separation that there would not be a significant impact upon the residential amenity of the future occupiers.

10.11 Additional comments

Many of the comments received state that the removal of the occupancy condition would allow local people to be able to afford houses, including the response from the Parish Council regarding the development being for "affordable homes". It should be noted that if the holiday condition is removed, these units will become open market dwellings, with no guarantees that they will fill the local housing need. It is noted that infill development may be required and indeed encouraged within the settlement boundaries of Kingston St Mary. However, as noted above, the site is outside of the settlement limits.

The Planning Statement submitted as part of the application mentions the housing needs survey, The Kingston St Mary Housing Needs Survey published in 2021 showed that 58% of respondents wanted more affordable housing for people with a local connection, and 54% of respondents wanted more homes to downsize to. dwellings however as already stated this proposal is not for affordable housing but for open market dwellings with no guarantees that the proposal would be ring-fenced for those in the village. Nor does the application as it is currently submitted comply with the NPPF definition of affordable housing.

11 Local Finance Considerations

11.1 Community Infrastructure Levy

Creation of dwellings is CIL liable.

This is a S73 application that increases the floor area of the previously approved dwellings.

The previous pre-CIL application 20/05/0005 approved 352.5sqm for these dwellings.

This application proposes approx. 538sqm for these dwellings.

Therefore the additional floor area of 185.5sqm proposed by this application is CIL liable.

The application is for residential development outside the settlement limits of Taunton and Wellington where the Community Infrastructure Levy (CIL) is £125 per square metre. Based on current rates, the CIL receipt for this development is approximately £23,250.00. With index linking this increases to approximately £35,000.00.

12 Planning balance and conclusion

12.2 For the reasons set out above, having regard to all the matters raised, it is considered the variation to the previously approved plans is acceptable. However, as set out above it is considered the removal of the occupancy condition is contrary to policies contained within the development plans and therefore whilst permission for the variation of the plans (design) is recommended for approval, that an occupancy condition to limit the units to tourism use be imposed

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Conditions

To be set out in full the Update Sheet

Notes to applicant.

1. In accordance with paragraph 38 of the National Planning Policy Framework 2021 the Council has worked in a positive and creative way with the applicant and entered into pre-application discussions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.