

6. FULL APPLICATION – MAJOR DEVELOPMENT - CHANGE OF USE OF LAND AND CONSTRUCTION OF BUILDING FOR USE AS BUILDERS AND PLUMBERS MERCHANTS, ALTERATIONS TO VEHICULAR ACCESS, PROVISION OF CAR PARKING FACILITIES, EXTERNAL STORAGE OF BUILDING STOCKS AND RELATED ANCILLARY ITEMS, FENCING AND LANDSCAPING OF SITE, LAND ADJACENT TO TIDESWELL INDUSTRIAL PARK, WHITECROSS ROAD, TIDESWELL. (NP/DDD/0715/0661, P.2303+5591, 415604/376075, 3/8/2015/JK)

APPLICANT: MARKOVITZ LTD

Site and Surroundings

The application site is a rectangular field situated on the eastern edge of Tideswell, immediately adjacent to the Tideswell Industrial Park on the north side of Whitecross Road. The site is set 90m back from the road behind existing industrial buildings and is a rectangular field of sloping overgrown grassland approximately 45m wide by 95m long which contains a traditional barn with blockwork lean-to in the south-west corner. The site slopes up to the west and to the north-west from a low point at the south-east corner where the access track from the road enters the field. Access to the site is via an existing agricultural track running down the eastern side of the existing industrial park from Whitecross Road. Whitecross Road is the main road out of Tideswell and joins the A623 at the 'Anchor Inn Crossroads' some 405m to the north-east of the site.

Agricultural grazing land abuts the site to the east and north. Bank Farm, comprising a group of working agricultural sheds lies in the field immediately to the east of the site. In addition there are three dilapidated agricultural buildings next to the access track, a traditional stone barn and two derelict single storey outbuildings.

Until recently the application site benefited from planning permission for the erection of 8 Industrial Units along with 40 car parking spaces and associated landscaping. That permission expired at the beginning of October this year and was for a total floor space of 2,281m².

Proposal

The application seeks full planning permission for 'Major Development' comprising the change of use of the land from agricultural grazing land together with the construction of a new building and external storage yard for use as a builders and plumbers merchant supply depot (a sui-generis use).

The proposal includes the demolition of the former agricultural buildings situated in the south-western corner of the field together with those abutting the access track.

Plans also show the provision of car parking facilities, external storage of building stocks and related ancillary items, the erection of perimeter security fencing and landscaping in the form of a belt of tree/hedge planting inside the northern and eastern boundary walls of the site.

Plans show the site would be excavated to set the building into the sloping ground at the south-western corner of the site by up to 4m which will necessitate a gabion retaining wall topped with earth along the SW boundary. The building would be of typical industrial shed construction in blockwork walls, the upper sections of which would be clad with dark blue profile sheets, as would the roof. The footprint would be 57.1m long by 37m wide (2,112.7m²) with an eaves height of 5.5m and a ridge height of 7.45m (from the finished floor level) at the northern end of the building but 9.85m at the south eastern corner. The submitted plans showed a 6 degree roof slope although amended drawings demonstrate a 12 degree slope which would raise the ridge by 2m to 9.45m at the northern end and 11.85m at the SE corner. The pitch is discussed further below in the main body of the report.

The access track would be altered from the current grass/hardcore and widened to form a tarmac surfaced road having a 500mm grass verge, a 1m footway, a 7m roadway and a 500mm grass verge. This would require the demolition of the traditional barn and the two smaller dilapidated single storey farm buildings which abut the current track. The existing drystone boundary wall would then be rebuilt further east to accommodate the widened service road. The entrance onto the main road would be provided with improved visibility splays which will require the setting back of a section of the boundary wall to the west of the access and the extension of the existing pavement from the village around the splay to link up with the new footway into the site.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions or modifications.

- 1. Statutory three year time limit for implementation.**
- 2. Development to be carried out in accordance with specified amended plans with the 12 degree roof pitch option.**
- 3. Prior submission of full landscaping details with full implementation and maintenance thereafter of the submitted landscaping scheme with all the hard landscaping completed before the building is brought into use and all tree planting completed by the end of the first available planting season following the substantial completion of the building.**
- 4. Excess excavated spoil to be disposed of via a licensed waste operator.**
- 5. The use of the site to be restricted to a building and plumbing supply merchants only with retail sales to visiting members of the public remaining ancillary to the primary use as a wholesale building and plumbing supply depot.**
- 6. The concrete block work walling to be rendered and finished with a dry dashed finish in limestone chippings before being brought into use.**
- 7. The pedestrian doors, roller shutter doors and all cladding to the roof and walls shall be pre-coloured dark blue with a matt finish to BS Ref 18B29.**
- 8. Prior submission for written approval of the details and finish of the proposed security fencing.**
- 9. No flood or other lighting of the site other than in accordance with a detailed scheme submitted for prior written approval by the Authority.**
- 10. Prior submission of a scheme of environmental management of the building.**
- 11. Highway conditions and footnotes covering provision of visibility splays, extension of footway, prior parking provision, construction parking plan, setting back of gates from highway and work permits within the highway.**
- 12. Carry out the ecological mitigation (provision of nest boxes)**

13. **Footnotes regarding possible contact with bats or nesting birds on site during construction/demolition works**
14. **Submission of the details of the means of sustainable drainage system for surface water disposal.**

Key Issues

- Whether having regard to local and national policy, the material considerations in this case would amount to the exceptional circumstances necessary to justify major development in the Peak District National Park.
- The landscape impact of the proposed development.
- Other material considerations include access issues, the amenity of any neighbouring houses together with any potential impact upon biodiversity.

Planning History

1999 - Outline planning permission granted for the erection of 8 Industrial Units on the southern half of the current application site.

2002 – Renewal of the 1999 consent for the industrial units.

2005 – Approval of the Reserved Matters for the erection of the 8 Industrial Units.

2009 – Approval of Planning permission for the erection of 8 industrial units (New application as the previous 2005 permission had lapsed)

2012 – Approval for the erection of 8 Industrial Units (2,281m² total floor space) with 40 car parking spaces, access and landscaping (renewal of the permission granted in 2009 for a further 3 years). The proposed building layout was broadly a courtyard arrangement occupying the southern half of the current application site.

2015 – Pre-application advice given to the applicants supporting the principle of relocating their existing building and plumbers merchants from Richard Lane in Tideswell up to this site, followed by the redevelopment of the Richard Lane site for housing.

Consultation Responses

Highway Authority - No objections subject to conditions – Notes that as an alternative location for the premises within Tideswell, the site represents an opportunity to reduce the numbers of associated HGV's travelling through the village centre. The proposed access is demonstrating significant improvements to the exit visibility splays, although these are a little excessive and can be reduced. The existing footway (currently terminating at Meverill Road) should be extended to provide pedestrian access into the site. The works to improve the access will also have the benefit of improving access for the neighbouring farm. Recommended Conditions covering the following;

1. Submission and agreement over space provided within the site for the accommodation of all construction activities and materials
2. New access and visibility splays provided before any other operations and in accordance with revised application drawings
3. No gates within 10m of the highway boundary.
4. Footway link to be provided between the site access and Meverill Road.

5. The premises not to be taken into use until parking and manoeuvring space for staff, customers, deliveries, service vehicles has been provided.

And advisory notes covering prior Highway Authority approval for working within the highway and keeping it clean during construction works.

District Council – No response to date.

Parish Council - The Council supported the application and all voted in favour.

PDNPA Ecology service - No objections subject to conditions covering the provision of suitable nest boxes to compensate for the loss of the barn nesting areas, demolition works to be timed to avoid the main bird nesting season. Advised landscape scheme should use native plant species of local provenance with provision made to include hedgerow and scrub planting to provide cover, food and nesting opportunity for bird species. Advisory footnotes are also suggested regarding taking a precautionary approach during demolition works in case bats or nesting birds are present along with appropriate action to take should any bats or nesting birds be found.

Natural England – No objections – Detailed comments as follows:

- **Designated sites**
Notes the application site is within 2km of the Peak Dales SAC. However based on the information provided, Natural England advises the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment
- **Landscape**
Natural England does not wish to comment on this development proposal in regards to landscape.
- **Protected species**
Natural England has not assessed this application and associated documents for impacts on protected species and refers the Authority to Standing Advice on protected species.

Representations

No third party representations received at the time this report was drafted

Main Policies

National Planning Policy Framework

Paragraph 17 of the NPPF sets out core planning principles including supporting sustainable economic development and high standards of design taking into account the roles and character of different areas, recognising the intrinsic character and beauty within the countryside and supporting thriving rural communities.

Paragraph 28 in the NPPF says that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It goes on to state that to promote a strong rural economy planning policies should support the sustainable growth and expansion of all types of business and enterprise in rural areas through well designed new buildings.

Paragraph 115 in the NPPF states that great weight should be given to conserving landscape and scenic beauty in National Parks along with the conservation of wildlife and cultural heritage.

The application, being for a large industrial building within the National Park and with a floor space of 2,112.7m² therefore constitutes “major” development in a ‘designated area’ – the National Park, as defined within the NPPF.

In relation to such major development, Paragraph 116 of the NPPF states that;

“Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”*

Development Plan

Relevant Core Strategy policies: GSP1, 2, 3, 4, DS1, L1, CC1, E1,

Relevant Local Plan policies: LC3, LC4, LE5, LE6, LT7, LT9, LT10.

Relevant policies in the Development Plan are consistent with national planning policies in the NPPF because they promote sustainable business development to support a prosperous rural economy in the Peak District (including proposals for new buildings) where it is consistent with the conservation and enhancement of the National Park’s scenic beauty, cultural heritage and wildlife interests.

Policy GSP1 relates back to the Park’s statutory purposes and states that applications for major development within the National Park will only be permitted following rigorous consideration of the criteria in national policy. Where a proposal for major development can demonstrate a significant net benefit, every effort to mitigate potential localised harm and compensate for any residual harm would be expected to be secured. Policy GSP2 builds upon this by stating that opportunities should be taken to enhance the valued characteristics of the National Park and, (in part D) specific opportunities should be taken to remove undesirable features or buildings. This is expanded in policy L1 which relates directly to enhancement of landscape character, and policy L3 relating to the conservation and enhancement of features of archaeological, architectural, artistic or historic significance.

Policy GSP3 refers to development management principles. Relevant criteria listed in this policy relate to appropriate scale of development in relation to the character and appearance of the National Park, impact on access and traffic, and impact on living conditions of communities.

Policy GSP4 recommends the use of conditions and legal agreements to ensure that benefits and enhancement are achieved.

In particular Core Strategy Policy E1: Business development in towns and villages allows for new business development to be permitted within or on the edge of a named settlement, like Tideswell, provided the proposal is of a scale that is consistent with the needs of the local population. It states further that, wherever possible, proposals must re-use existing traditional buildings of historic or vernacular merit or previously developed sites, and take up opportunities for enhancement. Where this is not possible, new buildings may be permitted.

Saved Local Plan Policy LE6 sets out the detailed design, layout and neighbourliness criteria all employment developments must meet to be accepted.

L1 says that all development must conserve and where possible enhance the landscape character of the National Park, as identified by the Authority's Landscape Strategy and Action Plan. GSP3 and LC4 require all development to be of a high standard of design which conserves and enhances the character, appearance and amenity of the site (or buildings) its setting and that of neighboring properties.

LT18 states that safe access is a pre-requisite for any development within the National Park.

Assessment

Introduction/background

The supporting statement explains that *"the applicant is an established builders and plumbers merchant employing around 200 people across several sites in the north Derbyshire/Staffordshire area and wider region. The company's existing depot off Richard Lane in Tideswell is also the 'head office' location for the firm. This current application proposal is part of an ongoing programme of works to improve and expand the business and will see the existing operations at Richard Lane, Tideswell, and the workforce of around 25 employees, relocated to the new site on Whitecross Road."*

The agent explains that *"the new site brings the opportunity to expand the workforce on what will be a more suitable site for this important local firm. The further intention is that the Richard Lane site will be redeveloped for housing, this being a pre-requisite to the relocation of the business. The Richard Lane redevelopment will require the submission of a separate future planning application and is not part of the current submission."*

The main issues in the determination of this application are firstly whether, having regard to local and national policy; the material considerations in this case would amount to the exceptional circumstances necessary to justify major development in the Peak District National Park. The second main issue is whether the scale of development can be satisfactorily accommodated within the landscape. Other material considerations include the suitability of the access and the impacts upon ecology.

Principle of Development

The application site lies immediately adjacent the edge of the existing Tideswell Industrial Estate in the open countryside and outside the 'Natural Zone'. It comprises a block of rough grazing land which until very recently benefitted from planning permission for its change of use for industrial purposes with the erection of 2,281m² of new industrial buildings. This was slightly more floor space than the current application building at 2,112m² and which comprised 'Major Development' in itself as the floor space exceeds the 1000m² threshold.

Core Strategy policy DS1 and Economic policy E1 allows, in principle, business development to be permitted within or on the edge of a named settlement like Tideswell provided the proposal is of a scale that is consistent with the needs of the local population. Saved local plan policy LE6

sets out the detailed layout, neighbourliness and design criteria proposals must meet to be acceptable. Policy L1 requires all development to conserve and where possible enhance the landscape.

The application site lies on the edge of Tideswell and adjacent an established Industrial Park. Furthermore it has benefitted for some 16 years from planning permission for the erection of 8 further industrial units as a logical extension to the estate. Although those units were never built and the consent recently lapsed, nevertheless it has established the principle further industrial development on this site. The redevelopment of the site now for this local business is therefore considered to be accepted in principle by the Core Strategy subject to compliance with other national and local policy considerations.

As the development comprises 'Major Development' in a protected landscape, the acceptability of the principle must also include consideration of the tests set out in Paragraph 116 of the National Planning Policy Framework. Core Strategy Policy GSP1E echoes the NPPF in stating major development should not take place in the park other than in exceptional circumstances and will only be permitted following rigorous consideration of the national policy criteria.

The paragraphs below assess the proposal against those tests in terms of the need, the opportunity and potential costs of developing outside the park along with consideration of the developments impact upon the landscape as well as the effectiveness of the mitigation proposed to minimise those impacts.

NPPF Criteria 1 - Need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

The justification for this 'major development' comes from the applicant company's need to improve and expand its Tideswell operating site which employs 25 people and is also the Head Office base for the whole business which employs some 200. The proposal would see its 25 employees at the Richard Lane site relocated to the application site and according to the agent will bring the opportunity to expand the workforce on what will be a more suitable operating site for the firm.

The Richard Lane site is not ideally located for a business of this type as it involves significant traffic movements and deliveries using lorries which have to negotiate a difficult access and share narrow approach roads with local residential traffic. Furthermore being sited at the southern end of the village all traffic going north to the main highway network (A623) has to pass through the village to the further detriment of local amenity. Whilst the firm enjoys a good relationship with the local residents it is acutely aware of these impacts so although the primary driver of the change is a business need to expand and improve the operational sites the company recognises that relocation will bring significant improvement and enhancements to the local environment. Redevelopment of the Richard Lane site will require a separate application to the Authority which will come before this committee at a future time, so is not part of the current submission. It should be noted however that the viability of the proposals are inextricably linked and the redevelopment of the Richard Lane site will be a pre-requisite to the relocation of the business. The current application however stands on its own merits and can be determined separately.

The business is an established local firm and is one of the largest employers in the village and immediate area. It is a major supplier of materials to a significant proportion of local building construction businesses as well as the general public and is therefore a key component supporting the wider local rural economy. In order to remain competitive the business has identified the need to expand and improve its Tideswell base with the application site providing an ideal location for operational effectiveness as well as to maintain 25 local jobs with opportunities for more. Approval of the proposal would therefore result in a net public benefit to the local economy and meet the first requirement of the NPPF.

NPPF Criteria 2 – The cost of, and scope for, developing elsewhere outside the Park, or meeting the need for it in some other way.

Whilst no information has been submitted on the likely costs or implications of developing elsewhere in terms of jobs, future investment and the sustainability of the business, clearly for a business based on local delivery of materials to a defined local area, the impacts of such relocation would be unfavourable. It would likely bring additional delivery costs and require additional commuting by employees, which would not be sustainable or in the interests of promoting or supporting a prosperous rural economy as required by national policy.

In any case the company already has a network of other sites outside the park meeting those wider area delivery needs. In contrast, the application site is in a sustainable location on the edge of the settlement and next to the existing industrial estate with good transport links to the main and local road networks. It is therefore ideally located in terms of meeting both National and Local Planning policy aims as well as the operational requirements of the applicant. Furthermore it is available now and has effectively been reserved by previous planning decisions for such a purpose. There is consequently considered to be no scope to relocate the proposal outside the park in this case, without adversely affecting the business or the local employment market.

For the above reasons, officers consider that the principle of this major development to be acceptable on this site within the Park provided it can be accommodated without harm to the local landscape. In this regard the NPPF Criteria 3 “Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated” is considered in the following paragraphs

Design, layout and Landscape considerations

Design

The proposed building is a typical industrial shed having a rectangular plan form under a single span shallow roof. Officers originally asked for the roof to be split into two ridges with steeper pitches, however the single span is required to meet the operational needs of the applicants business and cannot be changed.

The submitted low 6 degree roof pitch was suggested by the applicant to keep the overall building height low in relation to existing nearby buildings. At 6 degrees the ridge would be 1.7m higher than the building immediately to the south but 4.4m below the building on the higher ground to the SW. Officers remained concerned about the form of the low pitched building and now amended plans have been submitted which demonstrate that a 12 degree pitch would give an improved form for the building and relationship to the pitch of existing buildings nearby. This can be conditioned accordingly and would of course raise the overall height of the building. However the ridge would still be 2.4m lower than the building to the west but would be some 3.75m higher than the one to the SW. Given the main views of the new building would be against a backdrop of existing buildings and trees the increased height is considered acceptable to achieve the improved form.

Materials would be a mixture of blockwork lower walling with pre-coloured profile metal sheet used for the upper walls and the roof. Planning conditions could ensure that the colour of the sheeting matches the dark blue of adjacent industrial buildings and also secure the rendering and dashed limestone chipping finish required to mitigate the unacceptably light colour of bare blockwork. Roller shutter doors and pedestrian doors should be coloured to match the cladding and can also be secured by condition. The main access doors lie to the north gable facing the yard with a full eaves height glazed screen at the NE corner lighting an internal sales area. Overall this functional design, choice of materials and colour is considered to represent an appropriate solution having regard to the setting adjacent existing industrial buildings.

Layout of the Site

The access road enters the main site from the SE corner with the building located in the SW quadrant of the site backing onto the boundary with the existing industrial estate. Parking for customers and employees will be in front of the building leaving access clear to the upper half of the site which would form the external storage area for bulk materials. HGV access in a loop is maintained around storage areas/racking units to enable easy access and egress for vehicles.

The application field currently slopes from the low point by the access both up to the NW and to the SW. Consequently plans show site levels will be adjusted with the greatest excavation being in the SW corner to enable the building to be set down into the site ensuring it matches the height of the adjacent shed. Without such inseting the building would be overly tall. At the rear of the building and along the western boundary the excavated land will be retained by gabion baskets topped with seeded soil which in this screened location are a suitable means of retaining the ground provided they filled with limestone to resemble drystone walling.

Plans show the yard areas hard surfaced in macadam with the maximum height of stored materials in each area limited according to the location and relationship to the ground levels outside the site. The maximum storage height is shown on the amended plans to be 4m on the lower area next to the building and backing onto the site boundary, 3m in the NW corner and 2m in the more open central and NE areas. These storage heights reflect the relative ground levels and are considered appropriate subject to a condition limiting the heights to those areas shown on the amended plans. In this way the visual impact of external storage would be limited and seen against the background of existing buildings and tree planting. Further screen planting is proposed as a 2m wide belt of trees along the northern and eastern boundaries which would help to mitigate the visual impact to an acceptable degree and which would also grow to foil the proposed 2.4m high green palisade fence around the perimeter which is essential for the security of the site.

Landscaping

The new building and external storage yard will be clearly visible and somewhat prominent from certain viewpoints on the approach to the village from the A623 until the boundary planting has matured. Closer views will, however, be foiled in part by the existing farm buildings at Bank Farm. In any case, where it is visible and in particular from the longer views off the A623, the development will be seen against the background of the existing industrial estate and mature planting outside the site along the SW boundary which lies above the site levels.

The siting and proposed levels, together with the proposed 2m wide belt of tree planting inside the whole of the eastern and northern boundaries will ensure that where visible, the development will not be intrusive and instead appear appropriate in this setting and with the walling and landscaping helping to integrate this development and provide a strong edge to the settlement. Subject to appropriate conditions covering the submission of detailed landscape works for final approval the impact of the development on its immediate and wider landscape setting is considered acceptable.

Highway and Access considerations

The current unsurfaced agricultural access track is too narrow for the proposed business use. Plans therefore show the boundary wall to the east moved back to give the required access width between the road and the site enable the provision of a suitable tarmac roadway and footpath into the site. Although this work requires the removal of three dilapidated farm buildings these are of no merit and in very poor condition and consequently it is considered that their removal is acceptable.

In terms of highway safety, the amended plans demonstrate that the desired visibility sight lines required by the Highway Authority can be achieved along with the extended footway linking the site to the public pavement leading down into the village. The visibility splays will require the

adjacent boundary walls and a short section of hedgerow to be relocated back behind the splays. These works are modest, not considered to detrimentally affect the street-scene and can be secured through the use of an appropriate planning condition, as previously applied to the former lapsed consent. On this basis there are no highway objections.

Protected Species Issues

An updated protected species survey of the three buildings adjacent the access track was undertaken in June 2015, with no species being found (as in 2009 and 2012 surveys). Although no species were found the survey highlighted that one building has potential for use by bats and the site has the potential to become a wildlife habitat, particularly for birds. An updated survey of the building in the corner of the main site was not undertaken given the extant consent at the time of submission and the fact that the 2012 survey found no evidence of use as had been the case in the previous 2009 survey. Consequently, whilst Natural England and the PDNPA Ecology service have no objections, a precautionary approach to all the demolition is recommended by the PDNPA Ecologist together with mitigation in the form of nesting boxes around the site.

Other Material Considerations

The site and access are sufficiently divorced from the nearest residential property so not to give rise to any residential amenity issues.

The agent states modest lighting will be positioned on the building and the site which will be shielded to prevent spillage outside the site. No details of the proposed lighting have been submitted however it is considered this can be reasonably controlled by the imposition of a condition requiring details to be approved by the Authority.

No details of the environmental performance of the building or the measures to meet the requirements of the Authority's climate change policy have been submitted with the application. Whilst largely controlled by separate building regulations nevertheless the orientation of the building lends itself to the use of solar and/or air source heat pump renewable technologies. A condition requiring the prior submission and agreement of a suitable scheme is therefore considered appropriate in these circumstances.

Conclusion

The proposed development represents a logical extension to the existing industrial estate on this edge of village site and as such accords with local development plans policies for the siting of new business development.

Although the building is acknowledged to be substantial and amounts to 'Major Development', the principle of major development on this site has effectively been established over the years by the recent consents for 8 industrial buildings with a broadly equivalent floor space. Nevertheless consideration of the particular circumstances in this case show that there is an exceptional local need justifying this major development on operational grounds for the business to be based within or on the edge of Tideswell.

The development is required to meet the operational needs of the applicant's building supplies business already operating at the other end of the village on a less than ideal site in terms of highway access and proximity to residential property. It cannot be located outside the park as it serves a local market and benefits the local rural economy via the provision of local employment opportunities which may otherwise be lost. Relocation outside the park would likely be damaging to the long term future viability of the business and would conflict with local and national policy aims to support a prosperous thriving rural economy. In contrast approval would meet those aims and bring a net benefit to the local economy. It has therefore been concluded that the applicant has demonstrated an exceptional need for this major development to be on this site inside the National Park to accord with local and national policy guidance (GSP1 and NPPF paragraphs 115 and 116).

The design, siting and colouring of the building are all appropriate for this location. The setting of the building into the site to lower its overall height ensures it will be viewed largely against existing built development, part of which is at a higher level and with the additional tree planting demonstrates the development can be successfully assimilated into the local landscape. Furthermore the landscaping scheme would also bring ecological benefits in terms of additional nesting opportunities for birds subject to appropriate species choice. It is therefore concluded that subject to the imposition of relevant conditions and footnotes as set out above the proposed development can be satisfactorily accommodated on this site and will not detrimentally affect the landscape or the National Park statutory purposes.

The proposed development is therefore considered to be in accordance with relevant policies in the development plan in terms of the main issues of need and landscape impact (policies DS1, E1, LE6 and L1). The proposed development would not have any adverse impact upon the ecology of the area, highway safety (policy LT18) or the amenity of the nearby neighbouring property (policy LC4)

Therefore, in the absence of any further material considerations it is considered that the proposed development is in accordance with the development plan. Accordingly the proposal is recommended for approval subject to the conditions outlined in this report.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil