

REPORT SUMMARY

REFERENCE NO - 17/503043/FULL			
APPLICATION PROPOSAL			
Demolition of existing pack house located at Sutton Road, Langley and erection of replacement agricultural/horticultural building with ancillary facilities, yard, drainage works, and alterations to existing access and landscaping at land at Avery Lane.			
ADDRESS Land South Of Avery Lane And Land South Of Sutton Road Otham Kent			
RECOMMENDATION - GRANT subject to the planning conditions set out in Section 8.0 of the report			
SUMMARY OF REASONS FOR RECOMMENDATION			
<p>There is a demonstrated agricultural need for the replacement building due to the loss of an existing building to facilitate future housing development and to allow for the sustained needs of the existing nursery and those future short-medium term future demands of the horticultural enterprise.</p> <p>The development would result in some landscape harm due to its greenfield location and proposed access, but this visual harm is balanced against the agricultural need and the demonstration that no other suitable sites within the applicants land ownership exist.</p> <p>No significant objections are raised on the grounds of highways matters, residential amenity, ecology or any other impacts that would warrant refusal of the application.</p>			
REASON FOR REFERRAL TO COMMITTEE			
The application is contrary to the views of Langley and Otham Parish Councils and both have requested it be presented to the Planning Committee should the recommendation be for approval.			
WARD Sutton Valence And Langley	PARISH/TOWN Langley	COUNCIL	APPLICANT Rumwood Nurseries Rumwood Nurseries AGENT DHA Planning
DECISION DUE DATE 11/09/17	PUBLICITY EXPIRY DATE 21/7/17	OFFICER SITE VISIT DATE 28/7/17	
RELEVANT PLANNING HISTORY (inc appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
No history relating to the part of the application site on Avery Lane			
Site on Sutton Road			
15/509015/OUT	Outline application for residential development, together with non-residential uses (including potentially A1 (retail), A3 (sale of food and drink on the premises e.g. restaurant), A4 (public house), D1(a) (medical use), D1(b) (creche/day centre/day nursery), or B1 (office), up to 0.4 ha of land reserved for C2 (residential care), the reservation of 2.1 ha of land for primary education (use class D1), public open space in the form of natural green space, allotments, play facilities and informal open	Pending decision	N/A

	space together with landscaping, parking, footpath and cycle links and the necessary servicing, drainage and the provision of necessary utilities infrastructure, with all matters reserved for future consideration with the exception of access (Amended proposal).		
03/1952	Erection of steel framed horticultural building	Permitted	1/12/03
Rumwood Nurseries (Fronting New Road)			
10/1408	Application for prior notification for proposed agricultural development being the erection of a replacement horticultural building	Prior approval required and given	13/8/10
02/0099	Demolition of existing shop and construction of new shop.	Permitted	18/3/02
99/1602	Erection of 2 no. shade structures	Permitted	07/2/00
98/0276	Agricultural prior notification for the extension to existing agricultural building to provide for the despatch and packing of plants.	Permitted	26/2/98
Other history relating to the 1970s/1980s for replacement and new offices and a refused agricultural dwelling.			
Land to the South/South East Rumwood Green Farm			
15/503647	Part retrospective application for the over-winter storage of an additional 76 no. seasonal agricultural and general workers caravans with limited occupation over the winter period and formation of a new access to New Road to serve the caravan site.	Permitted	5/8/15
15/501103	Erection of controlled atmosphere storage building, chiller dispatch and loading building, general purpose agricultural storage buildings, hard surface yard and above ground water storage tanks	Permitted	18/5/15
13/0541	Retrospective application for the retention of polytunnels and a proposed change of use of land for the storage of 17 additional seasonal and general workers caravans with limited occupation during winter period	Permitted	31/5/13
12/1059	Erection of a general purpose agricultural storage building	Permitted	17/9/12
12/0715	An application for a lawful development certificate for an existing operation being the erection of polytunnels on the basis that the building works were completed more than four years before the date of the application.	Permitted	20/4/12
06/0724	Erection of an agricultural cold store/storage building	Permitted	19/7/06
04/2304	Erection of an agricultural cold store building	Permitted	17/2/05

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application relates to two separate site, firstly that located off Sutton Road where an existing agricultural storage building is located and secondly land located off Avery Lane where the proposed new agricultural building would be sited.

Land off Sutton Road

- 1.02 The existing agricultural building is located to the south of Sutton Road, almost opposite the junction with New Road to the north. The site benefits from its own access which is laid to hardcore and measures approximately 80m in length, with the existing agricultural building set back a similar distance from the road frontage.
- 1.03 The existing building is single storey with a grey corrugated wall finish and a corrugated roof. The building is approximately L-shaped and was previously extending in around 2004. There is an existing hedge fronting Sutton Road with the access into the site open and forming a Public Right of Way (KH369) which runs along the eastern boundary of the site. Existing residential development along this southern section of Sutton Road is sporadic, with the access track adjacent to Montrose being the nearest residential property.
- 1.04 The site is currently outside any settlement boundary, but is part of a wider allocation for development as part of the emerging local plan. This has been given a resolution to approve by the Planning Committee and is awaiting the completion of a legal agreement.

Land off Avery Lane

- 1.05 The proposed site of the new building is to the north-east of the existing building. It would be accessed from Avery Lane and would utilise an existing farm access which would be upgraded as required. The site is set back approximately 200m from the road frontage and is indicated as a regular square site which would be sited forward of the demarking hedge boundary to the south of the site and would be located to the east of an existing PROW (KH362) which lies to the west of an existing hedgerow along the western boundary.
- 1.06 The site is located to the south of existing residential properties which front Avery Lane (namely Holcott House and The Monards) which are located approximately 200m to the north. The main nursery buildings are located to the west of the site which front New Road and to the south of and south-west of the site there are existing agricultural operations of Rumwood Green Farm, which consists of polytunnels, agricultural workers caravans and agricultural storage and packing buildings.
- 1.07 The site is outside any settlement boundary as defined in the adopted or emerging local plans, as such is within the countryside. No specific landscape designations apply to the site.

2.0 PROPOSAL

- 2.01 The proposal is for the demolition of the existing packhouse off Sutton Road and the erection of a new packhouse off Avery Lane.

Land off Sutton Road

- 2.02 The existing packhouse building to be demolished measures an approximate maximum width of 27.4 (reducing to 12m), length of approximately 49m, with a pitched roof with an eaves height of 4.2m and a ridge height of 6.4m.

Land off Avery Lane

Building

- 2.03 The proposed new packhouse building would be rectangular in shape and would measure approximately 28m in width, 50m in length, with a pitched roof of approximately 5m to eaves and 7.7m to the ridge.

The building would be of steel construction and would be built on a brick plinth with metal sheeting clad walls coloured in Juniper Green, with a cement sheeting or metal profile sheeting roof in a anthracite grey colour.

Rooflights are proposed in the east and west facing elevations, totalling 60. The northern elevation would be blank, with four small low level windows in the western elevation. The eastern elevation would contain two sets of roller shutter doors and a more formal arrangement of windows to serve proposed office space. The southern elevation would contain a number of windows and doors to serve storage space, office space, toilets, staff, kitchen and lobby area.

The building at ground floor would accommodate a workshop area and nursery storage area, with a small area of mezzanine at the southern part of the building.

Access and parking

- 2.04 Access would be from Avery Lane to the north and would involve the upgrading of the existing field access. This would measure approximately 200m in length and the existing grassed surface would be scraped back to reveal the existing hardsurfacing and improved and widened where necessary.

The existing entrance onto Avery Lane would be upgrading to provide adequate width, which would result in the existing hedge being cut back and re-aligned.

An area of hardstanding is proposed to the east of the existing building, this would measure approximately 25m by 63m and accommodate parking for 14 cars. The area would also provide turning and manoeuvring area.

Landscaping

- 2.05 Hedge planting is shown to be retained along the southern, eastern and western boundaries with some enhancement of planting around part of the perimeter of the parking area and dissecting through the field southwards.

Other elements

- 2.06 Four water storage tanks are proposed to be located to the south of the proposed building. These would measure 6m in diameter and be 3m in height. They would be constructed of steel and would be coloured in Juniper Green.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Local Plan (2017) – DM1, DM3, DM6, DM8, DM21, DM23, DM30, DM36
and DM37

Landscape Character Assessment Guidelines and Maidstone Landscape Character
Study

4.0 LOCAL REPRESENTATIONS

Langley Parish Council: Would wish to see this application refused due to concerns relating to an increased movement of large vehicles accessing and using Avery Lane, this is a narrow single track road and it is felt this would be detrimental to highway safety.

Otham Parish Council : Wish to see this application refused due to our concerns relating to an increased movement of vehicles accessing and using Avery Lane and due to the size and scale of the proposed building, both of which we believe will harm this rural area and harm the visual amenity of local residents and the adjacent public footpath.

Avery Lane is a narrow, poorly maintained, single track road and it is felt that any increase in traffic would be detrimental to highway safety and will harm this rural location. An alternative access from Sutton Road or via Rumwood's garden centre would make more sense.

We feel that the design and appearance of the proposed building is unsympathetic to the local area and will harm visual amenity.

Neighbour representation

Adjoining neighbours were notified of the application and a site notice was also put up at the site. 5 objections have been received in response to the original consultation which are summarised as follows :

- Increase in traffic
- Poor quality of road and cannot cope with more traffic
- Highway safety and poor point of access
- Large building which would be visually prominent
- Impact on house prices
- Flooding of Avery Lane
- Should choose an alternative site or point of access
- Application should not have been made if it is still needed
- Loss of privacy
- Industrialisation of the countryside

5.0 CONSULTATIONS

5.01 Kent Highways

Of particular note is section 7.10 of the Planning Design and Access Statement which indicates that this proposal will be accessed by tractors and trailers, vans and

private staff cars only. It is also noted that the sum of all these movements is not expected to exceed 28 vehicle trips (14 arrivals and 14 departures) across a typical working day. The Planning Design and Access Statement states that 'No larger vehicles will access the site'. Should this application be approved it is considered that a planning condition reflecting this use would be helpful to maintain that case.

In the context of the transport movements described above and improvements proposed to the access with Avery Lane I write to confirm on behalf of this authority that I have no objections subject to conditions

5.02 **KCC Drainage**

Having reviewed the submitted information we are satisfied with the principles proposed for dealing with surface water. We do have slight concerns with how surface water from the new access road will be dealt with (given that the topography of the site falls towards Avery Lane) but feel this can be dealt with as part of the detailed design.

5.03 **Environment Agency**

No comment

5.04 **KCC Public Right of Way Officer**

Public Rights of Way KH362 footpath runs along the western boundary of the site and should not affect the application.

5.05 **Rural Planning Officer**

Assuming the existing structures are demolished, I consider a replacement facility, of the sort envisaged, to be necessary for agriculture, in accordance with policy ENV43(1) of the Local Plan(now superseded), so as to sustain the operation of this well-established specialist horticultural enterprise.

5.06 **Southern Water**

No objection, standing advice

5.07 **Southern Gas Networks**

No objection, standing advice

6.0 **APPRAISAL**

Main Issues

6.01 The key issues for consideration relate to:

- **Principle of development**
- **Agricultural need**
- **Sustainability**

- **Residential amenity**
- **Highways**
- **Landscaping, ecology and tree matters**

Principle of Development

- 6.02 The site is located within the countryside beyond the defined bounds of any settlement, which means that policy SP17 of the local plan is relevant.
- 6.03 Development in the countryside is restricted by the above policy, which emphasises the importance of the visual appearance of countryside locations. Policy SP17 supports agricultural proposals which facilitate the efficient use of the borough's significant agricultural land and soil resource providing any adverse impact on the appearance of the character of the landscape can be appropriately mitigated. Policy DM36 recognises the importance of farming to the economic and environmental well-being of the countryside. It states that new agricultural buildings on agricultural land will be permitted provided that the proposals are reasonably necessary for agriculture; the buildings are located within an existing group of buildings or in a location that minimises the impact on the character and appearance of the countryside and it does not have an adverse impact on the amenity of existing residents.
- 6.05 In terms of land use in this location, it is necessary to balance the needs of agriculture against the impact of the proposals.

Agricultural need

- 6.06 When considering the need for development, Rural Planning Ltd, provided the following statement:

'The proposal relates to a long-established horticultural business which includes a retail nursery and garden centre, and open ground used for the specialist growing of roses, as well as other shrubs and trees, sold by mail order online to retail and to trade customers. Overall some 86 ha is managed locally for this business, including about 60 ha owned, with the remainder rented. Production includes up to 400,000 rose bushes a year, as well as 50,000 hedging plants, and 40,000 trees, and involves some 30 employees.

One parcel of the applicants' land, south of the A274 Sutton Road, has been allocated for residential development, subject to completion of a S106 Agreement. This land (some 32 ha) includes the applicants' existing packing/storage/office building (about 27m x 24m) with adjoining farm workshop (25m x 12m). As these structures will also be lost under the development proposals, it is proposed now to remove them and to provide replacement facilities in a somewhat larger single building (50m x 28m, and 5m to eaves), located on land about 500m to the north-east, off Avery Lane.

Despite the forthcoming loss of the 32 ha, the applicants appear confident that they will be able to maintain, and indeed ultimately increase, their horticultural production using the new facility, by renting land locally and by purchasing further land in due course.

Assuming the existing structures are demolished, I consider a replacement facility, of the sort envisaged, to be necessary for agriculture, in accordance with policy

ENV43(1) of the Local Plan, so as to sustain the operation of this well-established specialist horticultural enterprise.'

- 6.07 These comments support the need for the new building and weight is given to the future prospect of the applicants securing further land to compensate for the loss of the land off Sutton Road.
- 6.08 It is acknowledged that a new building will be required should the housing development go ahead on Sutton Road as the existing building would be demolished to facilitate the new development. However in conjunction with this the applicants would lose approximately 32 hectares of their existing land holding. This would reduce the applicant's current land holding by approximately 35% and reduce the land they own by over 50%.
- 6.09 Retained land would be located off Avery Lane, further south along Sutton Road (Playdells), land off Leeds Road (Rectory Farm) and land in Chart Sutton off Warmlake Road.
- 6.10 The proposed new building would be approximately 32% larger in footprint than the existing building (excluding the mezzanine) and would be higher by approximately 1.3m. The applicants have been asked to justify the increase in size of building required and how this correlates with the loss of a large percentage of the land holding.
- 6.11 The information provided as justification for the building has been considered. It has been demonstrated that there is a genuine need for the building and its larger size. This justification in summary is as follows:
- Growth of the existing enterprise since the earlier packhouse extended in 2003, with an approximate doubling in trees and roses planted since that time.
 - Due to crop rotation and land left fallow to recover nutrients, the retained owned and rented land has in itself the capacity to sustain the current level of production for 2/3 years.
 - Land at Sutton Road (allocated for housing) is likely to be available for continued rose production for 2/3 years.
 - Since 2004/2005 there has been an increase in commercial customers from 200/300 to 1500.
 - The applicant has shown clear intentions to rent/purchase additional land. This however would not be required initially to sustain the growth forecast
 - A larger, more modern facility is required to ensure that the produce is of suitable quality, there is sufficient space for storage and ancillary space.
 - Space is required for machinery, currently this has to be kept outside when the existing building is at capacity. There needs to be space provided for 8/9 tractors and trailers, 100 plant trollies, 2 tree lifting machines, cultivators, excavators, 8 Land Rovers, straw bales, packing material and other equipment.
- 6.12 It is therefore considered that the principle of the new building is considered acceptable and that there is an agricultural need for the new larger building.

Sustainability

Economic and Social role

- 6.13 Paragraph 28 of the NPPF supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong economy support should be given to the sustainable growth and expansion of all types of businesses and enterprises in rural areas and promotion of development and diversification of agricultural and other land-based rural businesses.
- 6.14 Rumwood Nursery is a horticultural nursery which produces approximately 40,000 trees, between 380,000 to 400,000 roses each year, together with approximately 50,000 hedging plants. The nursery supplies both trade and retail customers, which include borough councils, hotel/leisure groups, land owners, commercial developers, private estates, golf courses, schools/colleges, National Trust, Leeds Castle Estate, farmers and crematoriums.
- 6.15 Comments from the National Farmers Union (NFU) sets out in the background the horticultural industry that:

'In headline terms the ornamental horticultural industry is worth £10.4 billion per annum in terms of the amount spent on UK garden products, tourism and services, employing a total workforce of 300,000 in horticulture and landscaping. The total value of UK plant and flower production is approximately £2 billion, in comparison to the £1 billion worth of plants that are imported into the UK each year, which could be substituted by UK production. There is therefore substantial room to grow the industry and over the past decade the UK has become more self-sufficient in hardy nursery stock produce, increasing to approximately 51% self-sufficiency in 2015 up 7% from 20062.

Despite this the value of hardy nursery stock imports and exports fell year on year by 4% in 2015, mirroring long term 4% declines in general profitability over the last decade. At the same time the value of home production in retail prices has increased by 56% over 2006-15. This serves to illustrate that the market has been "heating up" over the past decade. In response to declining profitability related to increasing labour and input costs, a weaker pound and more competitive negotiations with retail and wholesale buyers; growers have had to respond by increasing their volume of production, countering lower unit profitability with higher turnover. This is essentially the key requirement for growers wishing to stay competitive and viable: they must expand production to remain competitive or risk going out of business entirely.'

- 6.16 This increase in the business is mirrored in the expansion of Rumwood Nurseries which has seen production approximately double in the past 15years, as has the number of staff employed which has increase from around 20 to 40. The client/customer base is approximately 5x larger than in 2004.
- 6.17 It is considered that the new building is necessary and supports the existing horticultural enterprise and allows for its medium term growth, supporting the economic and social sustainable roles.

Environmental (including visual impact and landscaping)

- 6.18 Policies DM1, DM30 and DM36 of the emerging local plan seek to protect visual amenity and include criteria that development should respond positively to and where

possible enhance the local character of the area. Attention should be given to scale, height, mass, bulk and site coverage. New buildings, should where practicable be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation. Where more isolated locations are essential the buildings should not impact on the character and appearance of the countryside.

- 6.19 The new building would be sited some distance from existing buildings to the south and north. It would be situated in a greenfield whereby the nearest development is agricultural workers caravans and polytunnels to the west and south-west. It would somewhat be seen in the backdrop of the existing agricultural buildings of Rumwood Green Farm to the south, albeit it is spatially separated from these buildings. Being set back from the road limits its visibility and at the time of the site visit the fields to the north were heavily planted, however due to the horticultural nature of the use of the land this is not a constant screening and there will be times where there screening is lower or the land is left fallow to allow nutrients to be regained into the ground. Views would also be possible from the PROW to the west, which although screened by a mature hedge, the height of the building would mean that the roof would be visible. The proposed access and amendments to the visibility splays would also increase the prominence of the entrance to the site.
- 6.20 The width of the access track has however been reduced and the applicant suggests that there is a historic surfacing of the track which has over time become overgrown. The proposal would be to scrape back the grass to reveal this historic surface and patch where necessary.
- 6.21 Other locations for the building have been explored, however due to the land in the applicant's ownership and the size of the building required it is not considered that any other locations are considered to cause lesser harm. For example those locations closer to Avery Road would result in new field openings in the hedgerow, a more prominent building and a location in closer proximity to neighbouring properties. There is insufficient space for the building to be accommodated on the site of the existing retail and office function fronting New Road and those locations fronting Sutton Road would be more prominent and those on other owned or rented land would be logistically separated from the main operations of the farm on New Road.
- 6.22 It is therefore acknowledged that there would be some degree of visual harm from the proposed new building which would be fairly large and would encroach into an undeveloped field, however the building is reasonably necessary for agricultural purposes and the lack of other suitable sites and the economic benefits of the building and its need to support the functions of the farm are such that the visual harm is outweighed by the need for the building.

Residential Amenity

- 6.23 The nearest residential properties are located approximately 200m to the north of the proposed building location and although the access track would be in closer proximity this would be separated from neighbouring properties by over 30m. The building itself would be a significant distance from neighbouring properties not to impact on their amenity and although the proposed access would be likely to be more heavily used than the existing track it is not considered that the noise and disturbance

generated by any traffic movements would be so significant such that it would significantly harm the amenity of neighbouring properties.

Highways

- 6.24 The application would utilise an existing access which would be upgraded to facilitate the use by increased traffic. This would allow for improved visibility at Avery Lane and would allow for vehicles to access the site along a surfaced drive. No objection is raised to the means of access and it is considered that safe access and egress could be taken from the site. Space would be available on site to accommodate turning and parking for the needs of the building. The Planning, design and access statement sets out that there is likely to be a maximum of 28 trips generated each date and that this would be predominantly be by tractors, trailers, vans and private staff cars. Kent Highways have raised no objections to these vehicle movements. It is suggested in the application that no larger vehicles would access the site and this has been suggested to be secured by condition, however this would be unreasonable and unenforceable as Avery Lane is a public road and it could not be conditioned what vehicles could use the road. This said in the absence of a condition it is still considered that the level of traffic which would be associated with the use of the building would be acceptable and would not cause significant harm to surrounding roads.

Other Matters

- 6.25 The application also includes water tanks which would allow for on-site storage of water which is considered beneficial.

7.0 CONCLUSION

- 7.01 There is a demonstrated agricultural need for the replacement building due to the loss of an existing building to facilitate future housing development and to allow for the sustained needs of the existing nursery and those future short-medium term future demands of the horticultural enterprise.
- 7.02 The development would result in some landscape harm due to its greenfield location and proposed access, but this visual harm is balanced against the agricultural need and the demonstration that no other suitable sites within the applicants land ownership exist.
- 7.03 No significant objections are raised on the grounds of highways matters, residential amenity, ecology or any other impacts that would warrant refusal of the application.

8.0 RECOMMENDATION – GRANT planning permission subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drwg DHA/11313/06 rev A (Pack house relocation, existing and proposed site plans)
Drwg DHA/11313/08 (Pack house relocation – Proposed elevations)
Drwg DHA/11313/07 (Pack house relocation – proposed floor plans)
Drwg DHA/11313/09 (Access design)
Drwg DHA/11313/01 (Pack house relocation Site location plan)

Reason: To clarify which plans have been approved.

- (3) Within 3 months of the first occupation of the building hereby approved the existing building (identified at location B on Drwg DHA/11313/01 (Pack house relocation Site location plan) shall be demolished and all resulting paraphernalia and spoil from the demolition removed from the site and the site made good in accordance with details submitted to and approved by the local planning authority (which could include the site to be redeveloped in accordance with any future approved planning application for the site).

Reason: The justification for the new building is need and as such both buildings would not be required for the function of the farm.

- (4) The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied.

Reason: In the interests of visual amenity.

- (5) No open storage of plant, materials, products, goods for sale or hire or waste shall take place on the land;

Reason: To safeguard the character and appearance of the surrounding area.

- (6) The development hereby approved shall not commence above slab level until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed and include a planting specification, a programme of implementation and a [5] year management plan. It shall also include details of hard landscaping and details of the surfacing of the access track and yard area, this should include details that a bound surface would be used for at least the first 5metres from the edge of the highway.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (7) The use of the building hereby permitted shall not commence until all planting, seeding and turfing specified in the approved landscape details has been completed. All such landscaping shall be carried out during the planting season (October to February). Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or

adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (8) The development hereby approved shall not commence above slab level until details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme could consist of the enhancement of biodiversity through integrated methods and those into surrounding land. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

- (9) No external lighting shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity of adjoining residents.

- (10) Prior to the first use of the building hereby permitted the details for improving the access with Avery Lane and the provision of visibility splays shown on Drwg DHA/11313/09 (Access design) shall be carried out in accordance with the approved details and maintained as such.

Reason: In the interests of highway safety.

- (11) No gates or barriers shall be erected across the access within 7 metres from the back of the carriageway used by vehicular traffic.

Reason: In the interests of highway safety.

- (12) The area shown on Drwg DHA/11313/06 rev A (Pack house relocation, existing and proposed site plans) as vehicle parking, loading, off-loading and turning space, shall be paved and drained in accordance with details submitted to and approved in writing by the Local Planning Authority before the use is commenced or the premises occupied and shall be retained for the use of the occupiers of, and visitors to, the premises, and no permanent development, whether or not permitted by Town and Country Planning (General Permitted Development) Order 2015(or any Order revoking and re-enacting those Orders), shall be carried out on that area of land or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking, loading, off-loading and turning of vehicles is likely to lead to such activities inconvenient to other road users and harmful to highway safety.

Case Officer: Rachael Elliott

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

Planning Committee Report
9th November 2017