

Application No: 17/2062C

Location: LAWTON MERE NURSERIES, CHERRY LANE, RODE HEATH, ST7 3QX

Proposal: Demolition of existing glasshouses and construction of new residential development for up to three dwellings

Applicant: Mr & Mrs Gary and Lorraine Barratt

Expiry Date: 06-Jul-2017

SUMMARY

The principle of the development is considered to be acceptable in Green Belt terms as it would involve the re-development of a previously developed site with no greater impact on openness or conflict with the purpose of including land in the Green belt which accords with paragraph 89 of the NPPF. The proposal would not result in the loss of existing employment as the existing office use would remain and the main storage area is sited on another site which would also be retained.

The proposal would have a neutral impact in terms of trees, ecology, design, flood risk and amenity.

The proposal would bring positive planning benefits such as; the provision of market housing in a sustainable location.

Balanced against these benefits must be the dis-benefits which in this case relate to a minor impact upon the landscape.

As this impact is not considered to be significant and can be mitigated against with the use of planning conditions, it is considered that on balance the application proposal represents sustainable development.

The application is therefore recommended for approval, subject to conditions.

RECOMMENDATION

APPROVE subject to conditions

REASON FOR DEFERRAL

The application has been called in to Southern Planning Committee by Cllr Rhoda Bailey on the following grounds:

“The previous, recent application was dealt with by the planning committee. Residents have asked that this identical application be called in, also, on the grounds of consistency and the disputed nature of the status of the site as employment land. The issue remains as to whether the glass houses should still be treated as an employment site.”

PROPOSAL

The application proposes the demolition of existing glasshouse buildings and the construction of 3 new dwellings.

The application is in outline form with access, siting and scale included with matters of landscaping and appearance reserved.

The application is a resubmission of a previously refused scheme which was refused given the loss of existing employment. The proposal now seeks to overcome this refusal reason by providing an additional statement regarding the existing employment.

SITE DESCRIPTION

The application relates to an existing employment site. It is situated on the northern side of Cherry Lane, which is within the South Cheshire Green Belt. To the south east of the site is the Grade II Listed Lawton Mere Cottage.

RELEVANT HISTORY

09/0028/FUL – Proposed new building to provide office accommodation and garage / stores at ground level and garden stores at first floor level above offices – Approved 14th May 2009

15/1583C – Change of use of existing glasshouse to storage and distribution – Approved June 2015.

15/5280C – Demolition of an existing glasshouse building and the construction of six new dwellings – Refused 5th February 2016 for the following reasons:

- The applicant contested that they has implemented the approved storage and distribution use however the Council did not agree with this therefore the proposal was considered inappropriate development in the Green Belt

16/5473C – Demolition of existing glasshouses and construction of new residential development for up to three dwellings – Refused at committee 2nd March 2017 for the following reason:

- The Local Planning Authority considers that insufficient information has been provided to satisfactorily demonstrate that the loss of the employment uses on this site. As a result the development would not promote a strong rural economy and it has not been demonstrated that there would be no detrimental impact upon the supply of employment land or premises in the Borough. The proposed development would be contrary to Policy EG3 (Existing and Allocated Employment Sites) of the Cheshire East Local Plan Strategy and Policies E6 (Employment Development in the Green Belt) and E10 (Re-use or Redevelopment of Existing Employment Sites) of the Borough of Congleton Local Plan 2005

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 14, 79-92 and 47.

Development Plan:

The Development Plan for this area is the adopted Congleton Borough Local Plan First Review 2005, which allocates the site as being within the within Green Belt.

The relevant Saved Policies are;

PS7 Green Belt
GR1 General Requirements
GR2 Design
GR6 Amenity
GR9 Access and Parking
H6 Residential development in the countryside
E.6 Employment Development in Green Belt
E.10 Re-use or Redevelopment of Existing Employment Sites
BH4 Listed Buildings
GR4 Landscaping
GR21 Flood Prevention
NR1 Trees and Woodlands
NR2 Wildlife and Nature Conservation – Statutory Sites
H1 Provision of New Housing Development

Cheshire East Local Plan Strategy – Submission Version (CELP)

MP1 - Presumption in favour of sustainable development
PG1 - Overall Development Strategy
PG3 – Green Belt
PG6 - Spatial Distribution of Development
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
IN1 – Infrastructure
SC4 - Residential Mix
SE1 – Design
SE2 - Efficient use of land
SE3 - Biodiversity and geodiversity
SE4 - The Landscape, SE5 - Trees, Hedgerows and Woodland
SE6 - Green Infrastructure
SE9 - Energy Efficient Development
SE12 - Pollution, Land contamination and land instability

SE13 - Flood risk and water management
CO1 - Sustainable Travel and Transport

Neighbourhood Plan

The Church Lawton neighbourhood Plan is at Regulation 7 stage.

CONSULTATIONS:

Cheshire Brine Subsidence Board: Request a condition relating to brine subsidence on the site.

Environmental Protection: Request conditions/informatives relating to piling, electric vehicle charging, land contamination.

Highways: No objection

United Utilities: No objection

Church Lawton Parish Council: Object on the grounds of no assessment as to the life span on the existing glasshouse, disturbance to existing properties during construction, pedestrian safety and impact on toad crossing (full comments available on the website).

REPRESENTATIONS:

At the time of report writing, 2 representations and a petition with 30 signatures have been received. These can be viewed in full on the Council's website. They express the following concerns:

- Inappropriate in the Green belt
- Glasshouse never intended for storage purposes
- Impact to wildlife
- Impact to sewers/drainage
- Disturbance to neighbouring properties
- No mains gas
- No street lighting/highway safety
- Previous glasshouse use was successful and provided employment
- Unsustainable location
- Disturbance to future occupiers from existing office use
- Not brownfield land
- Highways safety
- Impact on existing cattery
- Houses should be moved from site boundary
- Village is at capacity
- Loss of privacy
- Contamination
- Impact on Listed Building
- Properties should be bungalow not 2 storey
- Should be returned to horticultural use

APPRAISAL

Principle of Development/Green Belt

The site is designated as being within the South Cheshire Green Belt where Policy PS7 of the Local Plan states that development will not be permitted unless it is for the following:

- Agriculture and forestry;
- Essential facilities for outdoor sport and outdoor recreation, for cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of land included within it;
- New dwellings in accordance with Policy H6 and extensions and alterations to existing dwellings in accordance with Policy H16;
- Controlled infilling within those settlements identified in Policy PS7 in accordance with Policy H6;
- Limited affordable housing for local needs which comply with Policy H14;
- Development for employment purposes in accordance with Policy E6;
- The re-use of existing rural buildings in accordance with Policies BH15 and BH16.

The NPPF in paragraph 89 allows for *“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”*

The NPPF defines previously developed land as *“land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”*

The supporting information submitted with the application considers that the approval for *“change of use of existing glasshouse to storage and distribution associated with the existing plant hire business.”* (15/1583C), means that the land is now classified as ‘previously developed’ as defined in the NPPF. The statement also advises the applicant has been using a large proportion of the site for storage and distribution since approval in June 2015 and have been using the entirety of the site as such since February 2016. Receipts/invoices have also been provided for the items stored.

During the officer site visit a number of items were noted as being stored inside the main glasshouse suggesting that the site is no longer in use for horticultural purposes and that the storage and distribution use has been implemented. Therefore the site is now considered to constitute previously developed land as per the NPPF.

As a result the proposal is considered redevelopment of a previously developed site which can an appropriate form of new development in the Green Belt provided that it does not have a greater impact on the openness of the Green Belt or conflict with the purposes of including land in the Green Belt.

Greater impact on openness

The proposal would involve removing all existing structures on site (except the office building to the north-eastern boundary), including the main large glass house and replacing this with 3 dwellings. The supporting statement advises that the proposal would see a reduction in footprint on the site by 1379m² and a reduction in volume by 4353m³ (see break down below). The height of the existing glass house has not been provided however having viewed the building on site it would appear between 3/4m high with the proposed plans stipulating that the bungalows would be no more than 4.4m high.

BUILDING	AREA / INDICATIVE AREA (m ²)	VOLUME / INDICATIVE VOLUME (m ³)
Total Existing Glasshouses	1843	5818
Proposed Dwelling 1	184	581
Proposed Dwelling 2	140	442
Proposed Dwelling 3	140	442
Total Proposed	464	1465
Difference	-1379	-4353

As a result it is clear that the proposal would result in a significant reduction in the footprint and volume that current exists on site which is would in fact result in an increase in the openness of the Green Belt.

The proposal would involve the re-development of a brownfield site with an overall reduction in built form, would be viewed in context of existing residential development to the east and the visual impact would be limited given the maximum height at single storey level (4.4m). As a result the proposal is not considered to result in unrestricted sprawl and would safeguard the countryside from encroachment. It is far enough away from neighbouring towns to prevent merging and would not affect any special character of historic towns. Finally it would assist in the recycling of other urban land.

Fall back position

The applicant had highlighted in the supporting statement that the site could be further developed by the erection of additional buildings thus intensifying the commercial use of the site.

The fall back position is a material planning consideration which must be attributed some weight in the decision making process although it is for the decision maker to decide how much weight to attach to it.

Employment land

The previous application was refused as insufficient information had been provided to satisfactorily demonstrate that the loss of the employment uses on this site and it has not been demonstrated that there would be no detrimental impact upon the supply of employment land or premises in the Borough.

The current application has been supported by a statement which seeks to address the issue concerning loss of employment land. This advises that the company Alsager Plant Hire and Groundworks, have been located on the application site at since 2009 when they set up a small office facility located to the north west corner of the site. Following a successful application to change the use of the site to storage, the company started using the entirety of the site for storage and distribution purposes associated with the business from February 2016.

For several years, the bulk of Alsager Plant Hire's work has been in Stoke-on-Trent, Staffordshire and the West Midlands and their yard at Stoke-on-Trent had always been ideally placed to service these sites.

However, since 2013, they have been carrying out work for a client on sites across North Cheshire, and the use of Cherry Lane as a storage facility seemed a logical way of reducing their carbon footprint and which would save both time and money. This was further boosted when the company secured a project for 22 new homes in nearby Kidsgrove. However, all the North Cheshire contracts are now complete and the Kidsgrove project is nearing an end.

The company have a yard with an operator's licence on Fenton Industrial Estate where all heavy plant, HGVs and larger materials are stored which has remained as their operating centre as required by VOSA since the company's use of the Cherry Lane site for storage. Maintenance is also carried out by a third party at their Fenton site, making it unfeasible and unnecessary to bring plant to the Cherry Lane site.

The current use of the Cherry Lane site is to store small construction consumables including plastic drainage collars, band seals, demarcation tape, visqueen etc. in accordance with planning permission 15/1583C for change of use of the site from existing glasshouses to B8 use for storage and distribution associated with the existing plant hire business. Approximately seven small vans currently call into the site and office at various times as part of the work operations of Alsager Plant Hire. No larger materials are stored on site as bulk deliveries are sent directly to the company's various other work sites across the north west.

Although the office is still in use and functions successfully for administration purposes for the company, the glasshouses have since proved unsuitable for storage as they become too hot during summer which leads to distortion of plastic fittings, they are insecure and despite CCTV on site, members of the public are gaining access to the glasshouses and materials are going missing. Due to their age and condition, they do not provide a safe storage solution, and are nearing the end of their safe working life.

The existing office at the site has 3 full time staff, whose job roles are not related to the storage element of the site. The storage facility at the site has no employees. The office is proposed to remain as the operating base of Alsager Plant Hire as is shown on the current planning application drawings. Therefore site as a whole will continue to employ 3 office staff and there will be no change in employment numbers at the site.

As a result it would appear that whilst the storage element of the site will be redeveloped, the office will remain in operation on site. As noted above, the storage element of the site itself does not generate any employment and the proposals are not for employment development.

Policy E6 deals with proposals for employment development in the Green Belt, however the current proposal is not for employment development and is not therefore considered relevant in this instance.

Policy E10 permits change of use/redevelopment of employment sites provided it can be demonstrated the site is no longer suitable or that there would be substantial benefit to outweigh the loss of the employment use.

Policy EG3 is similar in so far as it seeks to protect employment use unless it is considered no longer viable or is deemed to be causing environmental problems.

In this instance it has been demonstrated that there would be no loss of employment as a result of the proposal which in turn would make it difficult to argue that the proposal would impact on employment levels within the borough. In terms of the benefits, the proposal would see the main storage element of the business removed leaving just the light weight office use which would result in an overall reduction in the number of vehicular movements and associated disturbance.

As a result the proposal has overcome the previous refusal and satisfies the requirements of Policies E10 and EG3

Principle summary

As a result the proposal is considered redevelopment of a previously developed site which is an appropriate form of new development in the Green Belt and does not have a greater impact on the openness of the Green Belt or conflict with the purposes of including land in the Green Belt. The proposal would not result in any loss of employment.

Housing Land Supply

On 20 June 2017 Inspector Stephen Pratt published his final report on the Cheshire East Local Plan Strategy, thus bringing the Plan's Examination to a close. He has concluded that with the recommended Main Modifications, the Cheshire East Local Plan Strategy meets the criteria for soundness in the National Planning Policy Framework, and is capable of adoption.

Accordingly a report is being prepared for the full meeting of the Council on 27 July recommending the adoption of the Plan. In the meantime paragraph 216 of the NPPF sets out the guidance on the weight that should be applied to emerging plans. The degree of weight depends on:

- The stage of the Plan (the more advanced the preparation, the greater the weight that may be given)
- The extent to which there are unresolved Objections
- The degree of consistency with the framework.

In the case of the Cheshire East Local Plan Strategy, the Plan is now on the cusp of adoption and so is clearly at a very advanced stage. With the publication of the Inspector's report there are no unresolved objections and the Inspector has confirmed that the policies of the plan are consistent with the Framework.

Accordingly, whilst ahead of adoption the Local Plan Strategy cannot be afforded full weight as a development plan, as an emerging plan it must now carry very significant weight.

The Inspector's Report signals the Inspector's agreement to the plans and policies of the plan, subject to the modifications consulted on during the spring of 2016 and 2017. On adoption, all of these sites and policies will form part of the Statutory Development plan. In particular sites that are currently within the green belt will then be removed from that protective designation and will be available for development.

In the light of these new sources of housing supply, the Inspector has now confirmed that on adoption, the Council will be able to demonstrate a 5 year supply of housing land. In his Report he concludes:

"I am satisfied that CEC has undertaken a robust, comprehensive and proportionate assessment of the delivery of its housing land supply, which confirms a future 5-year supply of around 5.3 years"

In the run up to adoption, no 5 year supply can be demonstrated and so the presumption in favour of sustainable development will continue to apply.

Given the solution to housing supply now at hand, correspondingly more weight can be attributed to the housing supply policies (as per the Richbournough Supreme Court Judgement). In addition given the progression of emerging policies towards adoption very significant weight can now be given to those emerging policies. The scale of the development may also be a factor that should be weighed in the overall planning balance as to the degree of harm experienced.

Attention is also drawn to a recent appeal decision regarding a site in Cheshire East ref APP/R0660/W/16/3156959 where the inspector gave the following view on the status of the Councils emerging Local Plan prior to the recent report;

"This plan is now at an advanced stage of preparation, with the consultation on the main modifications having started on 6 February 2017. It was indicated that apart from a minor modification to the wording of the supporting text, the Local Plan Inspector has not suggested any modifications to this policy. As such, it is proposed that it would be adopted in its current format. In the light of this, and in accordance with paragraph 216 of the National Planning Policy Framework (the Framework), I consider that substantial weight can be given to this policy"

This conclusion was reached before the Inspector's Report was published, now his findings are known and adoption is imminent the weight accorded to the emerging plan will be further enhanced.

Sustainability

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;

These roles should not be undertaken in isolation, because they are mutually dependent.

ENVIRONMENTAL ROLE

Locational Sustainability

The application has not been accompanied with a Sustainability Statement that sets out the distances of the site to local services and facilities. However one was provided for the change of use application which is considered relevant as it relates to the same site. This is as follows:

Services & Facilities	Description	Distance from Application Site (Km/meters)
Public Transport	Bus Stop	0.50km / 500m
	Public Right of Way	0.20km / 200m
	Railway Station	1.60km / 1600m
Services & Amenities	Convenience Store	0.45km / 450m

	Supermarket	1.30km / 1300m
	Post Box	0.45km / 450m
	Post Office	0.45km / 450m
	Primary School	0.75km / 750m

	Secondary School	1.70km / 1700m
	Medical Centre	1.50km / 1500m
	Local Meeting Place – Village Hall	0.60km / 600m
	Public House	0.50km / 500m
	Child Care Facility – Pre-School	0.75km / 750m

It is clear from the above that the site does not comply with all of the standards advised by the NWDA toolkit. However as stated previously, these are guidelines and are not part of the development plan.

There is a bus stop located 500m to the west of the site, however this cannot be reached by pavement and would rely on users having to walk along a section of road with no footpath. There is however a bus stop assessable by footpath located to the south-east which is located 1050m away.

Owing to its position on the edge of Rode Heath, there are some amenities that are not within the ideal standards set within the toolkit. Nevertheless this is not untypical for suburban dwellings and will be the same distances for the existing residential properties on Lawton Heath Road from the application site. However the services located within Church Lawton and Alsager can be assessed via a short bus journey as can the majority of the services and amenities which are located within Nantwich and are also accessible to the proposed development via a short bus or train journey. Accordingly, it is considered that this small scale site is a sustainable site.

Landscape

There is an established hedgerow fronting Cherry Lane to the south, a line of Leylandii trees forming a hedge to the north, and existing development to the east. The western boundary is separated from agricultural land to the west by a post and rail fence.

Whilst a proposed site plan has been provided, the full landscape impacts would only become apparent at reserved matters stage. No landscape character or visual impact assessment has been provided.

As existing, the site and the glass houses are not prominent in the landscape. There are limited views into the site from Cherry Lane and the site is relatively well contained by the hedges to the north and south. Partial views of the site can be obtained from a public footpath to the east although there is some intervening vegetation and development. The northern line of Leylandii has limited lower cover allowing views out to the agricultural land beyond between the trunks. The

open western boundary would leave any development exposed unless landscape treatment was provided. Whilst the design and access statements states that all existing trees and hedges on the site boundaries are to be retained, any impacts on the roadside hedge to achieve visibility splays could result in increased visibility in to the site from Cherry Lane. Development of any greater height/scale than existing could become intrusive in the landscape

It is considered that, should planning permission be granted, a reserved matters submission would need to be supported by comprehensive landscape and boundary treatment schemes.

Trees and Hedgerows

The site is well screened by existing trees and hedgerows and whilst the proposal is submitted in outline form an indicative layout has been submitted with the application. This shows a development of 3 bungalows within the site. The indicative layout shows that the boundary hedges and trees would be retained, meaning that the extensive, existing screening of the site would be maintained.

It is considered that, should planning permission be granted, a condition should be imposed relating to tree/hedgerow retention and protection.

Highways

The application has been assessed by the Councils Highways Engineer who has raised no objections to the proposal as he considers 3 residential units would not generate more than a few vehicle trips during the peak hour and when the vehicle trips of the existing use are removed the net impact would be negligible and the access would not be intensified.

The access is approximately 4.5m wide which is enough to allow for 2-way movement. The layout is indicative but shows that 2-way vehicle movement would be possible and there would be enough room for a refuse vehicle to enter and exit the site in a forward gear.

Therefore the proposal is not considered to pose any concerns from a highway safety perspective.

Ecology

The application was accompanied by a Great Crested Newt Scoping Survey. This survey has been assessed by the Council's Ecologist, who has concluded that there would be no adverse impact on Great Crested Newts from the development.

He has however suggested a condition requiring a nesting birds survey prior to demolition between 1st March and 31st August in any year.

As a result any impact to ecology can be suitably mitigated.

ECONOMIC SUSTAINABILITY

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth'

With regard to the economic role of sustainable development, the proposed development would involve some employment and economic benefits during construction with no loss of staff at the existing premise.

SOCIAL SUSTAINABILITY

Affordable Housing

The size of development does not require any affordable housing contribution.

Heritage

There is a Grade II Listed building adjacent to the site.

A Heritage Assessment had been submitted which has been assessed by the Councils Conservation Officer who is satisfied that the proposal given the limitation on the heights at 4.4m high, would not significantly affect the setting of the Listed Building.

Amenity

Whilst the submitted layout plan is indicative only, it does demonstrate that 3 dwellings could be accommodated within the site and they would meet the minimum separation distances and be able to provide adequate private amenity space.

In order protect the amenity of neighbouring properties, should permission be granted, a condition relating to piling operations should be imposed.

Therefore it is not considered that the proposal would cause significant harm to living conditions of the neighbouring properties.

Response to Observations

The representations of the members of the public have been given careful consideration in the assessment of this application and the issues raised are addressed within the individual sections of the report including the impact on the green belt, amenity and privacy. The matter of disturbance to the neighbouring cattery is not something that could form a reason for refusal of the application. These issues have all been weighed in the planning balance.

Conclusion – The Planning Balance

The principle of the development is considered to be acceptable in Green Belt terms as it would involve the re-development of a previously developed site with no greater impact on openness or conflict with the purpose of including land in the Green belt which accords with paragraph 89 of the NPPF.

The proposal would not result in the loss of existing employment as the existing office use would remain and the main storage area is sited on another site which would also be retained.

The proposal would have a neutral impact in terms of trees, ecology, design, flood risk and amenity.

The proposal would bring positive planning benefits such as; the provision of market housing in a sustainable location.

Balanced against these benefits must be the dis-benefits which in this case relate to a minor impact upon the landscape.

As this impact is not considered to be significant and can be mitigated against with the use of planning conditions, it is considered that on balance the application proposal represents sustainable development.

The application is therefore recommended for approval, subject to conditions.

RECOMMENDATION

APPROVE subject to conditions.

- 1) Standard outline 1**
- 2) Standard outline 2**
- 3) Standard outline 3**
- 4) Approved Plans**
- 5) Reserved matters application to include dust control measures**
- 6) Reserved matters application to include Electric Vehicle Charging Points**
- 7) Submission / Approval of Information regarding Contaminated Land**
- 8) Reserved matters application to include risk assessment for brine subsidence on the site**
- 9) Reserved Matters application to include details of the existing and proposed land levels. No levels should be raised on site that may result in the flooding offsite**
- 10) No development should commence on site until such time as detailed proposals foul and surface water drainage have been submitted to and agreed in writing**
- 11) Nesting bird survey measures to be submitted and approved**
- 12) The reserved matters application shall include a landscaping plan and boundary treatment plan for the site including a scheme to secure the retention and protection of the roadside hedge**
- 13) Reserved matters application to include tree protection measures/hedgerow retention**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

