

- a) **DOV/21/01581 – Erection of two detached dwellings with associated parking (existing garage, outbuildings and swimming pool to be demolished) - Felder Lodge, Deal Road, Worth**

Reason for report: Due to the number of contrary views (15) and Councillor call in.

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policies and Guidance**

Planning and Compulsory Purchase Act 2004

Section 38(6) – requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

Core Strategy (2010)

CP1, DM1, DM11, DM13, DM15, DM16

Draft Dover District Local Plan to 2040

The Consultation Draft Dover District Local Plan is a material planning consideration in the determination of this planning application. At this stage in the plan making process (Regulation 19) the policies of the draft can be afforded some weight, but this depends on the nature of objections and consistency with the NPPF.

Policies relevant to this application are: SP3, SP4, SP14, CC5, CC6, PM1, PM2, T13, NE1, NE2

National Planning Policy Framework (NPPF) (2021)

The most relevant parts of the NPPF are 8, 11, 12, 47, 55, 107, 79, 130, 180

The Kent Design Guide (KDG)

Worth Neighbourhood Plan

WDP02

- d) **Relevant Planning History**

None.

- e) **Consultee and Third-Party Responses (Summarised)**

Worth Parish Council

Objects to this planning application for the following reasons:

It breaches paragraphs 9, 111, 130 and 174 of the NPPF.

Given the number of contrary views the decision should not be delegated.

Whilst a minor development, the cumulative impact of traffic generated together with other major built/ extant development will be severe.

The proposed access would not be safe. The proposed development does not appear to provide for any net diversity gains One objector makes reference to bats in the locality

One objector has raised issue of potential to overlook their property and the shining of headlights directly into their front room.

Potential for breaking building regulations.

Public Rights of Way Officer

No comments to make

Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Kent Highway Services

Following the submission of additional plans, Kent Highway Safety have now raised no objections to the proposals, subject to appropriate conditions.

Senior Natural Environment Officer

The appropriate level of ecological surveys works have been carried out. The Ecological Impact Assessment report provides a suite of appropriate ecological impact avoidance and mitigation measures and advises that the implementation of these measures is secured by condition, if planning permission is granted.

Public Representations

15 letters of objections have been received and 3 letters of support. These comments are summarised.

Objections

- Loss of view;
- Overbearing impact on the adjacent properties;
- Cars exiting the development will directly point into the opposite dwelling.
- Not infill;
- Highway safety concerns;
- The proposed access isn't an established access being used;
- Previous applications for dwellings near the vicinity have been refused;
- Loss of wildlife and habitat;
- Worth Neighbourhood plan doesn't allow for houses on the side of Ham.
- The HELAA does not identify any suitable housing in the Mill Lane vicinity;
- Lack of pavement;
- Sewage problem;

Support

- Good size houses on good size plots.
- Lovely scheme.
- In keeping and will blend in seamlessly.
- Demand for these types of large executive homes.
- No issues with drainage.

f) 1. **The Site and the Proposal**

The Site

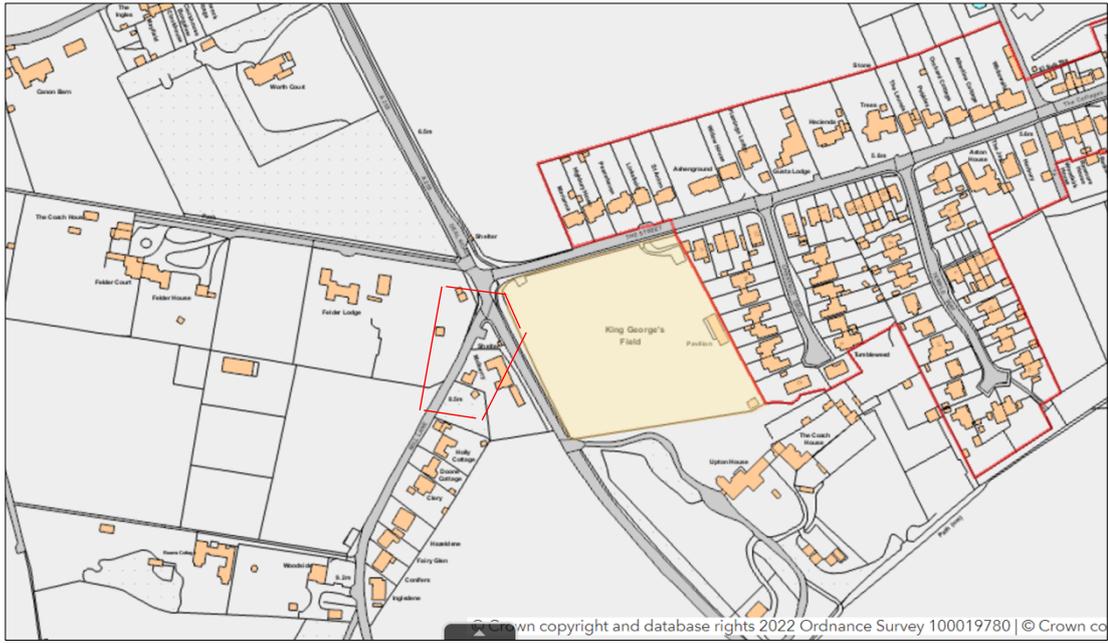


Figure 1: plan showing settlement confines

- 1.1 The application site is located outside of the village confines of Worth (as shown in red to the east) and the Worth Neighbourhood Plan. The site is within an accessible location being able to walk into Worth along a lit footpath and use public transport (namely a bus stop) within Deal Road that has daily regular journeys to Deal, Sandwich and Canterbury.
- 1.2 The application site consists of a plot of land approximately 0.84 hectares in area forming the eastern half of the garden area serving Felder Lodge. Felder Lodge is accessed down a private track located to the north of the site. The dwelling is a substantial, brick-built detached dwelling on a large plot, with a detached garage with accommodation over to the east of the dwelling.
- 1.3 The applicant site is currently laid to lawn with established screening surrounding the boundaries on all sides and has a detached garage and swimming pool, which would be removed to make way for the development. There is a further existing access leading from Mill Lane to the SE, although this appears not to have been used for some time. To the west of the application site is an unused field that is within the ownership of the occupiers of Felder Lodge. To the west beyond the unused field is footpath EE238.
- 1.4 Mill Lane is a rural road serving a number of dwellings. The characteristics of the road is verdant in nature, with modest sized dwellings, with a variation of roof heights as well as different architecture styles and designs.

The Proposal

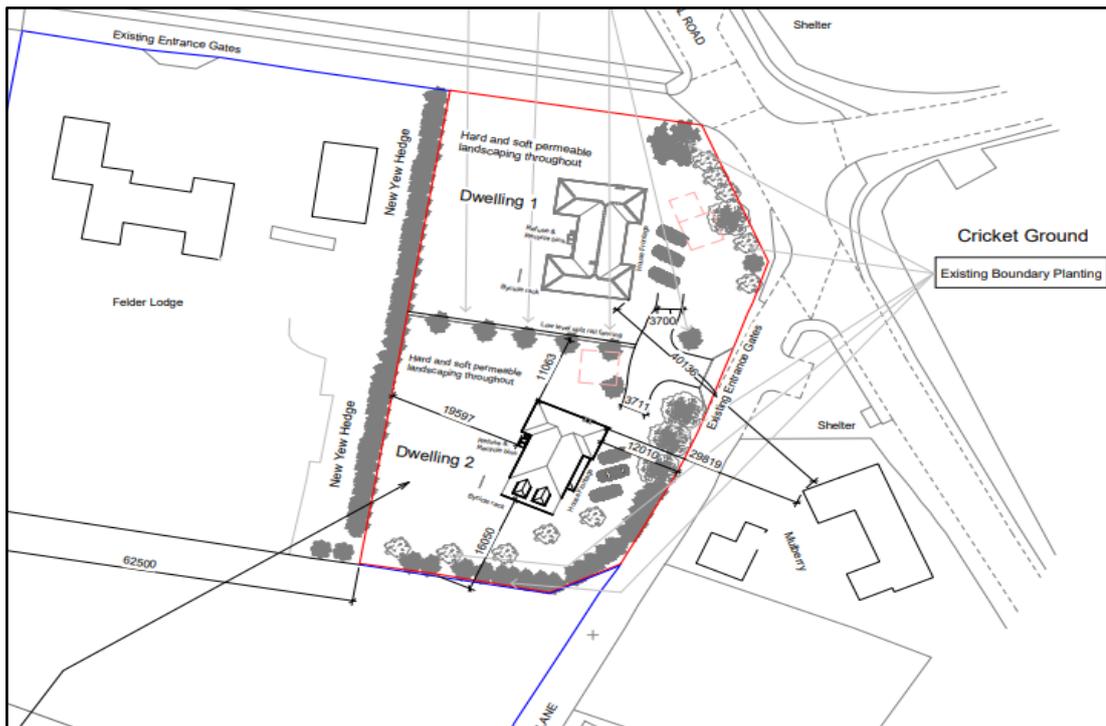


Figure 2: block plan

- 1.5 Originally, the application sought planning permission for 2no. 5 bedroomed detached properties. Plot 1 would be located towards the NE of the site with Plot 2 to the SW of the plot. The frontage of Plot 1 would face Deal Road and Plot 2 would face towards the south. Both dwellings were over 2 floors with a central structure flanked by a wing each end with a pitched and hipped roof form.



Figure 3: 3D visuals of proposed dwelling

- 1.6 Concerns were raised by officers in respect of the location and design of plot 2 as this did not relate well to those properties within Mill Lane. Amendments were sought including the repositioning of the proposed dwelling within the SE corner of the site to have a more active street frontage, the introduction of a catslide roof with two dormers within the left (south) elevation to reduce the bulk of this side of the dwelling and its appearance within Mill Lane.



Figure 4: 3D visuals of proposed dwelling

- 1.7 The pallet of materials comprises reclaimed red bricks, Kent peg tiles and timber doors and windows.
- 1.8 Both dwellings will share the existing residential access to the east and from Mill Lane. Parking will be in the form of off-road open parking to the front of the respective dwellings.

2. Main Issues

- 2.1 The main issues for consideration of this planning application are:
 - Principle
 - Visual amenity
 - Residential Amenity
 - Highways
 - Ecology
 - Habitat Regulations

Assessment

Principle of Development

- 2.2 The starting point for decision making, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 is the development plan, unless material considerations indicate otherwise. The starting point for the assessment of applications is replicated at Paragraphs 2 and 12 of the National Planning Policy Framework (NPPF). An important material consideration is the NPPF which, broadly, seeks to achieve sustainable development. Notwithstanding the primacy of the development plan, paragraph 11 (c) and (d) of the NPPF states that development which accords with an up-to-date development plan should be approved without delay whilst, where there are no relevant development plan policies or where the policies are out-of-date, permission should be granted unless:
 - i. the application of policies in this Framework that protects areas or assets of particular importance provides a clear reason for refusing the development proposed: or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In assessing point (i) above, the 'policies' referred to are those relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other

heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.

- 2.3 Having regard for paragraph 11, it is necessary to consider whether the development plan is up-to-date and whether the policies which are most important for determining the application are out-of-date, permission should be granted unless policies in the NPPF for protected areas or assets provide a clear reasoning for refusing the development or where the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in NPPF as a whole. A footnote confirms that whether policies are out of date also include instances where the local the local planning authority cannot demonstrate a five-year housing land supply or where the delivery of housing falls below 75% of the housing requirement in the previous three years.
- 2.4 It is considered that policies CP1, DM1, DM11, DM13, DM15 and DM16 are the 'most important' policies for determining this application. For completeness, the tilted balance is not engaged for any other reason, as the council has a demonstrable five-year housing land supply (6.03 years' worth of supply) and has not failed to deliver 75% of the housing delivery test requirement (delivering 88%).
- 2.5 Policy CP1 sets out a settlement hierarchy and provides that "the location and scale of development in the district must comply with the Settlement Hierarchy". Within this policy Worth has been identified as a Village, with the tertiary focus for development within the rural area; suitable for a scale of development that would reinforce its role as a provider of services to essentially its home community. CP1 is considered to be more restrictive than the NPPF and therefore attracts reduced weight. In this instance, the proposed development would be contrary to policy CP1 of the Dover District Council Core Strategy.
- 2.6 Policy DM1 generally seeks to restrict development which is located outside of the settlement confines unless it is justified by other development plan policies, or it functionally requires such a location or is ancillary to existing development or uses. As a matter of judgement, it is considered that policy DM1 is in tension with the NPPF as the housing requirement has increased since the settlement confines were drawn, whilst the confines act to restrict housing supply. That said, it is noted that the local housing need requirement has come down over the past year. However, it remains the case that this policy is considered to be out-of-date and, as a result, should carry only limited weight. In this instance, whilst the proposed development is within close proximity to the Worth settlement, it is still outside of the confines and does not require such a location, nor would it be ancillary to existing development or uses and is therefore considered to be contrary to policy DM1 of the Dover District Core Strategy.
- 2.7 Policy DM11 requires that, (1) applications which would increase travel demand should be supported by a systematic assessment to quantify the amount and type of travel likely to be generated and include measures that satisfy demand to maximise walking, cycling and the use of public transport. The policy also states that, (2) development that would generate travel will not be permitted outside of the settlement confines unless justified by other development plan policies. Finally, the policy states, (3) Development that would generate high levels of travel will only be permitted within urban areas in locations that are, or can be made to be, well served by a range of means of transport. Whilst the policy is not considered to be out of date, it does attract reduced weight in this instance, having regard to the proximity of the site with Worth and public transport namely bus services, it is considered the proposal would not significantly increase travel demand and therefore comply with the aims and objectives of policy DM11.

- 2.8 Policy DM15 resists the loss of countryside (i.e., the areas outside of the settlement confines) or development which would adversely affect the character or appearance of the countryside, unless one of four exceptions are met, it does not result in the loss of ecological habitats and provided that measures are incorporated to reduce, as far as practicable, any harmful effects on countryside character. Resisting the loss of countryside as a blanket approach is more stringent an approach than the NPPF, which focuses on giving weight to the intrinsic beauty of the countryside and managing the location of development. There is therefore some tension between this policy and the NPPF. Whilst it is not considered that this tension is sufficient to mean that the policy is out of date, it is considered that the policy attracts reduced weight. In this instance, the site is generally well screened, as such, the proposal would have limited impact within the countryside.
- 2.9 Policy DM16 requires that development which would harm the character of the landscape will only be permitted if it accords with a development plan allocation and incorporates any necessary avoidance or mitigation measures; or it can be sited to avoid or reduce the harm and/or incorporate design measures to mitigate the impacts to an acceptable level. Policy DM16 is considered to be consistent with the NPPF and is considered to attract full weight. This will be discussed later in the report.
- 2.10 Policy DM1 is out-of-date, whilst CP1, DM11 and DM15 are to differing degrees in tension with the NPPF, albeit they are not considered to be out-of-date. DM1 is considered to be particularly important to the assessment of the application and it is therefore concluded that the basket of 'most important policies' are out of date and the 'tilted balance' described at paragraph 11 (d) of the NPPF is engaged.
- 2.11 Within the Draft Local Plan, policy SP4 sets out that residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within or immediately adjoining the settlement boundaries within Worth subject to a number of criteria being met. The proposal is not within or immediately adjoining the defined settlement confines of Worth, however, there is some built development in the area of the application site, however, this is not considered adjacent to the confines due to the separation of them by an Open Space designation and other areas of open space. The proposal therefore does not comply with part 1 policy SP4, nor the exceptional circumstances identified in part 3 of the policy and therefore does not comply with this policy.
- 2.12 The application was submitted last year when the emerging Local Plan was not a material planning consideration, and it was considered that as some relevant policies of the Local Development Framework were out of date then the tilted balance applied. Negotiations therefore continued in this respect working with the applicant to overcome issues regarding visual impact, highways and ecology.
- 2.13 Finally, within the Worth Neighbourhood Development Plan paragraph 3.23 sets out 'DDC Core Strategy Policy DM1 would apply to proposals for development outside the settlement confines'. However, as discussed above this is considered to be out of date. Policy WDP02 within the Neighbourhood Plan sets out criteria for development proposals inside the settlement boundaries but is silent in respect of development outside of the confines of the settlement.
- 2.14 With regard to this particular application, the focus of the NPPF is to locate new housing development within suitably sustainable locations. Supporting the principle of new housing within this location would be consistent with paragraph 79 of the NPPF, which seeks to locate housing where it will enhance or maintain the vitality of rural

communities and to avoid the development of isolated homes in the countryside. However, that said, notwithstanding the tilted balance being engaged, the principle of the development is contrary to policy SP4. That said, the Draft Local Plan has not been formally adopted and in terms of sustainability, the application site is within walking distance to Worth, a sustainable settlement, along a lit pavement and there is a bus stop within Deal Road with a daily and regular timetable to Sandwich, Deal and Canterbury.

Character and Appearance

- 2.15 Paragraph 130 of the NPPF sets out that 'planning decisions should ensure that developments function well and add quality to the area, not just for the short term but over the lifetime of the development'. The NPPF continues at paragraph 130 (c) setting out that 'planning decisions should ensure that developments are sympathetic to local character, including the surrounding built environment, whilst not preventing or discouraging appropriate innovation or change'.
- 2.16 Felder lodge is on a substantial corner plot with the main entrance to the dwelling leading from a private road. The private road is characterised by large dwellings on substantial size plots. Felder Lodge is an older property, which is brick built and consists of a centralised structure, with two individual wings protruding off the east and west elevations. Plot 1 has been designed to replicate those details of Felder lodge and is considered to reflect the bulk, scale, massing, and design of those properties within the private track. The proposed dwelling would be seen from Deal Road and from the Worth Junction, however, given the size of the dwellings within this location, Plot 1 is not considered to appear out of character with the surrounding area when viewed from the public realm.
- 2.17 Mill Lane is characterised by modest dwellings on smaller plots that all have a road frontage, although all different in architectural styles and designs. Plot 2 has been redesigned to incorporate a catslide roof with dormers within the southern roofslope to help reduce the bulk and massing of the building, whilst replicating some of the characteristics of those properties within Mill Lane. These amendments to Plot 2 would be seen as a suitable transition in terms of scale and massing between the properties to the north and those properties within Mill Lane and have some of the same design features as Felder Lodge, Plot 1 and Mill Lane. For the reasons set out above, the proposed development is considered to be acceptable in respect of bulk, scale, massing, and design and would not result visual harm within the street scene.
- 2.18 In order to achieve the necessary visibility splays, the tree to the south of the access would need to be removed, opening up the site. In order to mitigate against this loss, it is proposed that additional planting will need to be secured by condition to provide trees on the site. Given the domestic fencing and off-street parking arrangements within Mill Lane, this is not considered to appear out of character within this location.
- 2.19 That said, the application site is located within the countryside and as such falls to be assessed against policies DM15 and DM16 of the Dover District Core Strategy which set out 'that development which would result in the loss of, or adversely affect the character and appearance of the countryside will only be permitted subject to certain criteria, including it cannot be accommodated elsewhere. The application site is read as a garden at the moment, that said, regard must be had to the potential viewpoints of the site from surrounding vantage points. Principally the views from the west along footpath EE238. Much of this view would be filtered by the retained trees and as such the wider landscape would not be harmed. In terms of the views from Worth towards the application site, it is considered the proposed development would be read in

conjunction with the existing dwelling and would not appear out of keeping with the wider countryside. However, consideration needs to be given to the views from within Mill Lane, Mill Lane is verdant in nature and in order to provide the required visibility splays, the tree to the south would need to be removed (as discussed above). It is considered with the fence erected outside Mulberry and the off-street parking to some of the properties, the opening up of the site would not appear as an out of keeping and overengineered feature within the street scene and countryside. It should be noted the tree is not protected and as such, I do not consider the loss of the tree would be sufficient to warrant a refusal, and the impacts of the proposal could largely be mitigated by a landscaping condition requiring trees to be planted within the site.

Residential Amenity

- 2.20 Paragraph 130 (f) of the National Planning Policy Framework sets out planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.
- 2.21 The applicant site is located within the garden area of Felder Lodge. Further consideration needs to be given to the occupiers opposite the site. Of concern to local residents is the potential for having an overbearing impact in respect of loss of a view and in regard to the height, position, and size of the dwellings. The closest dwelling to the occupiers of the properties within Mill Lane is that of Plot 2. The overall ridge height of the proposed dwelling would be approximately 8 metres, to alleviate some of the concerns raised in respect of the size of the dwelling, the proposal has been amended to incorporate a catslide roof on the southern elevation. Whilst this will not reduce the overall height of the building, this amendment does significantly reduce the bulk, scale, and massing and as such, is considered to reduce some of the concerns raised. It is considered there is unlikely to be any adverse impact caused by the proposed development in terms of being overbearing.
- 2.22 Plot 2 has been designed to be built off the dividing boundary by approximately 12.1 metres with windows at first floor. Mulberry is a single storey dwelling set back from the road with off street parking to the front of the dwelling with a 1.5 metres fence denoting the boundary, a detached wood clad building is built up against the boundary (which appears to be providing some form of accommodation) and as such careful consideration needs to be given to the residential amenities currently enjoyed by the occupiers of this property. Given the set back from the road and the position of Mulberry with the fence denoting their boundary and the screening to be retained it is considered any overlooking would be perceived and would not warrant a refusal on this basis. Having regard to the position of plot 1 being set back from the road by approximately 40 metres, this would not cause undue harm in terms of overlooking with those properties within Mill Lane.
- 2.23 In respect of the loss of view, in order to accommodate the proposed development, a tree would need to be removed. However, the loss of a view is not a material consideration, and it should be noted the application site is within the garden area of Felder Lodge.
- 2.24 In relation to potential noise and disturbance in respect of cars entering and leaving the site. Whilst the road is a country lane, an additional two dwellings would not be likely to generate such traffic that would cause significant harm to neighbouring properties in this respect.
- 2.25 Regard must also be had to the occupiers of Felder Lodge and also the inter relationships between Plots 1 and 2. Firstly, turning to the relationship between Plot 1

and Felder Lodge, Plot 1 has been designed to be set off the boundary by approximately 18.2 metres and in terms of scale reflects that of the host dwelling. In addition to this, dividing these properties is a detached garage which would obscure any potential for overlooking. Plot 2 would be set off the boundary by approximately 19.5 metres and given the orientation of Felder Lodge, the proposed dwelling would not adversely impact on the living conditions currently enjoyed by the occupiers of this property. With regards to the inter relationship between Plots 1 and 2 these would have a dividing distance of approximately 19 metres with a dividing fence and screening and in any case, it would be buyer beware.

- 2.26 In respect of the future occupiers of the new dwellings, the room sizes of the proposed dwellings would be acceptable sizes and would be naturally lit. The internal living conditions of the future occupants would be acceptable and comply with the aims and objectives of policy PM2 of the Draft Local Plan.

Impact on Highway Safety

- 2.27 Local residents have raised concerns over the proposed access into and out of the site and the suitability of the road for additional traffic, especially given the close proximity of the Deal Road junction. It is important to recognise that this is not the creation of a new access, but the increased use of an existing domestic access. In respect of Kent Highway Services, this development does not meet the criteria to warrant any involvement. However, given the level of concern from local residents it was felt prudent to request additional information in respect of visibility splays.
- 2.28 The application has demonstrated that visibility splays of 2m x 2m would be provided, that said, at the moment a telegraph pole is within the visibility splays and as such this would need to be relocated to facilitate these splays. The applicant has confirmed this will be relocated upon the grant of any permission. Officers are satisfied this could be dealt with by a condition to ensure the visibility splays are provided prior to the first occupation of either of the dwellings. Kent Highway Services have not raised any concerns with this approach.
- 2.29 Whilst sympathetic to the concerns raised by local residents in respect of the impact the proposed development could have on the levels of traffic using the Deal Road junction, this has not been raised by Kent Highway Services as a matter of concern and as such it is not considered a refusal could be warranted on this basis given the development relates to 2no. additional dwellings.
- 2.30 Parking provision for residential development should be informed by the guidance for residential parking in the Dover District Core Strategy. This suggests that a minimum of two independently accessible car parking spaces be provided for residents of the dwelling, together with an additional 0.2 spaces per dwelling for visitors, although parking should be a design-led process. The development would accommodate three parking spaces, meeting the needs generated by the occupiers of the dwellings. Having regard to the above, the development is considered to provide sufficient car parking provision and would comply with policy DM13 of the Core Strategy. For the reasons set out above, officers are satisfied the proposal would not adversely impact on highway safety.

Ecology

- 2.31 The application site is 'a residential garden', mainly comprising of a mown lawn, other neutral grassland (for amenity use) with tree lined boundaries. A single-storey, double garage is present near the site. Small trees, garden planting beds and a non-native hedgerow are present with the site. That said, given the tree cover and the unmown

field to the west, there is potential for protected species to be present. Residents have also raised this as a concern and therefore ecology surveys were requested and have been received.

- 2.32 Dover District Council's Senior Natural Environment Officer has reviewed the Ecological Impact Assessment report and is satisfied that this provides a suite of appropriate ecological impact avoidance and mitigation measures, and the implementation measures are satisfactory and can be secured by condition. Therefore, I am satisfied the proposed development complies with the aims and objectives of the National Planning Policy Framework, in particular paragraph 180.

The Conservation of Habitats and Species Regulations 2017, Regulation 63: Appropriate Assessment

- 2.33 All impacts of the development have been considered and assessed. It is concluded that the only aspect of the development that causes uncertainty regarding the likely significant effects on a European Site is the potential disturbance of birds due to increased recreational activity at Sandwich Bay and Pegwell Bay.
- 2.34 Detailed surveys at Sandwich Bay and Pegwell Bay were carried out in 2011, 2012 and 2018. However, applying a precautionary approach and with the best scientific knowledge in the field, it is not currently possible to discount the potential for housing development within Dover district, when considered in combination with all other housing development within the district, to have a likely significant effect on the protected Thanet Coast and Sandwich Bay SPA and Ramsar sites.
- 2.35 Following consultation with Natural England, the identified pathway for such a likely significant effect is an increase in recreational activity which causes disturbance, predominantly by dog-walking, of the species which led to the designation of the sites and the integrity of the sites themselves. The Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy was agreed with Natural England in 2012 and is still considered to be effective in preventing or reducing the harmful effects of housing development on the sites.
- 2.36 Given the limited scale of the development proposed by this application, a contribution towards the Council's Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy will not be required as the costs of administration would negate the benefit of collecting a contribution. However, the development would still be mitigated by the Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy as the Council will draw on existing resources to fully implement the agreed Strategy.
- 2.37 Having had regard to the proposed mitigation measures, it is considered that the proposal would not have a likely significant adverse effect on the integrity of the protected Thanet Coast and Sandwich Bay SPA and Ramsar sites. The mitigation measures (which were agreed following receipt of ecological advice and in consultation with Natural England) will ensure that the harmful effects on the designated site, caused by recreational activities from existing and new residents, will be effectively managed.

3. Conclusion

- 3.1 By virtue of the relevant Development Plan policies not being up to date, it is considered that the 'tilted balance' (Paragraph 11, NPPF) must be applied. Relevant to the circumstances of this application, this indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies of the NPPF as a whole.

- 3.2 There is a need for new housing development that is in a sustainable location, with reasonable access to public facilities and amenities. The application site is located within reasonable walking and cycling distances of the Worth facilities and amenities, whilst also being close to public transport which is supported by the NPPF.
- 3.3 With regard to the objective of achieving good design, it is considered on balance, that the proposed development would not have an unduly adverse impact on either the character and appearance of the area, the living conditions of the occupiers of adjacent properties, or highway safety, to the extent that this would warrant a refusal of planning permission.

g) Recommendation

I PERMISSION BE GRANTED, subject to conditions to include:

- (1) Standard time limit
- (2) In accordance with approved plans
- (3) Approved Materials
- (4) Landscaping and replacement tree planting
- (5) Drainage details
- (6) Parking provision
- (7) Provision and retention of visibility splays, to include the removal of the telegraph pole.
- (8) Measures to accommodate electric vehicle charging facility
- (09) Completion and maintenance of the access, including use of a bound surface for the first 5 metres.
- (10) Biodiversity method statement
- (11) Bat-sensitive lighting
- (12) Biodiversity enhancements
- (13) Movement of the telegraph pole

II Powers to be delegated to the Head of Planning and Development to settle any necessary planning conditions, in line with the issues set out in the recommendation and as resolved by Planning Committee.

Case Officer

Karen Evans