

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 1 August 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00424/FUL	LYNDSEY HAYES	1	19-29

THE PROPOSAL

Change of use of an existing agricultural building to storage & distribution (B8) including the creation of associated parking/ turning area

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The (revised) NPPF was published by the Government on the 24th July 2018. It supersedes the previous NPPF published in 2012. Policies in the (revised) NPPF should be taken into account in dealing with applications from the date of its publication. Therefore the 2018 NPPF forms a material consideration in considering this application.

At the heart of the (revised) NPPF remains a presumption in favour of sustainable development (paragraph 11). For decision-taking, this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless : i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; 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.

The following sections / policies set out within the (revised) NPPF are relevant to the determination of this application:

- Section 6. Building a strong, competitive economy
- Section 9. Promoting sustainable transport
- Section 12. Achieving well-designed places
- Section 15. Conserving and enhancing the natural environment

The policy sentiments in relation to this application remain unchanged and so no updates to section 9 (assessment of issues) of the main committee report are needed. Policies continue to support the sustainable growth and expansion of business in rural areas, through conversion of existing buildings and well-designed new buildings. On sites in rural areas, development should be sensitive to its surroundings, not have an unacceptable impact on local roads and should exploit opportunities to make a location more sustainable. The importance of good design and recognising the intrinsic beauty and character of the countryside remain a key consideration.

CHANGES TO CONDITIONS/REASONS

To reflect the publication of the (revised) NPPF, the wording of the reason given on condition 6 is to be updated to state:

Reason: To protect and prevent unnecessary disturbance to nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and Section 15 of the National Planning Policy Framework (July 2018).