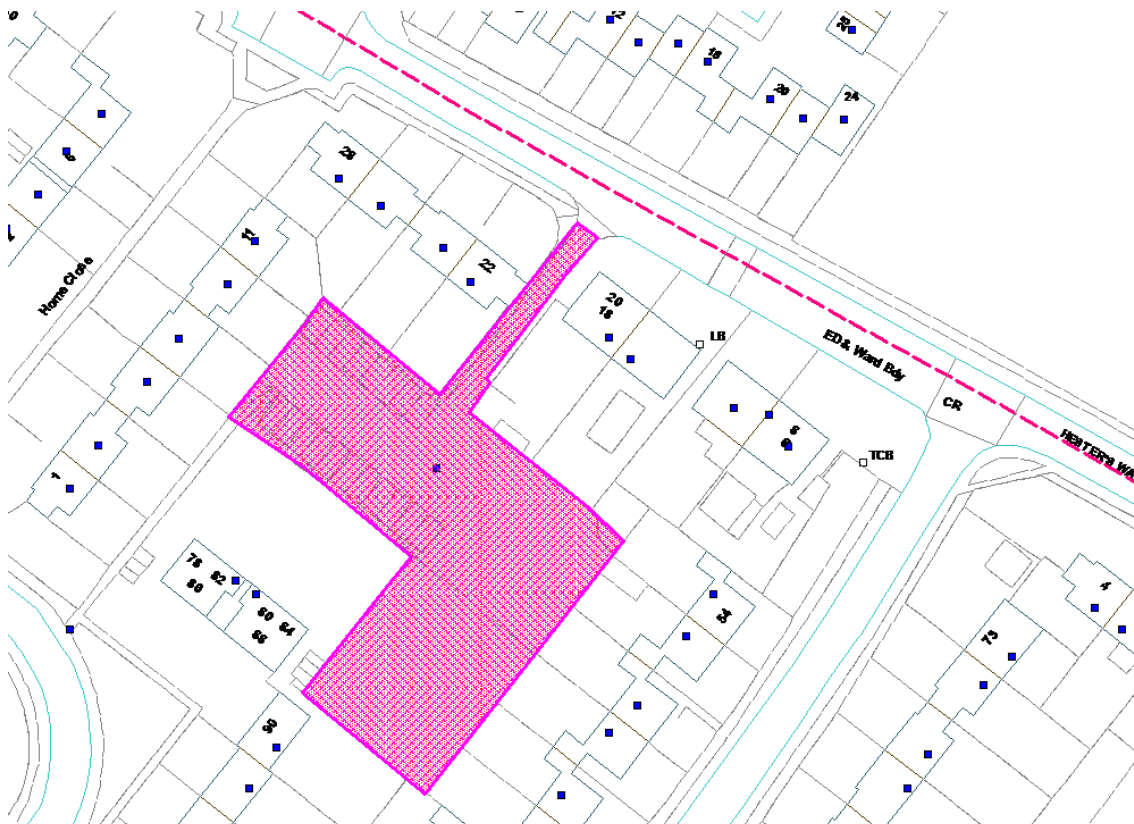


APPLICATION NO: 15/00591/FUL	OFFICER: Mr Ed Baker
DATE REGISTERED: 10th April 2015	DATE OF EXPIRY: 5th June 2015
WARD: Hesters Way	PARISH:
APPLICANT:	Mr Gordon Malcolm
AGENT:	Quattro Design Architects Ltd
LOCATION:	Former Garage Site Rear Of 10-26 Hesters Way Road Cheltenham
PROPOSAL:	Erection of four dwellings and associated hard and soft landscaping

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is land to the rear of Nos. 10 to 26 Hesters Way Road. The site previously comprised a series of garage lock ups serving the local area, however, these have since been demolished and the site cleared.
- 1.2 The site is located to the south side of Hesters Way Road in a predominantly residential area. It is situated behind Nos. 10 to 26 Hesters Way Road which have a frontage to the highway. These are mostly residential properties although there is a Co-operative store and shops at ground level between Nos. 6 and 20 Hesters Way Road.
- 1.3 Vehicular access to the site is from Hesters Way Road to the north via a narrow drive between Nos. 18/20 Hesters Way Road.
- 1.4 There is also a footpath link from Ashlands Road linking the north-west corner of the site to Hesters Way Road. It is understood that this link is not a public right of way or adopted highway. It was originally proposed that this link would be stopped up. However, the amended layout retains the link.
- 1.5 The site comprises approximately 0.2 hectares. The main part of the site is broadly "L" shaped with the additional narrow entrance drive from the highway. The site is relatively flat with the south part of the site stepped up around 0.5 metres higher than the north.
- 1.6 The application seeks full planning permission for the erection of four semi-detached dwelling houses (two pairs). The dwellings would have two storeys. Plots 1 to 3 would have 3 bedrooms and Plot 4 would have 2 bedrooms.
- 1.7 Plots 1 and 2 would be located at the southern end of the site and would face towards the back of the properties on Hesters Way Road. Plots 3 and 4 would be situated to the north part of the site, facing south, and backing onto the houses on Home Close to the north.
- 1.8 Each dwelling would have two parking spaces. There would also be an additional visitor's parking space. Parking for Plots 1 and 2 would be in front of those properties. Parking for Plots 3 and 4 would be away from those dwellings next to the east site boundary.
- 1.9 The layout incorporates private access to the rear of three properties on Barbridge Road to the south and Home Close to the north west. It is understood that those properties have a private right of way over the site, which the scheme has had to accommodate.
- 1.10 The dwellings would have a modern design. They would be faced in off-white render with a brick plinth. The pitched rooves would be finished in brown tiles.
- 1.11 The scheme has been the subject of a number of amendments. The proposal has been reduced from five dwellings to four dwellings; private rear access has been provided for the neighbour on Home Close; changes to the plot types; and adjustments to the layout and landscaping scheme. These amendments have been subject to consultation.
- 1.12 The application is referred to the planning committee because the applicant is Cheltenham Borough Homes. Moreover, the site is currently owned by the Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development

CP 4 Safe and sustainable living

CP 7 Design

GE 5 Protection and replacement of trees

GE 6 Trees and development

NE 3 Biodiversity and geodiversity of local importance

NE 4 Contaminated land

HS 1 Housing development

HS 2 Housing Density

RC 7 Amenity space in housing developments

UI 3 Sustainable Drainage Systems

TP 1 Development and highway safety

TP 2 Highway Standards

TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Affordable housing (2004)

Development on garden land and infill sites in Cheltenham (2009)

National Guidance

National Planning Policy Framework

National Planning Policy Guidance

4. CONSULTATIONS

Cheltenham Civic Society

5th May 2015

This is a sensible scheme to provide additional houses.

Social Housing

17th April 2015

The proposals are for 3 x 2 Bed Houses and 2 x 3 Bed Houses for affordable rent. There are currently 2,713 households registered on Gloucestershire Homeseeker for social housing in Cheltenham. For the Hesters Way area there are 475 households registered for 1 bed accommodation, 268 households for 2 bedroom accommodation, 139 households registered for 3 bed accommodation and 40 households registered for 4 bedroom accommodation.

The proposed 2 and 3 bed houses will help meet an identified affordable housing need in this area. The proposals meet Lifetime Homes Standard, Building for Life Bronze as minimum and Code for sustainable homes level 3.

We fully support these proposals

Tree Officer

29th April 2015

The Tree Section does not object in principle to this application on the basis that the following information is submitted and agreed prior to determination of this application:
Tree Protection Plan to BS 5837:2012

14th August 2015

Not enough tree information has been submitted to make an informed decision. The Tree Section has a concern with the proposed development on the neighbouring north west boundary trees, as it is within very close proximity to their canopies, if the proposed development is approved a significant part of the tree canopies could be lost. The Tree Section would welcome if the proposed plots P3 and P4 could be moved away from the boundary trees.

The Tree Section would like the following information is submitted and agreed prior to determination of this application:

Arboricultural Impact Assessment to BS 5837:2012

Tree Protection Plan to BS 5837:2012

8th September 2015

The Tree Section does not object to this application. Should this application be granted please use the following conditions and informative:

Tree Protection

Tree protection shall be in accordance with the specifications set out within the Arboricultural Report reference Trees at Hester's Way Road and the Tree Protection Plan Drawing Number GL510DA/CBH/TPP dated September 2015.
Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

Detailed Landscaping

The landscaping proposal shall be carried out no later than the first planting season following the date when the development is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. The current Landscape Planning Proposals must be modified to also specify species, planting size, root type (it is anticipated that container grown trees will be planted) and protection so as to ensure quick successful establishment. The size of the trees shall be at least a Selected Standard as per BS 3936-1:1992. The trees shall be maintained for 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted.
Reason: To preserve the visual amenities of the locality in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

It is strongly recommended that suitable leaf guards to cover guttering and down pipes are installed onto external rain drainage pipework so as to reduce the incidence of such blocked pipework as a result of tree related litter-fallen leaves, twigs, fruit etc

Contaminated Land Officer

29th April 2015

With regard to this application I have the following comment to make

Noise - From Demolition and Construction

Demolition or construction works on the development shall not take place other than during the following times:

1. Monday to Friday 0800 to 1800 hours
2. Saturday 0800 to 1300 hours

Nor at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect existing residents who are in close proximity to this site.

GCC Highways Planning Liaison Officer

8th September 2015

I have reviewed that amended application and recommend no highway objection subject to the following conditions

1. No works shall commence on the development until details of the proposed access including surfacing have been submitted in writing to the Local Planning Authority. No beneficial occupation shall occur until the access has been completed in accordance with the approved details and maintain as such thereafter.

Reason: To provide a safe and suitable access in accordance with CBC Local Plan policy TP1, and NPPF paragraph 32

2. No beneficial occupation shall occur until the internal layout including car parking and turning areas, has been laid out and completed in accordance with the approved drawing 4067/P/10/F, and maintained as such thereafter

Reason: To provide a safe and suitable access in accordance with CBC Local Plan policy TP1, and NPPF paragraphs 32 and 35

3. No work shall commence on the site until details of the provision of fire hydrants served by mains water supply including a location plan and timetable for their provision, have been submitted to and approved in writing by the Local Planning Authority. The fire hydrants shall be provided in accordance with the approved details.

Reason: To reduce the potential impact on the public highway in accordance with NPPF paragraph 32

4. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

5. REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

Note: The applicant is advised that to discharge condition 5. that the local planning authority requires a copy of a completed

dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include;
- i. specify the type and number of vehicles;
 - ii. provide details of the haulage routes to sites
 - iii provide for the parking and turning of vehicles of site operatives and visitors;
 - iv. provide for the loading and unloading and turning of plant and materials;
 - v. provide for the storage of plant and materials used in constructing the development;
 - vi provide for wheel washing facilities;
 - vii specify the intended hours of construction operations;
 - viii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway in accordance with NPPF paragraph 32.

B Notes

The proposed development will require works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the Local Highway Authority before commencing works on the development.

Severn Trent Water Ltd

15th May 2015

With reference to the above planning application the company's observations regarding sewerage are as follows.

I confirm that Severn Trent Water Limited has NO OBJECTION to the proposal subject to the inclusion of the following conditions.

Condition 1

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Suggested Informative

Severn Trent Water advises that there are public sewers located within the application site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the

public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	40
Total comments received	2
Number of objections	2
Number of supporting	0
General comment	0

5.1 Comments Received

See attached.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the Development Plan, unless materials considerations indicate otherwise.

6.3 The Development Plan for the area is the Cheltenham Borough Local Plan (adopted 2006).

6.4 The National Planning Policy Framework ("NPPF") is Government's latest guidance. The NPPF sets the weight to be attached to existing Local Plan policies. Paragraphs 214 and 215 state that for a Local Plan which has not been adopted in accordance with the Planning and Compulsory Act 2004, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The Cheltenham Borough Local Plan was adopted in accordance with pre-2004 legislation and therefore only policies which comply with the NPPF carry weight, and where the Local Plan is not in accordance or is silent then the NPPF is the lead document in making planning decisions.

6.5 The main issues relevant to the assessment of the planning application are:

- (i) Planning history
- (ii) Sustainability
- (iii) Affordable housing
- (iv) Impact on the character and appearance of the area
- (v) Impact on neighbouring property
- (vi) Access and highway issues
- (vii) Ecology
- (viii) Other matters

6.6 Sustainability

6.7 The site is considered to be a sustainable location for additional housing. It is within an established residential area of the town. The site has reasonable access to shops, services, jobs and public transport. There is a neighbourhood store immediately in front of the site on Hesters Way Road providing convenience goods.

- 6.8** The proposal would make effective use of previously developed land in accordance with the planning system's aim of prioritising development of brownfield sites.
- 6.9** The proposal would also add to the available stock of housing and would meet an identified housing need.
- 6.10** In terms of principle, the proposal displays a range of positive sustainability credentials. The proposal accords with strategic policy and is considered acceptable in principle.

6.11 Affordable housing

- 6.12** The Council's Housing Enabling Officer notes that there is a particular need for two and three-bedroom accommodation in the Hesters Way Road area. As of April this year, 30 people identified the area as their first preference for three-bedroom accommodation; and 50 people identified the area as first preference for two-bedroom accommodation.
- 6.13** The proposal would provide 2 x three-bedroom dwellings; and 1 x two-bed dwellings, which would help towards meeting this need.
- 6.14** The provision of affordable housing is one of the key aims of local and national planning policy. That the proposal will provide affordable housing to help meet the identified local need is an important material consideration.

6.15 Impact on the character and appearance of the area

- 6.16** The site is not generally visible from the public realm, situated behind the properties on Hesters Way Road, Home Close, Ashlands Road and Barbridge Road. There would be narrow glimpses of the site through the access drive off Hesters Way Road.
- 6.17** The development will mostly be seen from private property from the houses and flats that surround the site. Nevertheless, it remains important that the development is of appropriate quality and satisfactorily relates to its context.
- 6.18** The layout of the development is fairly logical and makes reasonably good use of the space given the constraints of the size and shape of the site, as well as the need to safeguard the amenity of neighbouring residents, and incorporate private access for three of the surrounding properties.
- 6.19** The housing in the area is of circa mid-20th Century and fairly ordinary in terms of appearance. The surrounding houses are two storeys with a mixture of render, brick and pebble dash facing materials. The roofs of the houses are either hipped or vertical gables with red palette roof tiles. The flats on Ashlands Road to the south are three storey and finished in brick. The roof of the flats is tiled and hipped.
- 6.20** The proposed dwellings are modest in design and appearance. Their two storey proportions and external materials reflect the existing houses in the area. There are subtle modern design cues, particularly in the fenestration and porch canopies, and the overall effect of the dwellings would be pleasant and reasonable quality. It is considered that the design of the proposed dwellings is appropriate to their context.
- 6.21** The internal layout of the development is dominated to an extent by hard surfacing, particularly in the central area by the service road and parking areas. The applicant has sought to visually break up the hard surfaces by introducing buff gravel for the private access tracks and block paving for the parking area. The amendments also increase the amount of planting to soften the overall layout.
- 6.22** The existing boundary treatment to the site will largely be retained. Gap fencing will be provided alongside the access entrance. It would have been preferable to have provided a

wall or hedge in this location, but the applicant has verbally cited concerns about cost as well as insufficient room to physically provide a wall or hedge.

- 6.23** There are a number of trees around the site which will be retained. These trees are outside the site but on the site boundary. Twenty-one trees have been recorded in total and the arboricultural report that supports the application confirms that the majority are in poor or fair condition. Only three trees (T7, T8 and T12) are categorised as being in good condition, but these trees are either compromised by their position or cited as having little public amenity value.
- 6.24** The trees most affected by the proposal are T1 to T5, which are located at the bottom of the rear garden of No. 22 Hesters Way Road. These are Ash trees which, according to the arboricultural report, are of limited quality and have limited life-expectancy. Nevertheless, the trees help to frame this part of the site. Plot 4 would be located next to this group at a distance of 1.5 metres. The report confirms that with crown raising, the trees can be suitably retained. The Tree Officer advises no objection to the application, subject to the conditions. These are recommended.
- 6.25 Impact on neighbouring property**
- 6.26** The site is surrounded by housing on all sides. The position of the dwellings generally minimises the impact on neighbours.
- 6.27** Plots 1 and 2 face towards the rear of Nos. 10 to 20 Hesters Way Road. The elevation to elevation distance is 36 metres and elevation to boundary distance is 17 metres. In addition, there are trees currently on this boundary providing screening. At the rear, the elevation to boundary distance is 19 metres. These distances are far more than adequate to ensure no overlooking or negative impacts on adjacent neighbours.
- 6.28** Plots 3 and 4 have a closer relationship with surrounding properties. There are no issues at the front with an elevation to boundary distance of more than 34 metres. At the rear, the relationship is much closer. Plot 3 has an elevation to elevation distance to No. 7 Home Close of 22.5 metres and elevation to boundary distance of 13.5 metres. These are acceptable distances.
- 6.29** Plot 4 is closer again with elevation to elevation distances to No. 9 Home Close of 20.5 metres and elevation to boundary distance of 11.5 metres. These distances are a little under the recommended distances set by Supplementary Planning Document, although not by a significant amount. There are two first windows at the rear of Plot 4. One serves Bedroom 2 and the other serves a landing space. Only the bedroom window has any real potential to result in overlooking. However, whilst a little under the usual locally recommended standard, the relationship is such that it is unlikely that there would be significant or harmful overlooking of the rear of No. 9 Home Close.
- 6.30** Plot 4 would abut the end of the rear garden of No. 22 Hesters Way Road. Plot 4 has a hipped roof so as to help reduce the massing. There is an existing group of Ash trees at the end of No. 22's garden (as described previously) and this will provide screening of Plot 4 if retained. Even if these trees were removed, Plot 4 is likely to have less effect on shading and outlook at the rear of No. 22 than the existing group of trees.
- 6.31** The applicant has been asked if they would remove one of either Plots 3 or 4 so as to move development away from the rear garden of No. 22. However, the applicant states that the scheme would no longer be viable. In any event, having regard to the position and design of Plot 4, together with the effect of the existing Ash trees, it is felt that the proposal would not have a harmful impact on the amenity of No. 22.
- 6.32** It is noteworthy that there have been no objections from any of those immediate neighbours most affected by the proposals.

6.33 There is some concern that the rear gardens of Plots 3 and 4 are quite small, particularly in the case of Plot 3, and that they might not provide adequate amenity space. The rear garden of Plot 3 is compromised by the provision of access with turning head for the property on Home Close. The applicant states that this is the minimum specification for the access and they are therefore unable to make the rear garden of Plot 3 any larger. In any event, the applicant states that the garden meets their own standards. Furthermore, the applicant says that they have a variety of tenants, some of whom may appreciate a smaller garden.

6.34 Access and highway issues

6.35 The development has the potential to generate up to circa 40 vehicle movements per day. The existing access to the site is narrow and restricted. Visibility at the site entrance is compromised to a degree by vehicles parking at the front of the shops in an easterly direction and by the traffic calming pinch-point to the west.

6.36 Notwithstanding, the previous use of the site as garage lock-ups would have the potential to generate the same if not significantly more traffic than would be associated with the proposed development. The Highway Authority has reviewed the application in discussion with the applicant and offers no objection to the proposal.

6.37 Having regard to the advice from Gloucestershire County Council, it is considered that the proposed access arrangements and layout are acceptable.

6.38 The scheme would provide two parking spaces for each dwelling plus one additional visitor's space. This is considered satisfactory.

6.39 The conditions suggested by the Highway Authority are recommended as appropriate.

6.40 Ecology

6.41 The site has been cleared and its surface is mostly hard standing. The site is considered to have quite limited ecological potential.

6.42 Other matters

6.43 Construction hours – for a relatively small development such as this it would be more appropriate to regulate construction hours under Environmental Protection legislation.

6.44 Footpath link – the pedestrian link through the site between Ashlands Road and Hesters Way Road is now to be retained. The occupier of No. 3 Home Close, who has made representations on the application, has been notified of this in writing.

7. CONCLUSION AND RECOMMENDATION

7.1 The proposal is sustainable development that satisfactorily relates to its context and would provide valuable additional affordable housing. It is recommended that planning permission is granted.

8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To accord with the provisions 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 drawing numbers 4067/P/01, 4067/P/02 A received on 09 April 2015; drawing numbers 4067/P/20 B, 4067/P/21 B and 4067/P/70 C received on 04 August 2015; drawing numbers 4067/P/10 F, 4067/P/11, 4067/P/22 B, 4067/P/23 B, 4067/P/71 C and ST6110-02; and External Materials Schedule received on 03 September 2015.

Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 3 No external facing or roofing materials shall be applied unless in accordance with physical sample/s of the materials, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 All hard landscaping works shall be carried out in accordance with drawing number 4067/P/10 F and External Materials Schedule received on 03 September 2015. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 5 Notwithstanding the submitted details, no development (other than site clearance, site preparation and the formation of foundations and trenches) shall be carried out unless a modified version of the submitted soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The modifications shall specify species, planting size, root type (it is anticipated that container grown trees will be planted), protection so as to ensure quick successful establishment and a programme of implementation.

All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 6 The development shall not be carried out unless in accordance with the tree protection measures set out in the Arboricultural Report reference Trees at Hester's Way Road and the Tree Protection Plan Drawing Number GL510DA/CBH/TPP dated September 2015.

Reason: To protect trees adjacent the site in the interests of visual amenity, having regard to Policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006).

- 7 No development shall be carried out unless details of surface water and foul drainage have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for implementation of the drainage works. The development shall not be carried out unless in accordance with the approved details.

Reason: To ensure satisfactory drainage of the site, having regard to Policy CP8 of the Cheltenham Borough Local Plan (2006).

- 8 No development (other than site clearance, site preparation and the formation of foundations and trenches) shall be carried out unless details of the provision of fire hydrants served by mains water supply including a location plan and timetable for their provision, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out unless in accordance with the details so approved.

Reason: To ensure appropriate provision for the emergency services in accordance with paragraph 32 of the National Planning Policy Framework.

- 9 The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles associated with the development and shall remain free of obstruction for such use at all times.

Reason: To ensure adequate car parking within the site, having regard to Policies TP1 and TP6 of the Cheltenham Borough Local Plan (adopted 2006).

- 10 The development shall not be occupied until the refuse storage area has been provided in accordance with the approved plans and shall be retained as such at all times.

Reason: To ensure adequate provision of refuse storage, having regard to Policy W36 of the Gloucestershire Waste Local Plan.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.