

ITEM FOR DECISION

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(4)	18/01657/COND1 Cold Parish Council	18 th June 2018	Discharge of Conditions Application seeking approval of details reserved by Condition 4 - External Materials Schedule and samples, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge of planning permission reference 16/02529/OUTD. Land Adjacent To Summerfield, The Ridge, Cold Ash, Thatcham, Berkshire T A Fisher and Sons Ltd

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01657/COND1>

Recommendation Summary: **DELEGATE** to the Head of Development & Planning to make representations at appeal to recommend a **SPLIT DECISION** comprising part approval and part refusal.

Ward Member(s): Councillor Garth Simpson
Councillor Hilary Cole

Reason for Committee Determination: Reported to planning committee previously due to more than 10 letters of objection and the application is now subject to an appeal against non-determination by the Local Planning Authority.

Committee Site Visit: 25 October 2018.

Contact Officer Details

Name: Jay Singh
Job Title: Consultant Planner
Tel No: 01635 519111
Email: Jay.singh1@westberks.gov.uk

1. Introduction

- 1.1 This is an item for a decision in relation to an appeal against the non-determination of discharge of conditions application reference 18/01657/COND1 by the Local Planning Authority which sought approval of details reserved by Condition 4 (external materials), 7 (construction method statement), 8 (surfacing for driveways/access points), 10 (vehicle parking and turning), 11 (access construction details), 12 (cycle storage), 13 (refuse storage) and 15 (new boundary hedge) of planning permission reference 16/02529/OUTD on a site known as Land Adjacent To Summerfield, The Ridge, Cold Ash, Thatcham, Berkshire.
- 1.2 The applicant has exercised their ability to appeal against non-determination of the application, so the decision whether to approve the discharge of conditions application will now be made by the Planning Inspectorate, not the Local Planning Authority.
- 1.3 The decision of the Committee on this item will determine the position the Council adopts at the appeal (i.e. whether the Council supports/resists/part approves/refuses the granting of discharge of conditions).
- 1.4 **Background** - Outline planning permission 16/02529/OUTD granted permission on 24 October 2017 the change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. This permission gave approval for matters relating to "Layout" and "Access".
- 1.5 Subsequently reserved matters application 18/01977/REM sought approval of matters relating to the 'Scale', 'Appearance' and 'Landscaping' pursuant to outline application 16/02529/OUTD. This application was refused on 09 October 2018. A further reserved matters application 19/00832/REM was submitted and sought approval of matters relating to the 'Scale', 'Appearance' and 'Landscaping' pursuant to outline application 16/02529/OUTD. This application was refused on 22 May 2020 for the reasons set out below. The application is currently subject to planning appeal.
 - 1) *The proposal for five large two-storey dwellings, of largely uniform design and appearance that lacks sufficient variation in their individual design, in this prominent and open landscape setting, having regard to their scale (in particular height and bulk) and external appearance, would be out of character with existing housing on this part of 'The Ridge' introducing a dominant, urbanising and insensitive form of development. The development would fail to respect the prevailing character of the area and would detract from the local distinctiveness and spatial character of this part of this rural area to its detriment. Accordingly the proposal does not meet the requirements for high quality design that is sympathetic to local character, the nearby properties and the landscape setting.*

For these reasons, the proposal is contrary to the provisions of policies CS14 and CS19 of West Berkshire Core Strategy (2006 - 2026), policy HSA7 of the Housing Site Allocations DPD (2006-2026), policies HOU1, HOU2, SPGR3, SGPR4, FT1 and SDM3 of the Cold Ash and Ashmore Green Village Design Statement (2002) and guidance contained within paragraph 127 of National Planning Policy Framework (2019).
 - 2) *This proposal has failed to satisfactorily address the requirement made in identifying the site for housing, for individually designed dwellings, or therefore the material concerns identified previously by the Local Planning Authority for a comparable proposal, within the same site by the same applicant, refused under reserved matters application reference 18/01977/REM dated 9 October*

2018, Therefore there remain substantial concerns over the inappropriate scale of the development in terms of the excessive height and bulk of the proposed dwellings. The proposal does not meet the requirements for a high quality design that is sympathetic to the existing local character, to the visual relationship to neighbouring residential properties or to the local landscape setting.

For these reasons, the proposal is contrary to the provisions of policies CS14 and CS19 of West Berkshire Core Strategy (2006 - 2026), policy HSA7 of the Housing Site Allocations DPD (2006-2026), policies HOU1, HOU2, SPGR3, SGPR4, FT1 and SDM3 of the Cold Ash and Ashmore Green Village Design Statement (2002) and guidance contained within paragraph 127 of National Planning Policy Framework (2019)

- 1.6 The application, the subject of this committee item, 18/01657/COND1 relating to the approval of details reserved by Condition 4 - External Materials, 7 - Construction Method Statement, 8 - Surfacing for driveways/access points, 10 - Vehicle parking and turning, 11 - Access details, 12 - Cycle storage, 13 - Refuse storage and 15 - Boundary hedge, of planning permission reference 16/02529/OUTD was submitted for consideration following the outline permission. A decision was not made by the council on this application.
- 1.7 Due to the number of objections received from members of the public, this discharge of conditions application (18/01657/COND1) was heard at the Western Area Planning Committee on 31 October 2018 where a split decision was recommended by Officers, with Conditions 4 (External Materials) and 12 (Cycle Storage) recommended not to be discharged. The remaining conditions were considered acceptable by Officers and were recommended to be discharged. The Officers reason for recommending not to discharge conditions 4 and 12 was that *“this relies on details either not yet agreed as part of the reserved matters application or not approved at outline stage.”*
- 1.8 Members of the Committee resolved to defer the determination application until the outstanding Reserved Matters (‘Appearance’, ‘Scale’ and ‘Landscaping’) had been agreed.
- 1.9 Following the refusal of the most recent reserved matters application 19/00832/REM on 22 May 2020 (which is currently subject to planning appeal), the applicant sought to appeal against the non-determination of this discharge of conditions application (18/01657/COND1). It has been requested that the Planning Inspectorate consider both appeals together as ‘conjoined’ appeals.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
19/00832/REM	Approval of reserved matters following outline permission 16/02529/OUTD - Change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. Matters seeking consent -	Refused - 22.05.2020 Currently subject to planning appeal under reference APP/W0340/W/20/3256565

	Appearance, landscaping and scale.	
18/01977/REM	Approval of reserved matters following outline application 16/02529/OUTD. Matters to be considered: Scale, Appearance and Landscaping	Refused - 09.10.2018
18/02211/FUL	Erection of three detached garages only to be built and used to serve the dwellings granted under planning permission 16/02529/OUTD.	Refused - 01.10.2018
16/02529/OUTD	Outline application for change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. Matters to be considered - Access and Layout.	24.10.2017 – Approved

3. Consultation

- 3.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Cold Ash Parish Council	No comments
WBC Highways:	No objection to Conditions 7 (Construction Method Statement – amended), 8 (Surfacing), 10 (Vehicle Parking and Turning), 11 (Access Details) acceptable. Details relating to Condition 12 (cycle storage) not acceptable as indicative garaging not approved.
WBC Environmental Health	No objection recommend condition 7 is discharged
WBC Waste Management	No objection recommend condition 13 is discharged
WBC Landscape	No objection recommend condition 15 is discharged

Public representations

- 3.2 Representations have been received from approximately 47 individual contributors, all of which object to the application (although the representations mainly raise concerns in relation to Reserved Matters Application 18/01977/REM).

3.3 The full responses may be viewed with the application documents on the Council's website using the link at the start of this report. In summary, the following issues/points have been raised (in so far as they relate to this discharge of conditions application):

- Proposed external materials lack sufficient variation resulting in a similar appearance to all of the proposed houses resulting in a form of development that would not harmonise with the surroundings.
- Construction method statement would not mitigate construction impacts on the highway, neighbouring residential amenity including the occupiers of Ridge End Barn and Summerfield and local infrastructure.
- Appropriate surfacing materials should be used to assist drainage and ensure proposal the appearance is in keeping with this rural area.

RELEVANT PLANNING POLICY

3.4 The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADDP5, CS13, CS14, CS17, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies HSA7, C1, C3 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

3.5 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC Quality Design SPD Part 2 Residential Development (2006)
- Cold Ash and Ashmore Green Village Design Statement (2002)

4. Appraisal

4.1 The application sought the approval of and discharge of the following conditions:

- Condition 4 – Materials;
- Condition 7 - Construction method statement;
- Condition 8 - Surfacing for driveways/access points;
- Condition 10 - Vehicle parking and turning;
- Condition 11 - Access details;
- Condition 12 - Cycle storage;
- Condition 13 - Refuse storage; and
- Condition 15 - Boundary hedge

4.2 The application was supported by the following information:

- Materials Schedule 18-P0023 (detailed below)
- Construction Method Statement Rev A
- Drawing no. 18-P0023-CMP Rev A – Construction Management Plan
- Drawing no. 18-P0023-01 Rev F – Proposed Site Information Plan
- Drawing no. 18-P0023-08 Rev A – Proposed garages Plots 1 and 2
- Drawing no. 18-P0023-09 Rev A – Proposed garages Plot 5

- Drawing no. 18-P0023-10 Rev E – Soft Landscaping Plan
- Drawing no. 18-P0023-11 Rev D – Hard Landscaping
- Drawing no. 18-P0023-12 Rev D – Access Arrangement Plots 1 and 2
- Drawing no. 18-P0023-13 Rev D – Access Arrangement Plots 3 and 4
- Drawing no. 18-P0023-14 Rev D – Access Arrangement Plot 5
- Drawing no. 18-P0023-15 – Proposed Entrance Gates

4.2 Condition 4 – External Materials

4.3 Condition 4 of planning permission reference 16/02529/OUTD stated:

4.4 *'No development of the new dwellings shall commence until samples and an accompanying schedule of all external materials (brick, roof coverings, windows and doors) have been submitted to and approved in writing by the Local Planning Authority. These samples should be made available on site. All materials incorporated in the work shall match the approved samples, unless alternative materials are first agreed in writing by the local planning authority.'*

4.5 *Reason: To ensure that the materials are appropriate to the character of the area, adjacent to open countryside and the North Wessex Downs AONB. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).'*

4.6 The applicant has provided the following schedule of materials:

Plot 1	Facing Brick - Michelmersh Freshfield Lane First Quality Multi facings Timber Boarding - Black Roof Tile - Marley Acme Red Sandfaced plain tile Windows and Doors - Timber painted RAL 7015 Slate Grey Fascias, Soffits & Bargeboards - Timber painted RAL 9005 Jet Black
Plot 2	Facing Brick - Michelmersh Freshfield Lane First Selected Light Hanging Tile - Marley Acme Heather Sandfaced Roof Tile - Marley Acme Farmhouse Brown plain tile Windows and Doors - Natural Timber Fascias, Soffits & Bargeboards - Natural Timber
Plot 3	Facing Brick - Michelmersh Freshfield Lane First Quality Multi facings Roof Tile - Marley Acme Red Sandfaced plain tile Windows and Doors - Timber painted RAL 7032 Pebble Grey Fascias, Soffits & Bargeboards - Timber painted RAL 7032 Pebble Grey
Plot 4	Facing Brick - Michelmersh Freshfield Lane First Selected Light Render - Monocouche Weber PRAL M Chalk & Timer Finish Roof Tile - Marley Acme Farmhouse Brown plain tile Windows and Doors - Timber painted RAL 7032 Pebble Grey Fascias, Soffits & Bargeboards - Timber painted RAL 7032 Pebble Grey
Plot 5	Facing Brick - Michelmersh Freshfield Lane First Quality Multi facings Render - Monocouche Weber PRAL M Chalk & Timber Finish Roof Tile - Marley Acme Red Sandfaced plain tile Windows and Doors - Natural Timber Fascias, Soffits & Bargeboards - Natural Timber
Others	Rainwater Goods- OSMA Deepflow black Upvc gutters and downpipes Access Roads - Bitumal surfacing with PCC edging Private Driveways - Permeable block paving Paths and Patios - Marshalls Argent Light

- 4.7 The outline permission approved matters relating to means of access and layout only, with all other matters (including 'Appearance', 'Scale' and 'Landscaping') being reserved.
- 4.8 Whilst the proposed mix and palette of materials, when considered on their own could be considered appropriate within the context of materials found within the wider village, these details are considered to relate to matters of 'Appearance'. Therefore, in light of reserved matters application 19/00832/REM being refused on 22 May 2020, where the 'Appearance' of the proposed housing was not considered acceptable by Western Area Planning Committee (and now subject to planning appeal), it is considered that these details cannot be approved until reserved matters relating to 'Appearance' are agreed as external materials are considered integral to 'Appearance' in the specific circumstances of this case.
- 4.9 Accordingly, the Planning Inspector is requested to not discharge condition 4.
- 4.10 **Condition 7 - Construction Method Statement;**
- 4.11 Condition 7 of planning permission reference 16/02529/OUTD states:
- 4.12 *'No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:*
- (a) The parking of vehicles of site operatives and visitors*
 - (b) Loading and unloading of plant and materials*
 - (c) Storage of plant and materials used in constructing the development*
 - (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing*
 - (e) Wheel washing facilities*
 - (f) Measures to control the emission of dust and dirt during construction*
 - (g) A scheme for recycling/disposing of waste resulting from demolition and construction works*
- 4.13 *Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).'*
- 4.14 The applicant has provided the following information:
- Condition Method Statement Rev A
 - Drawing no. 18-P0023-CMP Rev A – Construction Management Plan
 - Confirmation all parking and deliveries shall take place within the site
- 4.15 The Construction Method Statement including a plan setting out measures to deal with site operatives parking, materials storage, wheel-washing and controlling dust/dirt, amongst other measures.
- 4.16 The information has been carefully considered by your Highways and Environmental Health Officers and is considered to meet the objectives of Condition 7.
- 4.17 Accordingly, the Planning Inspector is requested to discharge condition 7.
- 4.18 **Condition 8 - Surfacing for Driveways/Access Points;**

4.19 Condition 8 of planning permission reference 16/02529/OUTD states:

4.20 *'No development shall take place until details of the surfacing arrangements for the vehicular access(es) to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access(es) for a distance of 3 metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.'*

4.21 *Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).'*

4.22 The applicant has provided the following information:

- Drawing no. 18-P0023-11 Rev D – Hard Landscaping

4.23 The details provide for a tarmac drive and shared access to the highway with the main driveway area surfaced with permeable block paving.

4.24 The information has been carefully considered by your Highways Officers and is considered to meet the objectives of Condition 8.

4.25 Accordingly, the Planning Inspector is requested to discharge condition 8.

4.26 **Condition 10 - Vehicle parking and turning**

4.27 Condition 10 of planning permission reference 16/02529/OUTD states:

4.28 *'No development shall take place until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the parking spaces are to be surfaced and marked out. No dwelling shall be occupied until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.'*

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).'

4.29 The applicant has provided the following information:

- Drawing no. 18-P0023-11 Rev D – Hard Landscaping

4.30 Each property is to be provided with a driveway constructed using permeable block paving. The driveways would be sufficiently large to enable turning within the curtilage, so vehicles can enter and leave the site in a forward gear. Each property would include at least 3 car parking spaces, two of which would be external parking spaces and one space located within a car port or garage.

4.31 The information has been carefully considered by your Highways Officers and is considered to meet the objectives of Condition 10.

4.32 Accordingly, the Planning Inspector is requested to discharge condition 10.

4.33 Condition 11 - Access Construction Details;

4.34 Condition 11 of planning permission reference 16/02529/OUTD states:

4.35 *'No development shall take place until details of all access(es) into the site have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the access has been constructed in accordance with the approved details.'*

4.36 *Reason: In the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).'*

4.37 The applicant has provided the following information:

- Drawing no. 18-P0023-12 Rev D – Access Arrangement Plots 1 and 2
- Drawing no. 18-P0023-13 Rev D – Access Arrangement Plots 3 and 4
- Drawing no. 18-P0023-14 Rev D – Access Arrangement Plot 5
- Drawing no. 18-P0023-11 Rev D – Hard Landscaping
- Drawing no. 18-P0023-15 – Proposed Entrance Gates

4.38 Three access points have been approved through the Outline Permission. In accordance with Condition 11, details of each approved access are provided. The plans show the details of the width of each access point and the required visibility splays. The boundary hedge along the site frontage will need to be removed in places to create the access points and trimmed back to achieve the required splays as shown on the approved visibility splay plan. The principle of this was established through the Outline Application in the approval of “access” to the site.

4.39 The access gates are set back from the highway edge, to enable vehicles to pull clear of the highway before entering the driveways of each property. The surfacing materials for the access are shown on drawing no. 18-P0023-12 Rev D and considered separately under Condition 8.

4.40 The information has been carefully considered by your Highways Officers and is considered to meet the objectives of Condition 11.

4.41 Accordingly, the Planning Inspector is requested to discharge condition 11.

4.42 Condition 12 - Cycle Storage;

4.43 Condition 12 of planning permission reference 16/02529/OUTD states:

4.44 *'No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.'*

4.45 *Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).'*

4.46 The applicant has provided the following information:

- Drawing no. 18-P0023-08 Rev A – Proposed garages Plots 1 and 2

- Drawing no. 18-P0023-09 Rev A – Proposed garages Plot 5

4.47 The plan show garages/carports to the proposed dwelling. The form of these garages/carports and details ('Appearance' and 'Scale') do not form part of the outline planning permission or reserved matters submission). It is therefore considered that these details cannot be approved until reserved matters relating to 'Appearance' and 'Scale' are agreed.

4.48 Accordingly, the Planning Inspector is requested to not discharge condition 12.

4.49 **Condition 13 - Refuse storage;**

4.50 Condition 13 of planning permission reference 16/02529/OUTD stated:

4.51 *'No development shall take place until details of the provision for the storage of refuse and recycling materials for the dwellings has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall be retained for this purpose thereafter.'*

4.52 *Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).'*

4.53 The applicant has provided the following information:

- Drawing no. 18-P0023-11 Rev D – Hard Landscaping
- Drawing no. 18-P0023-101 Rev E – Site Information Plan

4.54 Refuse and recycling bins will be stored within the curtilage of each property to the side of each house. On collection days, bins will be placed to the front of the access adjacent to the highway. The plans show sufficient space within the site for the storage of waste.

4.55 The information has been carefully considered by your Waste Management Officer and is considered to meet the objectives of Condition 13.

4.56 Accordingly, the Planning Inspector is requested to discharge condition 13.

4.57 **Condition 15 - Boundary hedge**

4.58 Condition 15 of planning permission reference 16/02529/OUTD stated:

4.59 *'No development shall take place until details of a new boundary hedgerow along the southern boundary have been submitted to and approved in writing by the Local Planning Authority. The new hedgerow shall be designed to create and enhance bat foraging and commuting habitat on site using native species and retained in accordance with the recommendations as set out in Appendix J of Phase II Bat and Reptile Report, PV Ecology, Sept 2016.'*

4.60 *Reason: To ensure the protection of protected species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy 2006-2026.'*

4.61 The applicant has provided the following information:

- Drawing no. 18-P0023-10 Rev E – Soft Landscaping Plan

- 4.62 The plan provides the soft landscaping scheme for the development which includes details of the location of the new southern boundary hedge (which includes heavy standard trees), along with details of the species to be planted.
- 4.63 The information has been carefully considered by your Landscape Officer and is considered to meet the objectives of Condition 15.
- 4.64 Accordingly, the Planning Inspector is requested to discharge condition 15.

5. Conclusion

- 5.1 Having taken account of all the relevant planning policy considerations and other material considerations set out above, it is considered that details pursuant to conditions 7, 8, 10, 11, 13 and 15 of planning permission 16/02529/OUTD are acceptable.
- 5.2 However, details pursuant to Condition 4 (External Materials) and Condition 12 (Cycle Storage) are not agreed as these elements are integral to matters of 'Appearance' and 'Scale' considered most recently under reserved matters application 19/00832/REM which was refused on 22 May 2020 and is currently subject to planning appeal under appeal reference APP/W0340/W/20/3256565.

6. Full Recommendation

- 6.1 The purpose of this item for decision is not to determine the planning application, but to determine the Council's position at the appeal. For the reasons detailed above, it is recommended that a split decision is made.
- 6.2 The full recommendation is as follows:
- 6.3 To **DELEGATE** to the Head of Planning & Planning to make representations at appeal to recommend a **SPLIT DECISION** as follows:
1. Details pursuant to Conditions 7, 8, 10, 11, 13 and 15 of Planning Permission 16/02529/OUTD can be **APPROVED** subject to full implementation in accordance with the details submitted and wording of each condition;

AND

2. Details pursuant to Condition 4 (Materials) and Condition 12 (Cycle Storage) are **REFUSED** as these elements are integral to matters of 'Appearance' and 'Scale' considered most recently under reserved matters application 19/00832/REM which was refused on 22 May 2020 and is currently subject to planning appeal under appeal reference APP/W0340/W/20/3256565*.

**The Planning Inspectorate have been invited to consider both planning appeals together.*