B O R O U G H O F K E T T E R I N G

**PLANNING COMMITTEE**

# Meeting held – 27th October 2015

 **Present:** Councillor Shirley Lynch (Chair)

Councillors Linda Adams, Ash Davies, Anne Lee, Mark Rowley, Jan Smith, David Soans and Lesley Thurland

**15.PC.34 APOLOGIES**

 Apologies for absence were received from Councillor Freer, Moreton and Watts. It was noted that Councillor Lee was acting as substitute for Councillor Watts and Councillor Smith was acting as substitute for Councillor Moreton

**15.PC.35 DECLARATIONS OF INTEREST**

 None

\***15.PC.36 ITEMS OF URGENT BUSINESS**

None

**\*15.PC.37 APPLICATIONS FOR PLANNING PERMISSION**

 The Committee considered the following applications for planning permission which were set out in the Head of Development Control’s Report and which were supplemented verbally and in writing at the meeting. Nine speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

 The report included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

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| Proposed Development\*4.1-4.9 Greenfields applicationsSpeakers:Karen Stanley attended the meeting and spoke as a third party against the applicationCouncillor Richard Auger of Daventry District Council attended the meeting and spoke as a third party against the applicationCharles Blake attended the meeting on behalf of Arthingworth Parish Council and spoke on the applicationMarie Jessop attended the meeting on behalf of Braybrooke Parish Council and spoke on the applicationCouncillor Katherine Cadbury attended the meeting on behalf of Harrington Parish Council and spoke on the applicationCouncillor David Howes, Welland Ward Councillor attended the meeting and spoke on the applicationMrs Cash, the applicant of item 4.3 attended the meeting and spoke on the application, and having been chosen by the Greenfields applicants present as a spokesperson for the Greenfield applicants |  | DecisionA report was received by the Committee for several applications on the Greenfields site in Braybrooke.These applications were reported for Committee decision because there were unresolved, material objections to the proposals and the proposals were contentious applications which, in the opinion of the Head of Development Services, were a matter for the decision of the Committee.A presentation was given to the Committee which outlined the planning considerations for all applications which were Policy and Principle Considerations, Sustainability, Landscape and Visual Impacts and Access.It was noted that there was a complex history relating to Greenfields and the key events were outlined.Each application was then presented to the Committee and the outcomes were as follows: - |

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| Proposed Development\*4.1 Full Application: Siting of caravans for residential occupation with associated hard standing, shed and cess tank at Plot 4A Greenfields, Braybrooke Road, Braybrooke for Ms M Creaney Application No: KET/2014/0774 |  | DecisionThe Committee received a report for a full application on Plot 4A of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

1. The application site as part of the land known as 'Greenfields' is located well beyond any settlement, and on relatively exposed higher ground within attractive, open, gently rolling countryside. The landscape context is also characterised by dispersed isolated farms and few settlements.

Core principles of the National Planning Policy Framework include recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it; and to contribute to conserving and enhancing the natural environment. Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy put strict controls over new development in the open countryside and require the landscape character to be conserved and enhanced. Saved Local Plan Policies 7 and RA5 have a similar intent. The Planning Policy for Traveller Sites 2015 (PPTS) states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside.

The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.2 Full Application: Siting of caravans for residential occupation with associated hard standing, utiltiy block or portaloo/portable toilet block and cess tank at Plot 4B Greenfields, Braybrooke Road, Braybrooke for Mr M McDonagh Application No: KET/2014/0776 |  | DecisionThe Committee received a report for a full application on Plot 4B of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

1. The application site as part of the land known as 'Greenfields' is located well beyond any settlement, and on relatively exposed higher ground within attractive, open, gently rolling countryside. The landscape context is also characterised by dispersed isolated farms and few settlements.

Core principles of the National Planning Policy Framework include recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it; and to contribute to conserving and enhancing the natural environment. Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy put strict controls over new development in the open countryside and require the landscape character to be conserved and enhanced. Saved Local Plan Policies 7 and RA5 have a similar intent. The Planning Policy for Traveller Sites 2015 (PPTS) states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside.

The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.3 Full Application: Siting of caravans for residential occupation with associated hard standing, utility block, container, shed and cess tank at Plot 4C Greenfields, Braybrooke Road, Braybrooke for Mr J And M Cash Application No: KET/2014/0777 |  | DecisionThe Committee received a report for a full application on Plot 4C of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

1. The application site as part of the land known as 'Greenfields' is located well beyond any settlement, and on relatively exposed higher ground within attractive, open, gently rolling countryside. The landscape context is also characterised by dispersed isolated farms and few settlements.

Core principles of the National Planning Policy Framework include recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it; and to contribute to conserving and enhancing the natural environment. Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy put strict controls over new development in the open countryside and require the landscape character to be conserved and enhanced. Saved Local Plan Policies 7 and RA5 have a similar intent. The Planning Policy for Traveller Sites 2015 (PPTS) states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside.

The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.4 Full Application: Siting of caravans for residential occupation with associated hardstanding, utility building and cess tank at Plot 4D Greenfields, Braybrooke Road, Braybrooke for Mr M Mc Donagh Jnr  Application No: KET/2014/0778 |  | DecisionThe Committee received a report for a full application on Plot 4D of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

1. The application site as part of the land known as 'Greenfields' is located well beyond any settlement, and on relatively exposed higher ground within attractive, open, gently rolling countryside. The landscape context is also characterised by dispersed isolated farms and few settlements.

Core principles of the National Planning Policy Framework include recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it; and to contribute to conserving and enhancing the natural environment. Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy put strict controls over new development in the open countryside and require the landscape character to be conserved and enhanced. Saved Local Plan Policies 7 and RA5 have a similar intent. The Planning Policy for Traveller Sites 2015 (PPTS) states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside.

The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.5 Full Application: Siting of caravans for residential occupation with ancillary development at Plot 9 Greenfields, Braybrooke Road, Braybrooke for Mr Patrick Doran Application No: KET/2014/0784 |  | DecisionThe Committee received a report for a full application on Plot 9 of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

1. The application site as part of the land known as 'Greenfields' is located well beyond any settlement, and on relatively exposed higher ground within attractive, open, gently rolling countryside. The landscape context is also characterised by dispersed isolated farms and few settlements.

Core principles of the National Planning Policy Framework include recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it; and to contribute to conserving and enhancing the natural environment. Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy put strict controls over new development in the open countryside and require the landscape character to be conserved and enhanced. Saved Local Plan Policies 7 and RA5 have a similar intent. The Planning Policy for Traveller Sites 2015 (PPTS) states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside.

The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.6 Full Application: Siting of caravans for residential occupation. Erection of utility building, installation of cess tank, construction of hard standing, and erection of close board fencing at Plot 8 Greenfields, Braybrooke Road, Braybrooke for Mrs Mary Doran Application No: KET/2014/0786 |  | DecisionThe Committee received a report for a full application on Plot 8 of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

1. The application site as part of the land known as 'Greenfields' is located well beyond any settlement, and on relatively exposed higher ground within attractive, open, gently rolling countryside. The landscape context is also characterised by dispersed isolated farms and few settlements.

Core principles of the National Planning Policy Framework include recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it; and to contribute to conserving and enhancing the natural environment. Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy put strict controls over new development in the open countryside and require the landscape character to be conserved and enhanced. Saved Local Plan Policies 7 and RA5 have a similar intent. The Planning Policy for Traveller Sites 2015 (PPTS) states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside.

The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.7 Full Application: Siting of caravans for residential occupation with associated hard standing, shed and septic tank at Plot 8A Greenfields, Braybrooke Road, Braybrooke for Mr C Julian Application No: KET/2015/0079 |  | DecisionThe Committee received a report for a full application on Plot 8A of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

1. The application site as part of the land known as 'Greenfields' is located well beyond any settlement, and on relatively exposed higher ground within attractive, open, gently rolling countryside. The landscape context is also characterised by dispersed isolated farms and few settlements.

Core principles of the National Planning Policy Framework include recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it; and to contribute to conserving and enhancing the natural environment. Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy put strict controls over new development in the open countryside and require the landscape character to be conserved and enhanced. Saved Local Plan Policies 7 and RA5 have a similar intent. The Planning Policy for Traveller Sites 2015 (PPTS) states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside.

The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.8 Full Application: Siting of caravans for residential occupation with associated hard standing, shed and septic tank at Plot 10 Greenfields, Braybrooke Road, Braybrooke for Mr C, E & J Mongan Application No: KET/2015/0317 |  | DecisionThe Committee received a report for a full application on Plot 10 of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

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The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.9 Full Application: Siting of caravans for residential occupation with associated hard standing and utility block at Plot 24B Greenfields, Braybrooke Road, Braybrooke for Mr P Gavin Application No: KET/2015/0500 |  | DecisionThe Committee received a report for a full application on Plot 24B of Greenfields.The personal circumstances of the application and applicants were outlined and it was agreed that the application be refused for the following reasons: - |

Core principles of the National Planning Policy Framework (NPPF) apply to this proposal. The Development Plan: North Northamptonshire Core Spatial Strategy (NNCSS) contains policies 1, 9, 13 and 17 which require development to be focused in accordance with a network of settlements; to strictly control new development in the open countryside outside sustainable urban extensions, give preference to locations that are accessible by a choice of means of travel, comply with sustainable development criteria, and otherwise closely link sites to existing settlements with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

1. The application site as part of the land known as 'Greenfields' is located well beyond any settlement, and on relatively exposed higher ground within attractive, open, gently rolling countryside. The landscape context is also characterised by dispersed isolated farms and few settlements.

Core principles of the National Planning Policy Framework include recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it; and to contribute to conserving and enhancing the natural environment. Policies 1 and 13 of the North Northamptonshire Core Spatial Strategy put strict controls over new development in the open countryside and require the landscape character to be conserved and enhanced. Saved Local Plan Policies 7 and RA5 have a similar intent. The Planning Policy for Traveller Sites 2015 (PPTS) states that Local Planning Authorities should very strictly limit new traveller sites in the open countryside.

The proposal which is piecemeal and urban in character results in a sporadic form of development that is visible, highly discordant and intrusive in the landscape and would result in considerable harm to the special character and appearance of the countryside. It is therefore contrary to the above Development Plan and National Planning Policies.

2. The site is not closely linked to an existing settlement with a range of services and facilities and the development would result in a significant reliance on private vehicles. Given the site's isolated location away from existing settlements possibilities for social inclusion and sustainable patterns of living would not be established or built upon. The site is unsustainable with regard to its location and relationship to facilities and services. The proposed development is contrary to Development Plan policies, specifically Policies 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy and the Core Principles and Policies of the National Planning Policy Framework.

*Members voted on the officers’ recommendation to refuse the application*

*(Voting, For 7; Against 0)*

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| Proposed Development\*4.10 Full Application: Increase from 1 to 4 no. traveller pitches plus toilet block at 1 The Old A43, Broughton for Mrs B Hoyland  Application No: KET/2015/0613Speakers:Councillor Pat Scouse attended the meeting on behalf of Broughton Parish Council and spoke on the applicationThe agent for the applicant, Andrew Stephenson attended the meeting and spoke on the application |  | DecisionThe Committee received a report to increase the number of pitches at a site in Broughton because there were unresolved, material objections to the proposalIt was reported that the development would make a contribution towards an identified local need for traveller pitches in an appropriate location, which respected the character of its surroundings, safeguarded residential amenity and highway safety in accordance with Development Plan Policy, the guidance contained within the National Planning Policy Framework and Planning Policy for Traveller Sites. It was agreed that the application be approved subject to the following conditions: - |

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1 of Planning Policy for Traveller Sites (CLG August 2015).

3. The development shall not be carried out other than in accordance with the Amended Proposed Site Layout Plan (346-10 Rev B) received by the Local Planning Authority on 6th October 2015 and the Proposed Toilet Block Plan (346-11 Rev A) received by the Local Planning Authority on 6th August 2015.

4. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used for the toilet block building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

5. Prior to the commencement of development a scheme for the provision of the waste water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

6. There shall be no open storage of commercial waste or materials.

7. Prior to first occupation, proposals for the storage of domestic waste and recycling shall be submitted to and approved by the Local Planning Authority. Thereafter development shall not proceed other than in accordance with the approved details.

8. The site shall only be used as Gypsy and Traveller pitches in accordance with the approved plans.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 7; Against 0)*

*\*(The Committee exercised its delegated powers to*

*act in the matters marked \*)*

*(The meeting started at 7.00pm and ended at 8.45 pm)*

Signed: ..........................................................

Chair

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