



**2. Reason for reporting to Committee:**

2.1 To report back following the Members' Site Inspection.

**3. The Site:**

3.1 As previously described.

**4. Planning History:**

4.1 As previously described.

**5. Consultees (subsequent to the previous report):**

5.1 The PC has withdrawn its original objection as follows: Following the recent site visit, WPC is minded not to object, provided we can be advised of a suitable landscaping scheme that will protect the distant views of this area of the AONB, and provided also that suitable provision in law is put in place to ensure that the landscaping scheme can be maintained in the long term.

**6. Determining Issues:**

6.1 These are largely as previously described.

6.2 In addition to the amendment to reduce the depth of the upper deck, the agent has indicated a generous planting scheme and indicated which trees will be retained in a landscape scheme.

6.3 The unilateral undertaking relating to the laurel hedge in situ accords with the negotiations with officers and has been written so as to give long term protection to the hedge at its height of 6m or above and includes clauses intended to safeguard its long term screening function notwithstanding any part of the hedge being removed, damaged or diseased etc.

6.4 The link from the lower deck to the basement was evident from the Members' Site Inspection as the opening has been commenced on one side. Whilst a basement should not normally have any external façade, this one doorway will not be discernable from most viewpoints and accordingly I cannot foresee any planning policy objections to this alteration in Green Belt terms as it does not impact on the openness or amenities of the Green Belt.

6.5 In my view, the re-siting of the external staircase will not introduce any other planning considerations over and above those discussed in my previous report and I continue to recommend approval subject to conditions.

**7. Recommendation:**

7.1 **Grant Planning Permission** as detailed by Letter dated 25.09.2007, Letter dated 09.10.2007, Design and Access Statement dated 25.09.2007, Email PLANNING STATEMENT dated 24.04.2008, Documents UNILATERAL UNDERTAKING dated 19.06.2008, Plan 789/07-A dated 17.07.2008, Plan 789/07-D dated 17.07.20 subject to the following conditions:

1. Within one month of this decision, a scheme of landscaping shall be submitted for approval by the Local Planning Authority. All planting and seeding comprised in the approved scheme of landscaping shall be implemented during the first planting season following approval. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality

2. Within three months of this decision, the upper deck shall be reduced in size in accordance with drawing 789/07-A hereby approved and retained as such thereafter.

Reason: To accord with the terms of the application and in the interests of residential amenities, the Green Belt and Area of Outstanding Natural Beauty.

3. Within three months of this decision, details of the colour of the railings and of the colour of the render to be used externally shall be submitted for approval by the Local Planning Authority and the development shall be carried out in accordance with the approved details within three months of its first use and so retained thereafter.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

**Informative**

1. You are reminded of the obligations within the Unilateral Undertaking dated \_\_\_\_\_ which is inter-related to this planning permission.

Contact: Marion Geary