

**SUPPLEMENTARY INFORMATION**

**APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY  
INFORMATION**

- 1. Application Number            19/02907/FUL**
- Address                              Playing Fields, Nether Lane**

**Additional commentary:**

- In addition to the new building exceptions described in paragraph 145 of the NPPF, paragraph 146 clarifies that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds).
- Openness is preserved because the spatial impact of the car park is minimal, i.e. there is no fencing or pole mounted lighting and with limited usage Sunday mornings and occasion weekday evenings in the summer it has little 3 dimensional impact

**Clarification:**

The report states that an objection letter was received from Angela Smith, who was an MP at the time (25<sup>th</sup> September 2019) but she left the Commons in late 2019.

**Amended Reasons for Refusal (policy references):**

1. The Local Planning Authority considers that the proposed use of land as an extension to the existing car park would be detrimental to the living conditions of neighbouring residents on Whitley View as a result of direct overlooking of the adjoining residential properties and gardens leading to a loss of privacy; noise and disturbance from vehicles; light pollution from vehicle headlights and air pollution arising from vehicles engines. As such the development is deemed contrary to Policy BE9 of the Unitary Development Plan and paragraph 180 of the National Planning Policy Framework.
2. The Local Planning Authority considers that in the absence of sufficient information to properly assess the material impacts of the development on the environment, the proposed development could have a detrimental impact on surface water run-off or result in ground pollution, noise pollution or land instability. As such the development is deemed contrary to Policies GE19 and GE22 of the Unitary Development Plan and paragraphs 170 (d) and (e) of the National Planning Policy Framework.

3. The Local Planning Authority considers that in the absence of sufficient information relating to traffic movements and parking demand generated by the proposal, it is not possible to assess the number of additional parking spaces required and whether the extension is suitable and sufficient to address the on street parking and safety issues used as justification for the proposed extension to the existing car parking area. As such the development is deemed contrary to Policy BE9 of the Unitary Development Plan.

**2. Application Number: 19/04504/FUL**

**Address: Land adjacent to Mount View Methodist Church,  
Mount View Avenue**

**Additional Directive**

A number of representations make reference to concerns relating to the impact of the development upon the adjacent pre-school nursery, and in particular upon the potential for danger to children using the adjacent external play area.

Such matters fall outside the planning process as they require compliance with other regulatory requirements (Health and Safety at Work Act) so in accordance with guidance within the National Planning Practice Guidance a planning condition should not be imposed regarding such matters.

However, in the light of the concerns it is considered prudent to remind the applicant of their obligations in this regard and the following directive is therefore recommended:-

**Directive**

The applicant is reminded of their obligation under section 3 of the Health and Safety at Work Act to carry out construction of the development without putting members of the public at risk.