

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 10 AUGUST 2021

PLANNING APPLICATION
STEWART MILNE HOUSING SITE BUICK DRIVE ARBROATH

GRID REF: 365131 : 742577

REPORT BY MANAGER – DEVELOPMENT STANDARDS

Abstract: This report deals with planning application No. [21/00155/FULL](#) for the erection of 46 houses and associated works, including formation of roads, junctions, turning space, landscaping, drainage infrastructure, boundary enclosures and landscaping for Stewart Milne Homes North at Stewart Milne Housing Site, Buick Drive, Arbroath. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. BACKGROUND

3.1 At its meeting on 31 August 2010 the Development Standards Committee resolved to approve planning application [09/00836/FUL](#) which provided for the erection of 338 dwellinghouses on Land at Montrose Road, Arbroath (Report No [654/10](#) refers).

3.2 Information required to discharge conditions attached to that planning permission has been submitted and approved. The necessary planning obligation has been concluded and an initial developer contribution required in relation to open space improvement has been paid. The planning permission has now been implemented and development is underway. The development can be undertaken in accordance with previous planning permissions irrespective of the outcome of this application.

3.3 The applicant has indicated a desire to revise house types in this area of the site to provide a better mix of house types and sizes to meet demands in the housing market area. Those proposed alterations have necessitated the submission of this planning application.

3.4 The revised proposal retains the general road layout from the previous permission. The number of units provided for in this area of the site would be increased from 39 to 46. The previous permission only made provision for four-bedroom detached houses in this area. The number of four-bedroom houses would be reduced to 15 with two (2No.), three (19No.) and five (10No.) bedroom houses introduced. Two-

storey semi-detached and terraced building types would be provided. The SUDS, footpath and landscaping provision would remain largely unaltered in comparison to the approved development.

4. INTRODUCTION

- 4.1 The applicant seeks full planning permission for a residential development of 46 houses and associated works, including formation of roads, junctions, turning space, landscaping, drainage infrastructure, boundary enclosures and landscaping at Stewart Milne Housing Site, Buick Drive, Arbroath. A plan showing the location of the site is provided at Appendix 1.
- 4.2 The application site extends to 1.59ha and comprises an area of an allocated housing site at Montrose Road, Arbroath. The site is bound to the north by Bearfaulds Road, to the east by Seaton Road, to the south by an undeveloped area of the housing site and to the west by a developed area of the housing site.
- 4.3 The development provides for the erection of 46 dwellings. The houses would consist of two (2No.), three (19No.), four (15No.) and five (10No.) bed properties within a combination of terraced, semi-detached, and detached buildings provided over two storeys. The development would provide linkages to the existing path networks in the area. A range of parking solutions are proposed including parking courts and in-curtilage parking with some dwellings containing integral or detached garages. The general road layout connecting into the wider housing site remains unaltered. The development would provide linkages to the existing path networks in the area. Surface water drainage is proposed to be achieved through Sustainable Urban Drainage Systems (SUDS).
- 4.4 The application has been subject of variation to the number of residential units to be provided on site; layout, design and external appearance of housing to be provided on site; the layout of the parking; the configuration of internal roadways; the design of the boundary enclosures at visually prominent locations; and make provision for the inclusion of front boundary enclosures along the principal routes.
- 4.5 The application has been subject of statutory neighbour notification and was advertised in the press as required by legislation.

5. RELEVANT PLANNING HISTORY

The site has a reasonably length planning history. Planning permission was granted in 2010 that allowed for the erection of 338 dwellings on the site (ref: [09/00836/FUL](#) and Report No [654/10](#) refers). That permission has been implemented and the permission is extant. In the intervening period planning permissions have been granted for revisions to the layout and house types within the site which has increased the total number of units on the site from 338 to 357. Those subsequent permissions have not altered the area subject of the current application.

6. APPLICANT'S CASE

- 6.1 The following documents have been submitted in support of the application: -
- Transport Assessment; and
 - Review of objections raised by letters of representation.
- 6.2 The information submitted in support of the application is available to view on the [Public Access](#) website and is summarised at Appendix 2.

7. CONSULTATIONS

- 7.1 **Angus Council – Roads** – has offered no objection subject to conditions.
- 7.2 **Angus Council – Education Service** – has advised that there is sufficient capacity at Warddykes Primary School and Arbroath Academy and no developer contribution is required from the proposed development.
- 7.3 **Scottish Water** – has offered no objection.
- 7.4 **Aberdeenshire Council Archaeological Service** – has offered no objection.
- 7.5 **Community Council** – has offered no comments.

8. REPRESENTATIONS

- 9.1 17 letters of representation have been received. The letters of representation are provided at Appendix 3 and are available to view on the council's [Public Access](#) website.
- 8.2 The following matters have been raised in representation and are discussed under Planning Considerations: -
- **Footpath provision is required along Bearfauld Road and Seaton Road;**
 - **Road traffic safety impacts from vehicles travelling between Montrose Road and Seaton Road;**
 - **Adequacy of car parking provision;**
 - **Adequacy of drainage infrastructure; and**
 - **A play area should be provided within the housing site.**
- 8.3 In addition, the following matters have been raised in objection and are addressed: -
- **Impacts on amenity of existing residents during construction works and damage to property from construction works.**

This site has planning permission for the erection of 39, 4-bedroom houses and those houses can be constructed irrespective of any decision on this application. The timescale for construction of houses within the site is predominantly a matter for the developer having regard to market conditions. Notwithstanding that, it is recognised that the site is adjacent to occupied dwellings and it would be reasonable to attach conditions to any permission to minimise impacts associated with construction activity on the amenity of those that live in the area. Issues regarding possible damage to property during construction are civil matters and are not material planning considerations.

- **The Council should maintain and manage the open space areas.**

A factor has been appointed to manage and maintain the open space areas within the development site. This arrangement accords with the information provided by the applicant to discharge the respective condition attached to planning permission 09/00836/FUL and is not uncommon in modern housing developments.

9. PLANNING CONSIDERATIONS

- 9.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

- 9.2 In this case the development plan comprises: -
- [TAYplan](#) (Approved 2017)
 - [Angus Local Development Plan](#) (ALDP) (Adopted 2016)
- 9.3 The development plan policies relevant to the determination of the application are reproduced at Appendix 4 and have been considered in preparing this report.
- 9.4 In terms of the ALDP, Policy DS1 states amongst other things that the focus of development will be sites allocated or otherwise identified for development within the ALDP, which will be safeguarded for the use set out.
- 9.5 The site is identified in the ALDP as an existing housing site. It is safeguarded for housing development under Policies DS1 and TC1. As indicated above planning permission has previously been granted for housing development on the allocated site for up to 357 dwellings and that includes 39 houses on the area covered by the current application. The principle of housing development on the site is therefore well established.
- 9.6 This application seeks to increase the number of houses within this part of the overall site from 39 to 46, providing a total of 364 dwellings within the overall site identified in the ALDP. The existing planning permission provides only for detached four-bedroom dwellings in this area, while the current proposal would allow for semi-detached and terraced dwellings, as well as detached properties. It reduces the number of four-bedroom houses and makes provision for two, three, and five-bedroom houses to provide a better mix of house types and sizes to meet demands in the housing market area. The provision of additional properties would increase the density of development of the site to 24.2 dwellings per hectare. However, this density of development still accords with the envisaged densities of 20 – 25 dwellings per hectare in the approved Development Framework for the site. The general principle of residential development on this area is acceptable, and the revised mix of properties and the increase in number of units is considered having regard to development plan policy, design guidance, and other material considerations.
- 9.7 Development plan policy requires that new residential development is compatible with current and proposed land uses in the surrounding area, and that it provides a satisfactory residential environment for residents. The principle of residential development at this site has been established, and residential development remains compatible with surrounding land uses.
- 9.8 The development provides for a total of 46 dwellings with the road and housing layout broadly reflecting the approved layout. The layout generally allows for houses to front public roads and open spaces and for private garden areas to back on to other private garden areas. Where that is not possible it generally makes provision for high quality boundary enclosures and/or planting to screen private areas. It is indicated that a parking court in the northeast of the site would be bound by 1.8m high timber fencing and that boundary treatment is not considered appropriate. That matter can be addressed by condition. Footways are incorporated throughout the layout. Spatial standards regarding plot size, private garden area, distance between buildings, and open space provision are generally consistent with those in the area. While some properties would have garden areas that would be below current design guidance requirements, they would be compatible with similar properties within the wider development. Given that the general pattern of development has been established and given the desirability of improving the mix of properties within this area that arrangement is considered acceptable. The applicant has made positive amendments to the proposed parking arrangements on the principal route which incorporates house types that generally locate parking to the side of the dwelling which reduces the dominance of front curtilage parking. A condition is proposed to require further detail on boundary enclosures, including the front garden enclosures

and those to the car parking court.

- 9.9 A range of house types and sizes are proposed that would help provide a mixed community. Buildings would provide between two and five-bedroom accommodation over two levels. Plot sizes and private amenity space vary according to dwelling size and reflect those found within the wider housing development. The building types and external material finishes proposed also reflect those in the wider area and are typical of modern housing developments. The general spacing of buildings is also appropriate having regard to council design guidance and should ensure that prospective residents have acceptable amenity standards. Overall, the proposed layout would provide a good standard of amenity for future occupants and the general layout and design reflects the character of the area and is broadly compatible with the council's supplementary guidance.
- 9.10 The development of the site would give rise to impacts on the amenity of those that live in the area. However, the separation distances between existing and proposed dwellings reflect those found within the wider development and are compatible with those required by the council's design guidance. Additional traffic movement would be generated, but the site has permission for the erection of houses and the anticipated traffic associated with seven additional houses is not considered to be significant in terms of amenity impacts. This proposal does not materially change the road layout from that previously approved to an extent that would affect residential amenity. Properties adjacent to the site are now occupied and it is considered appropriate to attach a condition that regulates construction noise to minimise impact on the amenity of those that live in the area. In this case the proposal is not considered to give rise to any unacceptable impacts on the amenity of those that currently live in the area subject to the proposed conditions.
- 9.11 The layout makes provision for landscaping although specific details along with arrangements for its management and maintenance have not been provided. These matters can be addressed by planning condition. The level of open space associated with the wider housing development remains consistent with council policy requirements taking account of the additional dwellings that are proposed. A Local Equipped Area of Play (LEAP) play space is shown on the approved layout for the wider site. The developer has indicated that it will be provided once construction activity in its vicinity has been completed. Notwithstanding that, a significant number of dwellings are now occupied and provision of the proposed play space to meet existing needs is desirable and is something that has been raised in several representations from interested parties. A condition is proposed that requires provision of the equipped play area prior to any other development in this area. The proposal does not give rise to any unacceptable impacts on the natural environment of the area.
- 9.12 The transport assessment considers impacts from the development and indicates that the local road network can accommodate the traffic generated from the proposed development. The roads service has raised no concern regarding that assessment and has also confirmed that the proposed access arrangements, road layout, and parking provision is acceptable and complies with relevant council standards. It is highlighted that a Speed Limit Order would have to be created for Seaton Road to reduce the speed limit to 30mph to the north of the site boundary. The proposal makes provision for connections to existing path networks in the area and includes a footway on the west side of Seaton Road. The applicant has also provided a drawing that makes provision for a footway linking existing footway on the south side of Bearfauld Road to Seaton Road. A condition is proposed requiring provision of the footway improvements at appropriate stages in the development.
- 9.13 Planning permission 09/00836/FUL required the provision of a signalised junction to replace the existing mini-roundabout at the junction of the A92 Culloden Terrace (Montrose Road) with Brechin Road. That has been subject of investigation to

consider possible inclusion of additional junctions within the light phasing, but the applicant has now submitted a proposed scheme for signalisation of the junction. A planning condition is proposed requiring works to the junction to be completed prior to commencement of development. The proposal does not give rise to any significant issues in terms of road traffic or pedestrian safety.

- 9.14 The applicant indicates that it is proposed to connect the houses to public sewerage for foul drainage and to connect to the public water supply. This is appropriate within the development boundary. Scottish Water has not offered any objection to this arrangement. Surface water drainage is to be dealt with by SUDS with this area of the development connecting into the approved surface water system for the overall housing development. Overall, the proposed drainage arrangements are compatible with relevant policy requirements.
- 9.15 Policy TC3 and the Developer Contributions and Affordable Housing Supplementary Guidance indicates that 25% of the total number of residential units should be affordable. The overall housing development makes provision for 111 affordable housing units. The increase in housing numbers proposed by this application would not give rise to any issues in relation to affordable housing provision and remains compatible with relevant policy requirements.
- 9.16 The application site is located within the catchment area of Warddykes Primary School and Arbroath Academy. The housing development benefits from planning permission and the application proposes an additional seven units. The council's education service has indicated that the pupil numbers to be generated by the additional seven units would not give rise to any unacceptable impacts on the capacity of the primary and secondary schools. The developer has previously made financial contribution towards improvement of open space/recreational provision in the area. The proposal is not considered to give rise to any significant issues in terms of available infrastructure.
- 9.17 The proposal does not give rise to significant issues in terms of other development plan considerations.
- 9.18 In relation to other considerations it is relevant to have regard to the planning history of the site and material planning matters raised in letters of objection.
- 9.19 As indicated above the land subject of this application is safeguarded for residential development by the ALDP. There is an extant planning permission that provides for the erection of 39, 4-bedroom dwellings on the land, and those houses can be constructed irrespective of the outcome of this application. That existing permission makes provision for 4-bedroom units only and it is considered beneficial to allow some additional variety in house size to reflect market demand. This proposal also provides opportunity to secure some improvement to footway provision on Bearfauld Road.
- 9.20 The development would increase vehicle movements on surrounding streets but there is an existing permission that allows for houses to be constructed in this area. All available information indicates that the road network has adequate capacity to deal with the increase in house numbers. The current proposals are considered safe and appropriate having regard to the content of the transport assessment, the advice of the roads service, and the detailed design of the access arrangements. The proposal makes provision for car parking in accordance with relevant council parking standards. Conditions are proposed requiring the provision of footways and footpath connections on and between Bearfauld Road and Seaton Road.
- 9.21 Concerns regarding the impact of the development on the amenity of existing residents are understandable. A development of this nature and scale will result in change for existing residents and it will give rise to impacts on amenity. However, this

area of the housing development benefits from planning permission and that permission can be implemented irrespective of the outcome of this application. The relevant consideration is whether resultant impacts are unacceptable having regard to the nature of those impacts and relevant policy and design guidance. Again, for the reasons set out above the proposal is not considered to give rise to unacceptable amenity impacts. The separation distances between existing and proposed houses are consistent with those in the wider development and with relevant design guidance. As a significant number of dwellings are now occupied it is appropriate to attach conditions that control noise limits during construction.

- 9.22 Comment has been submitted regarding the lack of an equipped play area within the development. As indicated above a condition is proposed that requires provision of an equipped play area prior to any to any other development in this area.
- 9.23 In conclusion, the proposal provides for the erection of houses on land that is safeguarded for residential development in the ALDP. There is an existing planning permission that allows for the erection of 39 houses on this site. The proposal would increase the number of houses by seven units, but it would also allow for a more diverse mix of house types and sizes to reflect market demand. The general layout and design of the proposed development is consistent with the character and pattern of development within the wider development and it does not give rise to any significant issues in terms of development plan policy or relevant design guidance. The proposal does not result in any unacceptable impact on amenity, built or natural environment interest, or infrastructure. The representations submitted by third parties have been considered in the assessment of the application and preparation of this report. Where appropriate matters are addressed by proposed planning conditions. This proposal is compatible with development plan policy and there are no material planning considerations that justify refusal of planning permission.

10. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

11. CONCLUSION

It is recommended that the application be approved for the following reason, and subject to the following condition(s):

Reason(s) for Approval:

The proposed development will provide new housing on land that is safeguarded for residential development in the Angus Local Development Plan. There is an extant planning permission that allows for the erection of houses on this land and this application provides for a greater mix in terms of house sizes, and improvement to footway provision in the area. The proposed layout and design of the development is consistent with the pattern of development in the surrounding area and the development will create a good living environment in a manner that does not give rise

to unacceptable impacts on amenity, natural and built environment, access or infrastructure subject to the stated planning conditions. The proposal is compatible with development plan policy and does not give rise to any significant conflict with the aims and objectives of relevant supplementary guidance. There are no material considerations that justify refusal.

Conditions:

1. That the conditions and planning obligation contained in planning permission decision notice, reference 09/00836/FUL dated 9 February 2012 in respect of 'Erection of 338 Dwellinghouses and Associated Works at Land at Montrose Road' for Stewart Milne Group Limited remain in full force and effect and also apply to the development hereby permitted, except insofar as expressly modified by conditions attached to this planning permission decision notice.

Reason: In order to clarify the terms of this permission and the avoidance of any possible misunderstanding as the application relates to a limited area of the housing site and would otherwise not be acceptable as a development in isolation.

2. That no development in connection with the planning permission hereby approved shall take place until the following details have been submitted to and approved in writing by the Planning Authority: -
 - (a) A scheme for the phasing of the development which shall include details of the timing and delivery of housing, provision of drainage infrastructure, road construction, open space, landscaping, and the formation of new pedestrian connections. Thereafter the development shall be carried out in accordance with the approved phasing plan and the phasing requirements identified by this permission.
 - (b) A detailed levels survey of the site. The detailed drawings shall show finished ground and floor levels of the proposed development relative to existing ground levels, neighbouring land/dwellings, and a fixed ordnance datum point. Thereafter the development shall be carried out in accordance with the approved details.
 - (c) A revised boundary enclosure specification plan. The plan shall make provision for front boundary enclosures for plots fronting Earl Matthew Avenue, Seaton Road, and the public footpath running between Seaton Road and Bearfauld Road. It shall include provision for revised boundary enclosures for those houses at plots 54-58, 90, and 803-806 where they are adjacent to the communal parking area. Thereafter the approved boundary treatments shall be provided in each plot prior to the occupation of the respective dwellinghouse.
 - (d) A scheme to ensure retention and future maintenance of any hedgerows that are to be provided as front garden boundary enclosures. That scheme shall make provision for the hedges to be maintained as part of the landscape maintenance scheme for the overall development or such other provision that secures their long-term maintenance. Thereafter the approved scheme shall be implemented and enforced for the duration of the development.
 - (e) A scheme of landscaping and planting. That scheme shall identify existing trees and hedgerows and make provision for their protection during the course of development, or for their replacement with suitable alternative planting in the event that retention is not appropriate or possible.

- (f) A scheme for the management and maintenance of all proposed open space or amenity areas, landscaping, roads or paths, and infrastructure within the site which is not within the curtilage of a dwelling or adopted by a public authority. Thereafter the open space or amenity areas, landscaping, roads or paths, and unadopted infrastructure shall be managed and maintained in accordance with the approved details in perpetuity. Any plants or trees that within a period of 5 years from the completion of development die; are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size or species.
- (g) Plans and particulars of all details relating to access; road layout design; specification and construction, including the provision of street lighting and surface water drainage. Thereafter the infrastructure shall be formed and constructed in accordance with the approved details and to the standards of Angus Council in accordance with the approved phasing plan.
- (h) Details of surface water disposal arrangements. The submitted information shall include details of appropriate levels of treatment, run-off rates and maintenance arrangements in perpetuity. Thereafter the approved surface water disposal arrangements shall be implemented in accordance with the approved phasing plan.

Reason: In order that the planning authority may verify the acceptability of the specified details in the interests of amenity; to ensure provision and maintenance of boundary enclosures and landscaping that adds to the character of the development; in the interests of road safety; to ensure adequate provision for surface water drainage; and to ensure the development is undertaken and maintained in accordance with the approved details, all at requisite stages in the development.

3. That notwithstanding the terms of any other phasing plan approved by this permission, the development shall be undertaken in accordance with the following requirements: -
 - (a) prior to the commencement of any other development on site: -
 - (i) the existing mini roundabout at the junction of the A92 Culloden Terrace (Montrose Road) with Brechin Road shall be replaced with a signalised junction including pedestrian phase formed and constructed to the standards of Angus Council.
 - (ii) a Speed Limit Order shall be approved for promotion that provides for the 30mph speed limit on Seaton Road (C46) being extended in a northerly direction to a point approved by the planning authority in consultation with the roads authority.
 - (iii) evidence of approval by the roads authority for the formation of the section of footway on the south side of Bearfauld Road as shown on drawing No. 5285_101(PL) Rev B and for the footway on the northwest side of Seaton Road. The footway shall be extended to form a continuous link with the footway on the north side of Earl Matthew Avenue and the existing footway on the south side of Bearfauld Road.
 - (iv) visibility splays shall be provided at the junction of Earl Matthew Avenue and Seaton Road giving a minimum sight distance of 90 metres in each direction at a point 2.4 metres from the nearside channel line of Seaton Road. Once formed nothing shall be sited, erected, or planting permitted to grow above 1050mm within the visibility splays.
 - (v) the local equipped play area approved by planning permission

decision notice, reference 09/00836/FUL, or such other local equipped play area as may be approved by the planning authority, shall be provided in accordance with details approved in writing by the planning authority.

- (b) prior to the occupation of the first dwellinghouse within the development: -
 - (i) a travel plan shall be submitted to and approved in writing by the planning authority. The plan shall have regard to the provision for walking, cycling and public transport access to and within the site and shall identify the measures to be provided for the management, monitoring, reviewing, reporting and duration of the plan. A copy of the approved travel plan shall be provided to each household on first occupation.
- (c) prior to the occupation of the first dwellinghouse at Seaton Road, the footway on the south side of Bearfauld Road and the footway on the northwest side of Seaton Road shall be completed in accordance with the details referenced at condition 3(a)(iii).
- (d) prior to the occupation of each dwellinghouse, all landscaping and boundary enclosures, including hedge planting shall be provided within the respective plot in accordance with the details approved by this permission and retained and maintained thereafter.

Reason: In order to ensure a safe and suitable access and to provide and maintain adequate sightlines in the interests of road safety; to ensure provision of play equipment in the interests of amenity; to provide sustainable transport links to and from the site; to encourage multi-modal means of travel; and to ensure provision of appropriate boundary enclosures and planting in the interests of amenity.

- 4. That notwithstanding the provisions of any development order, no vehicular access, hard surface, decking, parking area or boundary enclosure shall be formed between the front elevation of the dwelling and the public road where this would necessitate removal of the boundary enclosures approved by this permission.

Reason: In order to avoid development that would adversely affect the boundary enclosures that are approved as part of the development and that add to its character and sense of place.

- 5. Noise associated with construction works including the movement of materials, plant and equipment shall not exceed the noise limits shown in the table below. At all other times noise associated with construction or demolition operations shall be inaudible at any sensitive receptor. For the avoidance of doubt sensitive receptors includes all residential properties, hospitals, schools and office buildings or any other similar premises.

Table A

Day	Time	Average Period (t)	Noise Limit
Monday - Friday	0700 - 1900	12 hour	70 dBA Leq t
Saturday	0700 - 1300	6 hour	70 dBA Leq t

Reason: In the interest of the residential amenity of nearby noise sensitive properties.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

REPORT AUTHOR: ALAN HUNTER, MANAGER – DEVELOPMENT STANDARDS
EMAIL DETAILS: PLANNING@angus.gov.uk

DATE: 2 AUGUST 2021

APPENDIX 1: LOCATION PLAN

APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION

APPENDIX 3: LETTERS OF REPRESENTATION

APPENDIX 4: DEVELOPMENT PLAN POLICIES

APPENDIX 5: PLANNING SERVICE PRESENTATION