

SECTION D
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents: the deposited documents; views and representations received as referred to in the reports and included in the development proposals dossier for each case; and other documents as might be additionally indicated.

Item D1

Change of use of agricultural land to horticultural learning centre Sandwich – DO/11/993 (KCC/DO/0477/2011)

A report by Head of Planning Applications Group to Planning Applications Committee on 12 July 2012.

Application by Stone Bay School for change of use of agricultural land to horticultural learning centre and demolition of existing buildings and erection of replacement new building at Archers Low Farm, Sandown Road, Sandwich, Kent, CT13 9NU – DO/11/993 (KCC/DO/0477/2011)

Recommendation: Permission be granted subject to conditions

Local Member: Mr Leyland Ridings

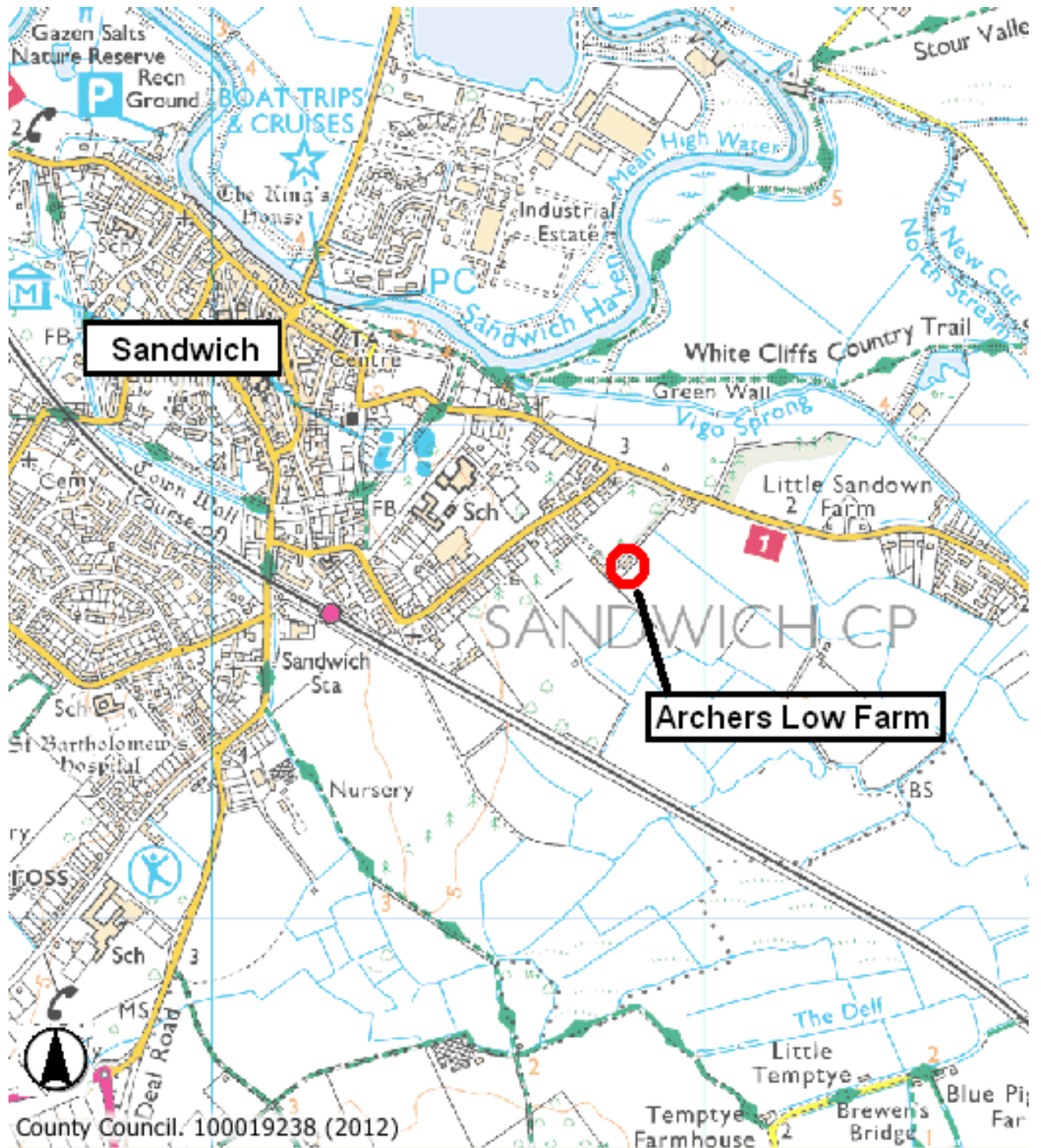
Classification: Unrestricted

Site

1. The proposal site is a 1300m² plot of land known as 'Archers Low Farm', located to the south eastern side of Sandwich, approximately 100m from edge of the extent of built development as defined by the development boundary within the Dover Core Strategy Proposals Map. It is a rectangular plot bounded by agricultural land to the south and east, an orchard to the north east, business units and the access road to the north and west. The site is currently in agricultural use, although is enclosed by fencing, separating it from operating farm and is not used by the farmer.
2. The site is accessed via a 160m track leading off Sandown Road, which leads to Sandwich and the surrounding primary road network. The access track runs passed a residential property, 'Poplar Farmhouse', and is shared by the occupiers of the adjacent warehouse/storage and office building.
3. The site itself has previously been used as a storage area in conjunction with the agricultural use, with a number of storage sheds and garages comprising the built development on site (proposed for demolition). These units have become overgrown, and some have collapsed or are unusable. Two of the units are currently still be used for storage. The rest of the site is kept mown to amenity grassland, and is surrounded by a variety of trees and hedgerows. The south eastern boundary is a wire fence separating the site from arable fields.

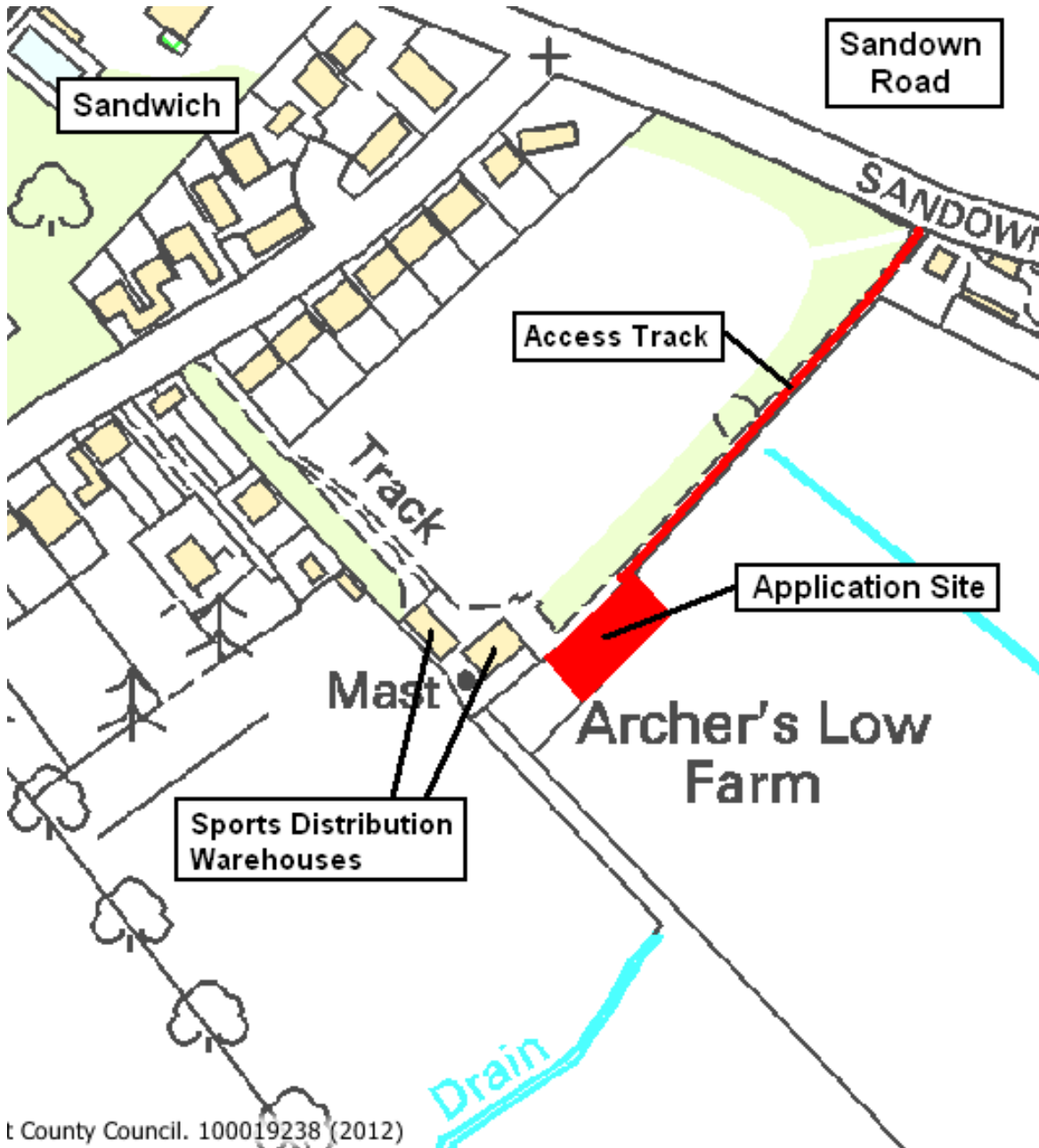
Single storey horticultural education building – Archers Low Farm

General Location Plan



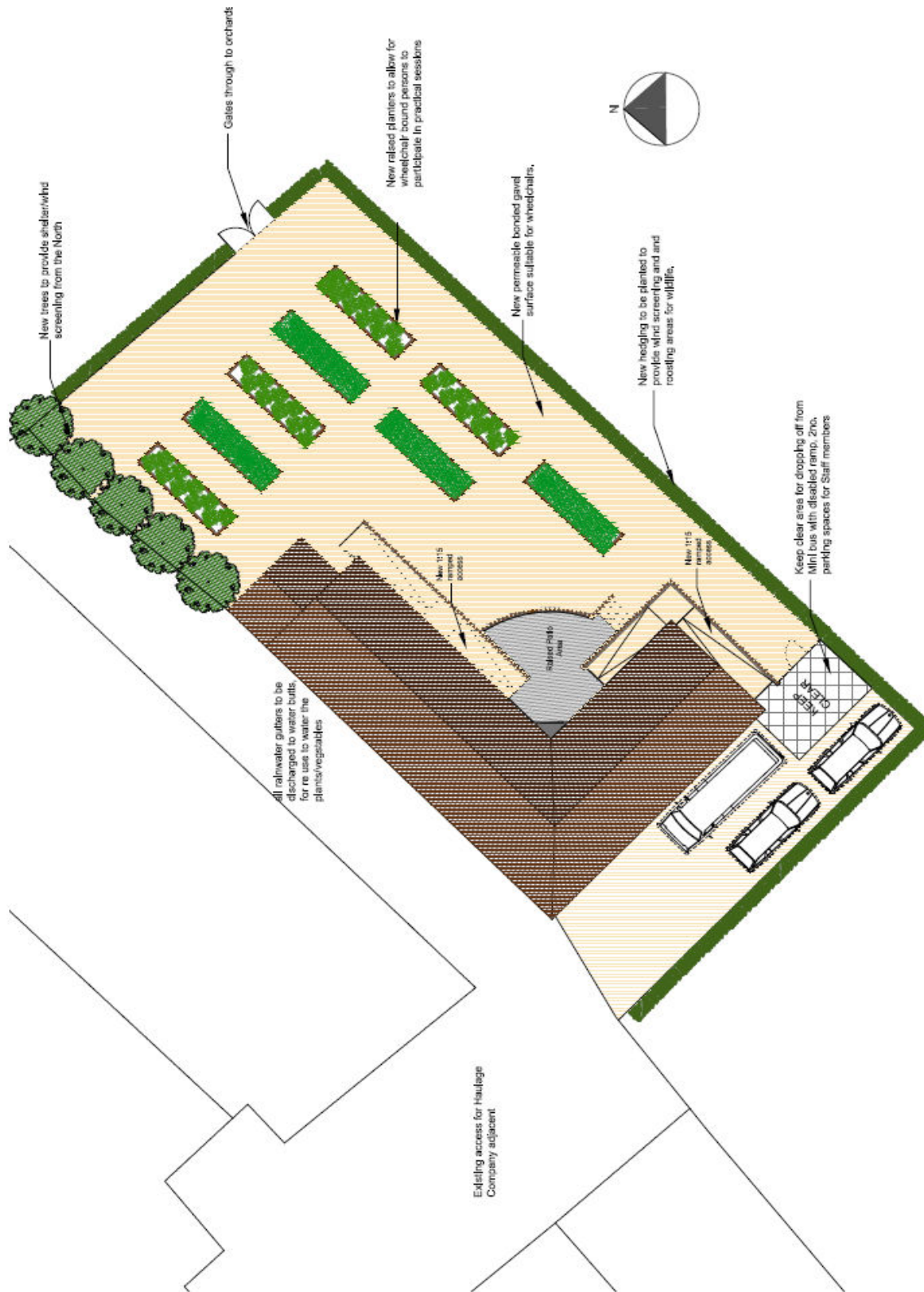
Single storey horticultural education building – Archers Low Farm

Site Location Plan



Single storey horticultural education building – Archers Low Farm

Site Plan

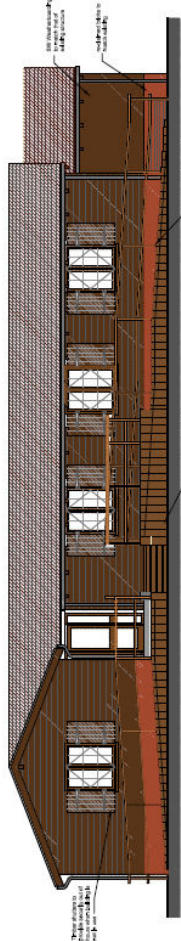


Single storey horticultural education building – Archers Low Farm

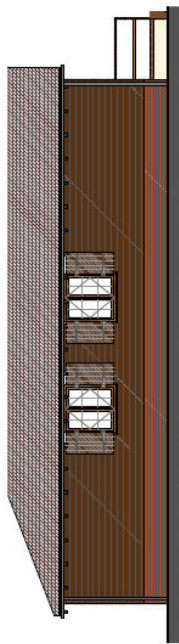
Elevations



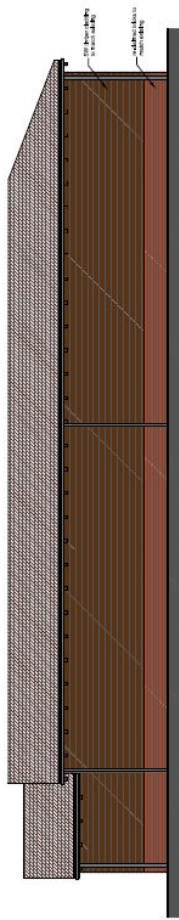
North East Elevation



South East Elevation



South East Elevation



North West Elevation



Single storey horticultural education building – Archers Low Farm

Background and ProposalDevelopment Proposal

4. Stone Bay School is a residential special school for students who have Autistic Spectrum Disorder, some with communication difficulties, aged 9 – 19 years. The majority of pupils have severe learning difficulties and behavioural issues, and also physical disabilities. The main school is located in Broadstairs.
5. The School are proposing to demolish the sheds and storage units within the site, and build a single storey building to be used by groups of pupils sent by Stone Bay School. The building would comprise 148m² of floorspace, laid out in an 'L' shaped design, with low eaves and a maximum height of 4m at the apex of the roof. The building would incorporate a reclaimed brickwork dwarf wall, with timberboard cladding on the external walls, and grey slate to the roof. All windows and doors are proposed to be double-glazed and timber frame with an oak finish, and also incorporate timber shutters.
6. Access to the site would be made via the existing shared track leading to Sandown Road. Parking would be arranged to provide space only for the users to the site which the applicant explains would be limited to a minibus, and space for staff cars. The parking area will be finished in grasscrete and enclosed by boundary hedges.
7. The application proposes to develop the works detailed above within a 600m² portion of the site, with border landscaping of hedgerows. On site landscaping would involve the creation of 8 raised planting beds (at a height enable wheelchair users to engage with activities) and a permeable bonded gravel surface surrounding enabling wheelchair access.

Use

8. The applicant proposes the finished development to be used by pupils from the Stone Bay School in Broadstairs, to enable them to engage in outdoor based education (horticulture and wildlife) in a secure and accessible environment. The 'horticulture unit' would provide work-based learning opportunities for children with complex needs who are otherwise unable to access vocational placements within the local community. Pupils would be brought to the site by minibus or minivans – the parking provision on site would be limited to space for two normal sized vehicles and one minibus, and is included within the site plan. Trips to the site would be involve up to eight children and six staff members, resulting in a maximum of 14 at the site at any one time. The applicant states that this would involve the use of two people carriers, or a minibus – with two visits a day made five days a week (morning and afternoon sessions). There is a bus stop nearby and a train station in nearby Sandwich. The School state that they educate and encourage travel by public transport.

Planning History

9. The most recent and relevant planning application is DO/10/225, for a similar proposal to the current application, which was refused following submission to Dover District Council on the following grounds:
 - 1) *The application site is located in the countryside, outside the town confines of Sandwich. In the absence of any policy support and justification for the use and*

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scale of the proposal the change of use of the site and the erection of a classroom building and associated works would be contrary to policy objectives to restrict unjustified and unsustainable development in the countryside. The proposal would thereby be contrary to Dover District Core Strategy Policies DM1, DM11, DM15 and DM16 and PPS1 and PPS7.

- 2) *The proposed building, if permitted, due to its scale, size height, design and location, would appear as a prominent and unsympathetic development, which would not relate well to its surroundings, but would instead detract from the rural character and appearance of the area. The proposal would thereby be contrary to Dover District Core Strategy Policies DM15 and DM16 and PPS1.*
 - 3) *The potential for intensification of the use and the activities, together with the creation of car parking spaces, would be likely to generate a level of activity and visual intrusion that would result in harm to the rural character and appearance of the surrounding countryside. Constant use of the access track would exacerbate this impact. The proposal would thereby be contrary to Dover District Core Strategy Policies DM1, DM13, DM15 and DM16 and PPS1 and PPS7.*
 - 4) *Insufficient information has been provided to indicate the level of vehicle movements to the site or the intended hours of use of the site. The proposed development, if permitted, would generate travel beyond any urban or village confine. In the absence of any policy justification for the development, the proposal would be contrary to the policy objectives relating sustainable development and highway safety and in particular Dover District Core Strategy Policies DM1, DM11, DM13 and PPS1, PPS7 and PPG13.*
 - 5) *In the absence of sufficient information supplied with the application, the Local Planning Authority has been unable to apply the Sequential Test (set out PPS25) to establish whether the development could be sited in an area at a lower risk of flooding. In the absence of information to the contrary, the development, if permitted, may increase risk to human safety and property from flooding, and accordingly would be contrary to Planning Policy Statement 25 – Development and Flood Risk.*
10. Other relevant planning history includes the approval of a replacement building (144m²) for the storage and distribution of sports equipment (DOV/11/418) on the adjacent site which utilises the same shared access
11. The application now submitted varies to DO/11/418 by lowering the height and bulk of the building, and incorporating 'more sensitive' design and materials. Additional information has also been submitted relating to vehicle movements, use of the building, justification for the development and flood risk assessment.

Justification

12. The application is supported by a planning statement justifying the proposed development. The reasons given for the development of a horticulture building is for the development of opportunities for pupils to expand their knowledge and learning focussing on practical skills. Other sites were considered by the applicant using a sequential approach – max. 10 mile radius, max. 30 minute journey time. The planning statement states that there was difficulty in identifying sites within development boundaries, which had the necessary

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characteristics. The needs of the children were given great weight in the selection process, and the purpose of creating an outdoor horticulture centre.

13. The School justifies development of the site as a rural setting would be required, both for practical and operational reasons. The centre would focus on horticulture and wildlife, therefore requires a rural setting. The specific needs of the pupils require an environment without over-stimulation or distractions which can affect behaviour; therefore the proposed site was selected as it would potentially provide a peaceful and secluded location, whilst being close to settlement confines and transport network, and is available for development with a landowner supportive of the use.
14. The applicant states that two sites in Cliftonville were identified, but rejected on security grounds. Agricultural land at Manston and Quex Park was rejected due to the difficulties and costs in connecting services. Other potential sites near Faversham were rejected due to the distance and time of travel to and from Stone Bay School.

Biodiversity and Reptiles

15. Following consultation and discussions regarding protected species the applicant submitted a scoping survey on 16 February 2012, which identified the need for surveys to take place within the site. The relevant survey was submitted on 22 June 2012 and identified low numbers of viviparous lizard, and recommended mitigation methods to be adopted prior to the commencement of works on site.

Flood Risk

16. The development site is located within Flood Zone 3a, therefore a Flood Risk Assessment (FRA) has been submitted with the application which recommends the use of a Sustainable Urban Drainage System in order to attenuate flows, and prevent contamination of groundwater. The FRA concludes that mitigation proves that the development can pass the Exception Test required by policy, and is therefore appropriate within Zone 3a. This is discussed in detail further below.

Planning Policy

17. The most relevant Government Guidance and Development Plan Policies summarised below are pertinent to the consideration of this application:

- (i) **National Planning Policy and Guidance** – the most relevant National Planning Policies are set out in:

National Planning Policy Framework – Presumption in favour of sustainable development. In terms of delivering sustainable development in relation to this development proposal, the following NPPF guidance is particularly relevant:

- Chapter 1 (Building a strong, competitive economy);
- Chapter 4 (Promoting sustainable transport);
- Chapter 7 (Requiring good design);
- Chapter 10 (Meeting the challenge of climate change, flooding and coastal change);

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- Chapter 11 (Conserving and enhancing the natural environment);
- Chapter 12 (Conserving and enhancing the historic environment); and
- Accompanying Technical Guidance.

The Framework also requires that local planning authorities should look for solutions rather than problems. It states that those determining applications should seek to approve applications for sustainable development where possible.

Policy Statement on Planning for Schools Development - There should be a presumption in favour of the sustainable development of state-funded schools, as expressed in the National Planning Policy Framework.

(ii) The adopted **South East Plan** policies:

Policy CC1 Seeks to achieve and maintain sustainable development within the region.

Policy CC4 Expects that all development will adopt and incorporate sustainable construction standards and techniques.

Policy CC6 Seeks sustainable and distinctive communities that respect the character of settlements and landscapes, and achieve a high quality built environment.

Policy S6 States that local planning authorities, taking into account demographic projections, should work with partners to ensure adequate provision of pre-school, school, and community learning facilities.

Policy BE1 In managing an Urban Renaissance, Local Authorities will promote and support design solutions relevant to context and which build upon local character and distinctiveness and sense of place

(iii) The adopted **Dover District Core Strategy** Policies:

Policy DM1 Development should be within settlement boundaries unless it is justified by other plan policies or functionally requires such a location.

Policy DM11 Location of development and managing travel demand.

Policy DM13 Provision for parking

Policy DM15 Protection of the countryside

Policy DM16 Landscape character protection

Consultations

18. **Dover District Council: Objects** to the proposal on the following grounds:

- 1) A number of reasons of refusal relating to the previous application have not been overcome:

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- 2) The application site is in the countryside and outside the town confines. It is not considered that the information submitted adequately demonstrates that the proposal could not be accommodated elsewhere. The change of use of the site and the erection of a classroom building and associated works would be contrary to policy objectives to restrict unjustified and unsustainable development in the countryside.
 - 3) The potential for intensification of use and activity at the site, together with the creation of car parking spaces would be likely to generate a level of activity and visual intrusion that would result in harm to the rural character and appearance of the surround countryside. Constant use of the access track would exacerbate this impact.
 - 4) The proposed development would generate travel beyond an urban or village confine. In the absence of any policy justification for the development, the proposal would be contrary to the policy objectives relating to sustainable development and highway safety.
 - 5) The practice guide to PPS25 states that the developer should provide sufficient and reasoned information for the location of the development. The proposal fails to define a search area, fails to show it has fully searched for any other reasonably available sites with a lower flood risk. It is considered that the information submitted fails to comply with the requirements set out in PPS25 and the Guidance Notes, for the developer to provide to enable the Sequential Test to be carried out.
19. **Sandwich Town Council:** No objections.
20. **Environment Agency:** No objections subject to conditions relating to land contamination and drainage. Also recommend that the mitigation measures recommended in the Flood Risk Assessment are incorporated.
21. **KCC Biodiversity Projects Officer:** No objections subject to mitigation for reptiles being carried out prior to works on site; vegetation to be removed outside of breeding birds season (if not possible then works accompanied by ecologist); implementation of precautionary mitigation for bats; lighting adhere to UK guidance on bats; enhancements for biodiversity be included.
22. **KCC Highways & Transportation:** No objections subject to the following conditions:
- 1) Use of the site limited specifically to pupils and staff of Stone Bay School.
 - 2) Provision of 2m by 43m visibility splay to the east of the access with no obstructions over 1.05m above the carriageway level.
 - 3) Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
 - 4) Provision and permanent retention of minimum of 2 secure, covered cycle parking spaces prior to the use of the site commencing in accordance with details to be submitted to and approved by the County Planning Authority.

Local Member

23. The local County Member for Sandwich, Mr Leyland Ridings, was notified of the application on 11 November 2011.

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Publicity

24. The application was publicised by the posting of a site notice and the individual notification of 2 residential properties and businesses.

Representations

25. In response to the publicity, no letters of representation have been received.

Discussion

26. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph (17) above. Section 38(6) of the Planning and Compulsory Purchase Act (2004), states that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Therefore the proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. In my opinion the key planning considerations relate to the location in the countryside; the design and materials; sustainable development; highways; flood risk; use; and biodiversity.
27. This application has been brought for determination by Members of the Planning Applications Committee following the objections of Dover District Council in paragraph (18) above. These objections are based upon policy grounds and relate to the location of the development outside the Sandwich town confines; the intensification of use creating levels of traffic and travel outside town or village confines; impacts to highway safety resulting from increased traffic; the design and materials causing material harm to countryside, and; insufficient information to enable a sequential flood risk test. Dover DC had previously considered, and refused, a similar application in 2010. They consider that the current application as submitted, does not meet the reasons for refusal on the 2010 application. In my opinion, the application must be considered afresh, on the basis of the information provided, current policy and guidance, other material considerations and issues arising from consultation.

Location in the countryside

28. The District Council's principal reason for objection is that the proposed development would constitute development outside any town or village confines, contrary to policy, and insufficient information has been submitted to justify such a location and demonstrate that it could not be constructed elsewhere. Policy DM1 of the Dover District Core Strategy states that development outside urban boundaries and rural settlements will not be permitted unless justified by other plan policies, or *'it functionally requires such a location'*. In my opinion, the locational objection does not fully assess the functional needs of the proposed development, nor attach sufficient weight to special needs of the users and the purpose of the development.
29. The proposal site is not allocated for development within the local plan, and currently has permission for agricultural use with a number of storage buildings (mostly derelict). The plot is otherwise unused. It is outside the development boundary of Sandwich, however it

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is adjacent to a storage and distribution facility, and has previously been developed (although in my opinion only two of the storage sheds are capable of use). The site is on the edge of the physical limits of development of Sandwich, and the visual appearance is of strip of grass and trees, with sheds with overgrown vegetation, providing juxtaposition between the built development and the arable fields to the south and east.

30. The planning statement submitted with the application seeks to justify the development in this location on policy grounds, and due to other overriding material considerations. The applicant states that the nature of the development, as a horticultural education facility, functionally requires it to be in a rural setting and it would not be able to be located within an urban area, thereby otherwise meeting the requirements of Policy DM1 of the Dover Core Strategy. Furthermore, the applicant highlights a number of alternative sites investigated, which were ruled out due to location, availability and security reasons, or not meeting other specific criteria. One such criterion relates to the special requirements of the pupils of Stone Bay School, who would be the users of the facility. The students have Autistic Spectrum Disorder with Communication Difficulties, and therefore the ideal site would be in a quiet environment, with few external distractions. The site would also need to be secure and accessible for those with physical disabilities.
31. I am of the opinion that the exception to the Policy DM1 requiring development to be located within settlement boundaries is met by the specific requirements of this proposal. A horticulture centre is appropriate to be located adjacent to agriculture, and is close to the development boundary and existing development, i.e. a rural fringe location rather than being in a remote location. Further to this, I am of the opinion that the special requirements of the pupils should be given great weight in selecting development sites, and are overriding in this particular case. The National Policy Statement on Schools Development states that planning authorities should seek solutions and incorporate a presumption in favour of sustainable state school development. Sustainable development seeks to improve the quality of life of vulnerable people, and this development would go some way to improving education and opportunities for a disadvantaged group of society. Therefore I am of the opinion that the proposal represents a sustainable development with characteristics which weigh in its favour over locational policy presumptions.

Design and materials

32. A reason for objection was given based upon the design and materials not being appropriate as they would detract from, and be harmful to, the countryside setting. Whilst design issues have an element of personal preference, in this location a higher standard is suitable. However, consistent with the NPPF the County Council as planning authority should seek solutions to this requirement rather than problems. Therefore, it is possible to condition the submission of material samples to ensure they are appropriate to the sensitive location. Notwithstanding this, in my opinion, the proposed design is appropriate in this location. The plans demonstrate a sensitive and considered approach, both in the design thought and with the materials selected, which is sympathetic to the agricultural and countryside setting.
33. The proposal site is largely screened from public view. As can be seen from the location plan (D1.3), the site occupies a plot which takes a small rectangular wedge out of a large arable field, which is bounded on all sides by mature hedgerow and trees. The nearest

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residential properties are 80m to the east, but any view is interrupted by conifers, mature trees and the adjacent sports equipment distribution building. The site is not visible from any public road or Public Right of Way. There are no publicly accessible views to the site from the wider landscape, given the flat topography, agricultural planting and mature trees and hedgerows.

34. I am of the opinion that the proposed building is a good design for this location. It is low profile, being 4m at its highest point and 2.6m at the eaves. The 'L' shaped design, and timber boarding to the external walls, would in my opinion give the building the appearance of an agricultural building such as a stable or hay store. That attribute is accentuated by the incorporation of timber shutters over doors and windows. The inclusion of timber oak finished double-glazed windows and doors improve the sustainability of the building, and are the preferred materials for this location. The roof would be finished with grey slate, which is also considered to be a suitable material. The quality of the materials can be ensured through the imposition of conditions requiring submission before commencement of the development. Therefore, in my opinion, there are no overriding design considerations which weigh against the proposal, which cannot be mitigated by ensuring appropriate materials are used.

Use

35. Intensification has been raised as an issue warranting an objection by the District Council. This is on the grounds that the proposed use would result in a level of activity and traffic which would harm the rural character of the area. The site is located down a private lane, away from view from the general public, and set against trees and an existing warehouse building. Therefore, I am of the opinion that controls could be put in place to ensure levels of activity do not lead to a level of disturbance which would harm the local area. Traffic is raised as such an issue, however the applicant states that the site would be used by a maximum of 8 children and 6 staff members at any one time, and they would arrive at the site in pooled transport, with one session in the morning and one in the afternoon. I am of the opinion that this minimal level of use would not be noticeable to the wider locality, and any outdoor activities conducted by pupils would relate to horticulture, which is compatible with the surrounding land uses, and in my opinion would not harm the general character of the area as being edge of an urban settlement leading into industrial agricultural fields.
36. A key planning control that would be required is to restrict the planning use of the site strictly to pupils sent from Stone Bay School. Combined with limits on pupil numbers, this would prevent activity at the site developing beyond that proposed.

Highways

37. The proposed use, as discussed above, has raised an objection on the basis that it would lead to an increased level of traffic which would impact upon highway safety. Kent County Council Highways & Transportation were consulted on the application, and responded by stating that they had no objections subject to conditions being imposed which:
- Restrict the use of the site to the School
 - Secure visibility splays at the junction of the access track and Sandown Road
 - Provision and permanent retention of parking spaces prior to use of the site
 - Provision and retention of two covered cycle spaces.

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38. In my opinion, limiting the use of the site – opening hours, user numbers, use only by Stone Bay School, parking – would enable sufficient controls to ensure the levels of activity do not approach a level which would cause disturbance to the locality. The site plan and supporting statement indicate that parking would be provided for two cars and a minibus, which would prevent uncontrolled numbers of vehicles visiting the site, and thereby not lead to the 'constant use' of the access track, as highlighted as a reason for objection. This control, in conjunction with a condition requiring the applicant to secure improvements to the visibility splay prior to first use, would in my opinion allay any concerns that arise from a highway safety perspective.

Sustainable Development - Transport

39. The issues of highways safety and location of the development raise questions regarding the sustainability of the development. The District Council is of the opinion that, as the development would lead to travel outside any village or town confines, then it is incapable of being regarded as sustainable. In my opinion this is one factor amongst many, and certain controls can be put in place to improve the sustainability of the development on transport grounds. One such method has been put forward by the applicant, which is to encourage transport to the site by public transport. There is a bus stop on Sandown Road and a train station nearby in the town of Sandwich, however I would question the ability of Stone Bay School to fully utilise this method in order to get their pupils and staff to the site. I recommend that the School produces a Travel Plan which clearly outlines a strategy for ensuring road journeys are kept to a minimum, and that visitors to the site are restricted to those coming from the main school site. Another method recommended by Highways & Transportation is to require the construction of a covered cycle shelter. I would support this recommendation as it would contribute to sustainable transport objectives by ensuring the appropriate infrastructure is in place for those who wish to cycle to the site.
40. Whilst the development site is not located within the development boundary of Sandwich, it is very close to the urban area, and located up an existing access track, which is shared by a warehousing land use. It would create journeys slightly outside any town or village confines, however this is mitigated by the limited parking space, the use of a minibus, and would be further mitigated by the imposition of a Travel Plan and the requirement to provide a covered cycle shelter.

Sustainable Development – Socio-economic

41. The development of the horticulture facility would create a valuable asset for the community, in particular to the students of Stone Bay School. The applicant states that the facility would provide vocational training enabling the development of on-site work-based learning providing practical skills, Health & Safety training, and to help develop understanding of responsibility and overall employability in the future. There is a shortfall of this type of facility (a view reinforced by support from the KCC Inclusive Access Team). Opportunities for children with the complex needs of those who attend Stone Bay School are limited within the local community, and therefore this adds great weight as a material consideration for the development in contributing to sustainable development objectives of social cohesion and economic growth, in accordance with the NPPF and South East Plan Policy CC1(v) – *achieving safe, secure and socially inclusive communities across the*

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region, and ensuring that the most deprived people also have an equal opportunity to benefit from and contribute to a better quality of life.

Flood Risk

42. Dover District Council objected to the scheme on the grounds that the proposal lies within Flood Zone 3a and the information submitted does not allow the decision maker to adequately apply the sequential test. The FRA submitted with the application acknowledged the location within Zone 3a – an area with high probability of flooding either by sea or river (Technical Guidance, NPPF). Following consultation with the Environment Agency, I was informed by the EA that the proposal site in fact lies within Flood Zone 1 (low probability of flooding), and the applicant and the District Council had been working from out of date Flood Zone maps. *NB: I have had this confirmed with the Environment Agency for the avoidance of doubt.* The proposed development is classified within the technical guidance as a land use which is 'more vulnerable' to flooding, but as the site is within Flood Zone 1 the development is appropriate. However, in these areas Local Authorities are advised to seek development which reduces overall flood risk and the appropriate application of sustainable drainage systems.
43. The Environment Agency, within its response, did not suggest any specific conditions regarding flood risk, however included an informative recommending that the mitigation methods suggested within the applicant's FRA are incorporated. Conditions were recommended relating to land contamination and controlling pollution and drainage. I am therefore satisfied that the Flood Risk to the development is acceptable, provided that the applicant submits a Sustainable Urban Drainage Scheme consistent with the recommendations within their FRA.

Biodiversity and Ecology

44. The application was submitted with information concluding that development of the site was unlikely to result in the loss of ecological habitats. A Bat Scoping Report was conducted which concluded that bat activity in the area was low, and transient in nature. Following the planning officer assessment of the site, and consultation with the KCC Biodiversity team, the conclusion was reached that there was a high probability that the site would be suitable for protected species, and therefore the relevant surveys would need to be carried out. The applicant willingly conducted a further scoping and consequent reptile survey which identified that viviparous lizards were present within the site, as well as the potential for breeding birds. The survey recommends mitigation methods which are supported by the KCC Biodiversity Officers, along with supporting a commitment to provide enhancements such as bird boxes. Therefore, I am satisfied that, subject to the appropriate conditions ensuring mitigation and enhancement are carried out, there are no outstanding ecological issues warranting refusal of the application.

Conclusion

45. Whilst the District Council have continued to raise some genuine planning policy concerns over the development of this site, I am firmly of the view that the latest application now incorporates sufficient measures and reasoning to address the potential planning policy conflicts, in particular, the justification made by the applicant regarding the need for the

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facility at this location, concerns over flood risk, information on vehicle movements and an amended design. Moreover it stands to reason that a horticultural educational operation involving autistic children demands a fairly discreet, semi-rural location, close to but not remote from an urban centre. Accordingly, I would recommend that planning consent should be granted, but subject to conditions necessary to control the use and operation of the centre.

Recommendation

I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions covering (amongst other matters) the following:

- The standard time limit condition
- Development to be completed in accordance with approved plans
- Approval of external materials
- Submission of travel plan
- Details and provision of cycle parking
- Incorporation of flood risk mitigation methods and submission of SUDS
- Environment Agency recommended conditions: drainage and land contamination
- Ecological mitigation and enhancements
- Use limited to use proposed and to users from Stone Bay School
- Parking restricted to three vehicles
- Hours of use restricted to proposed

Case Officer: Jeff Dummett

Tel. no: 01622 221058

Background Documents: see section heading
