

From: Simon Davis
Sent: 29 November 2017 12:52
To: 'Phil Brown'
Subject: BE/79/17/PL

Dear Phil,

My report has been written and has now been reviewed by my Team Leader. However, before we can issue a decision, we need a couple of things resolving:

- (1) You mentioned in follow-up emails that a security gate was going to be erected. I was proposing to require the detail of this to be approved by condition. However, the condition could be avoided if you give us details (location on the plan + elevations) now? Please note that if the height of the gate were to be significantly greater than 2m, we would likely need to re-advertise the application to local residents. Likewise, if a gate significantly higher than 2m were proposed to discharge a condition, we might not be able to agree it.
- (2) I am basing my recommendation on the fact that although the site lies in countryside, the proposal is in accordance with policy GEN3 on development in the countryside because it is in accordance with Policy DEV8 of the Local Plan. However, the proposal is not currently completely in accordance with that policy and my recommendation would be simpler if it were. Policy DEV8 (i) requires that there is no acceptable alternative within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises. Could you supply a search of alternative open B8 storage suitable land within existing permitted/allocated floorspace or within/through redevelopment of existing commercial premises. If you can do this by the 13th December, then I can amend the report to reference this evidence.

Kind Regards

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