

PLANNING COMMITTEE – 18 JULY 2024**PART 2**

Report of the Head of Planning

PART 2Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 23/501073/FULL		
PROPOSAL Section 73 - Application for minor material amendment to approved plans listed in condition 2 (to allow change of car parking area from block paving to tarmac, with drainage to an onsite soakaway, alterations to parking space positions and landscaping areas, and relocation of bin store) pursuant to 19/506271/FULL for - Erection of a block of 6 no. flats with associated parking, cycle and refuse storage, as amended by drawings received 05/06/2020 and drawing received 14/08/2020.		
SITE LOCATION Land Rear of The Old Squash Courts, Lower Road, Teynham, ME9 9EQ		
RECOMMENDATION Grant subject to conditions.		
APPLICATION TYPE Major – Full Planning		
REASON FOR REFERRAL TO COMMITTEE Ward councillor Julian Speed requested the application be determined by the Planning Committee.		
Case Officer Brett McAllister-Byrne		
WARD Teynham and Lynsted	PARISH/TOWN COUNCIL Teynham	APPLICANT C/O Agent AGENT Country House Homes
DATE REGISTERED 22/03/2023	TARGET DATE 17/05/2023	
BACKGROUND PAPERS AND INFORMATION: Documents referenced in report are as follows: - Site Layout Plan ref. 500/HDH/003/G The full suite of documents submitted pursuant to the above application are available via the link below: - 23/501073/FULL Section 73 - Application for minor material amendment to approved plans condition 2 (to allow change of car parking area from block paving to tarmac, with drainage to an onsite soakaway, alterations to parking space positions and landscaping areas, and		

[relocation of bin store\), variation of conditions 12 \(acoustic fence\) and 13 \(hard and soft landscape works\), and removal of conditions 10 \(parking court with electric vehicle charging points\), 11 \(cycle storage\) pursuant to 19/506271/FULL for - Erection of a block of 6 no. flats with associated parking, cycle and refuse storage, as amended by drawings received 05/06/2020 and drawing received 14/08/2020. | Land Rear Of The Old Squash Courts Lower Road Barrow Green Teynham Sittingbourne Kent ME9 9EQ \(midkent.gov.uk\)](#)

1. SITE LOCATION AND DESCRIPTION

- 1.1. Prior to the original planning application ref. 19/506271/FULL being built out, the site was an informal parking area and area of scrubland behind the existing building formerly known as the Old Squash Club. The new two and half storey residential block has now been built and the car parking area has been formalised for residents. The proposal lies just within the Local Plan defined built-up area boundary of Teynham, which cuts across the site in a north-south line at the eastern side of the site.
- 1.2. The site is adjacent to the main London to Dover railway line which runs east-west immediately to the north of the site. To the east of the site are open fields; to the south is the Old Squash Court building, which has now been converted to 8 flats. To the south of this building is the Old School House, which is also now converted to residential use. To the west is Selby Court, a cul-de-sac of nine houses.
- 1.3. The site is approached by an existing access road from Lower Road.

2. PLANNING HISTORY

19/506271/FULL – Granted subject to conditions 07.10.2020

Erection of a block of 6 no. flats with associated parking, cycle and refuse storage, as amended by drawings received 05/06/2020 and drawing received 14/08/2020.

22/501389/NMAMD – Refused 12.04.2022

Non-material amendment to application 19/506271/FULL: Change of parking area surfacing material to tarmac; Minor alterations to the parking space positions and landscaping areas; Bin store area repositioned.

Neighbouring Development:

Old Squash Courts

20/500320/FULL – Granted subject to conditions 30.03.2020

Conversion of a commercial unit to form 2 no. flats.

Land North of Lower Road

21/505096/FULL – Refused 10.06.2024

Erection of 23no. dwellings with associated landscaping, parking, relocation of commercial buildings and provision of a PROW cycleway/footpath.

3. PROPOSED DEVELOPMENT

- 3.1. This minor material amendment (S73) application seeks to amend the original full planning permission ref. 19/506271/FULL to regularise multiple planning breaches associated with the construction of the scheme for a block of 6 flats. It also formed part of plans to provide

pedestrian access to a proposed development to the immediate east of the site (planning ref. 21/505096/FULL), however, the application for the adjacent land was refused planning permission in June 2024. The changes proposed under this application seeking a minor material amendment relates to the landscaping and the main car parking at the scheme as set out below:

Hard & Soft Landscaping

3.2. Proposed changes to hard and soft landscaping are as follows:

- to fencing to allow for additional residential amenity space for Selby House
- removal of the path around Selby House
- addition of a path along the southern side of Selby House to the eastern boundary
- replacement of amenity areas south of Selby House with hardstanding around bin and cycle stores and bollards to stop vehicles parking in this area
- removal of some hedging in the main car park and around the bin store
- relocation of the cycle store
- relocation of the bike store

Car Parking

3.3. The proposed changes to the car parking are as follows:

- The hardstanding material used for the car park area is proposed to be tarmac with drainage to onsite soakaways (as built out) rather than permeable block paving.
- The layout and number of car parking spaces are proposed as an amendment to the original permission. The original permission proposed 20 resident car parking spaces and two visitor car parking spaces, however, this was measured inaccurately on the plans and it was not possible to accommodate this number of car parking spaces. To regularise this, it is proposed to reduce the number of car parking spaces to 17 for residents and 3 visitor spaces.
- Six electric vehicle (EV) charging points would be added in the main car parking area outside of Selby House which would be able to serve 12 vehicles concurrently and would be able to extend to reach all the parking spaces in the main parking area.

4. CONSULTATION

4.1. Three rounds of consultation have been undertaken, during which 37 letters were sent to neighbouring occupiers and a notice was displayed at the application site. Full details of representations are available online.

4.2. During the first round of consultation, two letters were received objecting to the proposal. Concerns/ comments were raised in relation to the following matters: -

Comment	Report Reference
No justification is provided for the proposed amendments	6.7.2
The proposed amendments are cumulatively very significant and result in a great loss of quality and amenity	6.4.3
The 'communal garden' and pedestrian path shown on the amended plan are outside the settlement boundary identified in the Local Plan.	6.4.6 - 6.4.11
The proposed pedestrian route crosses and reduced the amount of communal amenity space.	6.5.10

Proposed pedestrian footpath leads straight into the parking area and ends there. There is no segregation of people and vehicles through the car park to Lower Road. Should it ever be used by future development to the east this arrangement would be unsafe.	6.5.10
Should the route be used by future development to the east this would disrupt residents and result in a loss of privacy of this already very tightly developed site.	6.5.10
Would the pedestrian access gate be controlled in any way or be a through route?	6.5.10
There is no justification or evidence of the adequacy of the proposed replacement of permeable paving with tarmac and an on-site soakaway. Flooding at the bottom of the hill on Lower Rd has been very evident. Cumulative development proposed in this part of Teynham may result in further flooding with a greater impact on Lower Road	6.7.2 6.7.3
Removal of the requirement for an acoustic fence will seriously undermine residential amenity.	6.6.4
Reduction in landscaping impacts residential amenity, wildlife and the appearance of the development.	6.4.3
Loss of trees. The officer's report on the original planning application (19/506271) noted that trees had been cut down on the site prior to the planning application being submitted. The tree loss was considered acceptable given the replacement tree planting and shrubs proposed. It is now proposed not to provide this replacement landscaping which is unacceptable as it and results in a much worse environment than before the development took place.	6.4.2- 6.4.5

- 4.3. During the second round of consultation, two letters were received objecting to the proposal. Additional concerns/ comments were raised in relation to the following matters: -

It appears KCC Ecology's comments are based on the amendment to the S73 application, rather than comparison with the approved application 19/506271. There is in fact significantly less landscaping in this S73 application than in the approved application.	4.6
Large amount of traffic going to and from the car park where the proposed pathway is leading to. Cars and vans go at some speed. Refuse truck has to reverse down from Lower Road to get access.	6.5.10

- 4.4. During the third round of consultation, one letter was received objecting to the proposal. Additional concerns/ comments were raised in relation to the following matters: -

Loss of a hedge behind the waste bins, which would have provided screening.	6.4.3
Areas unmarked for parking are being used unofficially for parking. Proposed footpath would cross this area which would displace these vehicles into other areas in and around the application site causing impact in those areas in terms of parking pressure elsewhere. The proposed parking is insufficient in number to accommodate parking need.	6.5.10
The bin store shown on the plan shows domestic waste bins. The development is actually served by commercial waste bins. These should be correctly shown on the plan to confirm that the proposals can be accommodated on site.	6.5.8

The planting bed currently running along the side of Selby House, would need to be removed to accommodate the footpath, resulting in loss of much needed landscaping on this very hard site.	6.4.4
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4.5. Teynham Parish Council made no comments on the application.

4.6. REPRESENTATIONS

KCC Highways – No objections. Initial concerns raised based on a loss of parking spaces potentially falling below SBC Parking Standards, relocated bin storage being located further into the development resulting in extended drag distance for roadside collection and lack of EV charging points. All these points have been addressed.

KCC Ecology – No objections. The requested amendments were considered unlikely to result in significantly different impacts, or greater enhancement, when compared to the original design.

5. DEVELOPMENT PLAN POLICIES

5.1. The following policies are relevant to the determination of the application.

Bearing Fruits 2031: The Swale Borough Council Local Plan 2017

ST 1 Delivering sustainable development in Swale.

ST 3 The Swale settlement strategy.

CP 2 Promoting sustainable transport.

CP 3 Delivering a wide choice of high-quality homes.

CP 4 Requiring good design.

CP 5 Health and wellbeing.

CP 7 Conserving and enhancing the natural environment.

DM 6 Managing transport demand and impact.

DM 7 Vehicle parking.

DM 8 Affordable housing.

DM 14 General development criteria.

DM 19 Sustainable design and construction.

DM 21 Water, flooding and drainage.

DM 28 Biodiversity and geological conservation.

DM 29 Woodlands, trees and hedges.

Supplementary Planning Documents:

KCC Developer Contributions Guide.

Parking Standards (2020).

Swale Borough Council's Noise and Vibration Planning Technical Guidance (2020).

Planting on new development – a guide to developers.

6. ASSESSMENT

6.1. The application is being reported to the planning committee as Cllr Speed considered that the application should be subject to public scrutiny. The original permission (ref. 19/506271/FULL) establishes the principle of the constructed residential block. The following assessment relates to the proposed landscaping and car parking amendments.

6.2. The main considerations involved in the assessment of the application are:

- Principle of Development
- Landscaping & Trees
- Transport & Highways
- Living Conditions
- Flood Risk, Drainage & Surface Water

6.3. Principle of Development

6.3.1. As set out in the original permission the site of the proposed residential block is within an established built-up area boundary, in a residential area, and development here is in accordance with Policy ST3 of Bearing Fruits 2031 – The Swale Borough Local Plan 2017. As such, the principle of development here is acceptable.

6.4. Landscaping & Trees

6.4.1. The NPPF requires decisions to ensure that development is '*sympathetic to... landscape setting*'. Paragraph 136 of the NPPF recognises the contribution of trees to the character and quality of urban environments. At the local level, the requirement is recognised through Policy DM 29 of the Local Plan. Policy DM 28 seeks conservation and enhancement to biodiversity.

Tree and Shrub Planting

6.4.2. To replace trees lost on the site the original application was granted with 20 trees: 5 small trees on the western edge of the main car parking area and the remaining 15 along the northern boundary. Alongside this there were shrubs and hedges proposed around the car park and bin store.

6.4.3. Initially the number of trees proposed for this application was 4 and it was unclear on the plan regarding shrubs and hedge planting. The applicant has agreed to increase this and now proposes 21 trees on the site: 5 small trees on the western edge of the main parking area, 1 small tree in the southeastern corner of the main parking area by the bin store and the remaining 15 along the northern boundary. In addition to this the proposed shrub area around the car park have been clearly labelled. In comparison with the approved scheme there would be a loss of some hedges at the southern end of the car park and around the bin store. A tree is proposed to be located by the bin store in the new layout which is considered acceptable as an alternative form of screening.

6.4.4. As constructed, the development has included planting along the southern elevation which would be removed by the proposed plans. As stated above a detailed Landscaping Plan and Schedule would be secured by condition which would be expected to replace this loss of planting and provide suitable planting at the eastern boundary to aid in the transition to the open countryside.

6.4.5. The reinstatement of the tree planting and soft landscaping within the scheme would represent good design, ensure a high level of residential amenity and protect biodiversity. For the above reasons the development would accord with Policies DM 29 and DM 28 of the Local Plan.

Extension of Communal Amenity Area

6.4.6. Changes to the fencing are proposed to allow for additional residential amenity space for Selby House. The expanded area of communal garden would be outside of the Teynham built up area boundary.

- 6.4.7. The original permission (ref. 19/506271/FULL) establishes the principle of residential development at the site within the Teynham built-up area boundary. However, the Local Plan 2017 does recognise that the line between consolidated areas of built development and open countryside may not always be clear cut and judgements on a case-by-case basis may sometimes need to be made. The Teynham built-up area boundary bisects the site. A 1.2 metre rail and post fence was added during the course of the original application, along the built-up area boundary line, with no gate, restricting access for residents to this part of the site. Presumably, although it is not stated explicitly in the delegated report, this was to protect the character of the open countryside outside of the Teynham's built-up area boundary.
- 6.4.8. Following the grant of permission for the application 19/506271/FULL, the fencing was erected in a different location, at a different height and a different style to that approved. Fences were built between the north side elevation of Selby House to the northern boundary in line with the front elevation and from the southern side elevation of Selby House to the southern boundary. This was 1.8m instead of 1.2m in height and close-boarded rather than post and rail and includes a gate in the southern fence giving access to residents to this wider area of the site, outside of the Teynham built-up area boundary.
- 6.4.9. This S73 application proposes to regularise the changes to fencing and allow for the use of this land as a communal garden for the residents of Selby House and provide a path along the side of the block to the eastern boundary of the site.
- 6.4.10. Currently, this land has not been landscaped since construction and still has a very undeveloped countryside character. It may have been left in this state while awaiting this planning decision. Landscaping as communal garden would result in this area of land becoming much more domestic in comparison to its current verdant appearance. To ensure there is an appropriate transition to the countryside a detailed Landscaping Plan and Schedule is recommended to be secured by condition which would be stipulated to provide suitable planting and boundary treatment at the eastern boundary.
- 6.4.11. Taking the above into account the application is considered to be acceptable in terms of its landscape impact and is as such considered to accord with policies ST3, DM 28 and DM29 of the Local Plan 2017 and the NPPF.

6.5. Transport & Highways

- 6.5.1. The NPPF promotes sustainable patterns of development and expects land use and transport planning to work in parallel to deliver this.
- 6.5.2. Local Plan Policies CP 2 and DM 6 promote sustainable transport through utilising good design principles. Policy DM 6 of the Local Plan sets out that where highway capacity is exceeded and/ or safety standards are compromised proposals will need to mitigate harm.
- 6.5.3. The car park proposes tarmac instead of permeable block paving, a change to the layout and number of car parking spaces and the installation of 6 EV charging points to be included in the main parking area outside of Selby House.
- 6.5.4. The car park serves the 8 flats within Old Squash Courts (6 x 2 bed and 2 x 1 bed) to the south in addition to the 6 flats in Selby House (4 x 2 bed and 2 x 1 bed).
- 6.5.5. The original application proposed 20 resident car parking spaces and two visitor car parking spaces however this was measured inaccurately on the plans and it was found that this number of car parking spaces could not be accommodated. To regularise this, it is proposed to reduce the proposed number of car parking spaces to 17 resident and 3 visitor spaces.

- 6.5.6. Appendix A of SBC Parking Standards sets out the residential car parking standards. For 1 & 2 bed flats the minimum requirement is 1 space per unit and 0.2 visitor spaces per unit. The 14 flats of Selby House and the Old Squash Courts would require a minimum of 14 resident and 3 visitor car parking spaces. The proposed 17 resident and 3 visitor spaces proposed would still exceed the policy requirement by 3 resident spaces.
- 6.5.7. Following KCC Highways objections, the applicant has agreed to include 6 EV charge points in the main car parking area which would be able to serve 12 vehicles concurrently and the cables would be able to extend to reach all the spaces in the main car park. KCC Highways are satisfied with the proposed EV charging points.
- 6.5.8. The proposed bin store would be in a similar position and slightly more accessible to the bin store in the original application. The most recent Site Layout Plan ref. 500/HDH/003/G accurately shows the size of the bins in the store.
- 6.5.9. The cycle store would be relocated further east in the space between the southern side elevation of Selby House and the southern boundary and would provide spaces for 12 bicycles with 6 Sheffield stands, the same number as originally approved.
- 6.5.10. The proposed footpath to the eastern boundary of the site was intended to link with a proposed housing development on the neighbouring site. Bollards and a keep clear yellow hatched area was added to the plans during the course of this application to ensure this route was not blocked by parked vehicles. The neighbouring housing development has since been refused permission (planning ref. 21/505096/FULL). One of the refusal reasons for this application was that the proposed pedestrian link leading straight into the parking area with no pedestrian segregation from vehicles through the car park to Lower Road would be “convoluted, poor-quality, inconvenient for wheelchairs, cyclists and prams and be unsafe”. The route has not been removed from the current proposal. However, this proposed path to the eastern boundary in this application would end at the boundary of the application site which is edge of a field. Whilst it is acknowledged the continuation of the path to the boundary serves no real purpose, it would not introduce a new through route and would not result in harm to the appearance of the wider landscape or the highway and therefore no objection is raised in this regard.
- 6.5.11. The proposed changes to the type of hardstanding used for the car park, the layout and number of car parking spaces proposed, the inclusion of 6 EV charging points, relocated cycle store and path are considered acceptable in highways terms in accordance with Local Plan Policies CP 2 and DM 6 and the SBC Parking Standards.

6.6. Living Conditions

- 6.6.1. The Local Plan requires that new development has sufficient regard for the living conditions of neighbouring occupiers.

Residential Block

- 6.6.2. The residential block has been built in accordance with the approved plans. As such the conclusions of the original delegated report remain relevant. This building was designed with an acceptable spacing between both existing and proposed dwellings, no new issues of privacy or overlooking would be engendered by approving this proposal, and any potential impacts to residential amenity would be minor and acceptable.

Communal Amenity Space

- 6.6.3. The proposed communal outdoor space granted by the original permission was limited to the areas north and south of Selby House with the area to the east of Selby House fenced off. Tree planting would restrict the use of the area to the north and use of the tight area to the south is more functional serving the bin and cycle stores.
- 6.6.4. The proposal would utilise the eastern part of the site for a communal garden for Selby House residents. Even with the proposed pedestrian path using up some of this space, this would represent a significant uplift in green, open amenity space for residents of Selby House representing an appropriate amount for the 6 dwellings.

Noise

- 6.6.5. An acoustic fence was proposed in the original application along the northern boundary to mitigate for train noise disturbance. This was not erected and when this application was initially submitted it was proposed to remove the condition from the original application that secured this. During the course of the application the applicants have agreed to reinstate a 2-metre high acoustic fence along the northern boundary and a small section of the eastern boundary at the northeastern corner of the site.
- 6.6.6. In conclusion, in relation to living conditions of existing and future residents the application complies with Local Plan Policy DM14.

6.7. Flood Risk, Drainage and Surface Water

- 6.7.1. The NPPF states that local planning authorities should ensure that flood risk is not increased elsewhere and that any residual risk can be safely managed. This is reflected in Policy DM21 of the Local Plan.
- 6.7.2. The original application permitted the car park to be laid in permeable block paving. As stated above it was built out in tarmac with drainage to two onsite soakaways. No justification that this change is acceptable in terms of flooding and surface water drainage was submitted with the application.
- 6.7.3. As such a condition requiring a surface water drainage scheme is recommended to be secured on the permission.
- 6.7.4. Subject to satisfactory drainage details secured by condition, the proposals accord with Local Plan Policies CP7, DM21 and DM23.

6.8. Conclusion

- 6.8.1. The starting point for determining the application is the Development Plan, Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 are clear that planning applications must be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 6.8.2. The proposal would regularise the landscaping and car parking of the proposed scheme which was not built out in accordance with the approved details of planning permission ref. 19/506271/FULL. The use of the wider site, outside of Teynham's built up area boundary, for residential amenity space, is considered acceptable on balance. This would provide a significant area of green amenity space for the residents of Selby House and landscaped appropriately would form a suitable transition to the countryside. The approved tree/shrub planting and acoustic fence secured under planning permission ref. 19/506271/FULL would

be reinstated with some minor changes as shown on the plans. The proposed car parking, electric vehicle charging points and cycle parking would comply with SBC standards. Subject to the recommended conditions this application would comply with the Policies in the Local Plan and NPPF.

6.9. Recommendation

6.9.1. Grant subject to conditions.

CONDITIONS

- (1) The development hereby permitted shall be carried out in complete accordance with the following drawings; 19/797/01A; 500/HDH/003/G; and 19/797/03.

Reason: For the avoidance of doubt, and in the interests of proper planning.

- (2) No work in connection with the development herein approved shall take place on any Sunday or Public Holiday, nor on any other day except between the following times: Monday to Friday 0730 - 1900 hours, Saturdays 0730 - 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

Within a month from the date of this decision notice, details demonstrating how the flats have been constructed and tested to achieve the following measure: at least a 50% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended) must be submitted to and approved in writing by the Local Planning Authority .

The development shall be maintained in accordance with the approved details.

Reason: In the interest of promoting energy efficiency and sustainable development.

- (4) Within a month from the date of this decision notice, details demonstrating how the flats have been constructed and tested to achieve a water consumption rate of no more than 110 litres per person per day, must be submitted to and approved in writing by the Local Planning Authority. The development shall be maintained in accordance with the approved details.

Reason: In the interests of water conservation and sustainability.

- (5) The areas shown on the approved drawing 500/HDH/003/G as car parking spaces shall be kept available for such use at all times and no permanent development, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the flats hereby permitted.

Reason: Development without adequate provision for the parking of cars is likely to lead to car parking inconvenient to other road users.

- (6) Within a month of the date of this decision notice, details of the electric vehicle charging points shown on approved drawing 500/HDH/003/G, alongside a timetable for their

installation, must be submitted to and approved in writing by the Local Planning Authority for their approval.

The electric vehicle charging points shall be installed in accordance with the approved details and timetable and shall be maintained thereafter.

Reason: In the interest of promoting sustainable forms of transport.

- (7) The cycle storage built out and shown on approved drawing 500/HDH/003/G must remain on site and available for use in perpetuity.

Reason: In the interests of promoting sustainable modes of transport.

- (8) Within a month of the date of this decision notice, details of the 2-metre high acoustic fence shown on approved drawing 500/HDH/003/G, alongside a timetable for its installation, must be submitted to and approved in writing by the Local Planning Authority.

The acoustic fence shall be installed in accordance with the approved details and timetable and shall be maintained thereafter.

Reason: In the interests of residential amenity.

- (9) Within one month of the date of this decision notice, a detailed Landscaping Plan and Schedule for the hard and soft landscape works as shown on drawing 500/HDH/003/G, alongside a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The soft landscaping proposal shall include native planting and boundary treatment to be located along the eastern boundary.

The development shall be implemented in accordance with the approved details and timetable.

Reason: In the interests of the visual amenities of the area and provide a suitable transition to the countryside.

- (10) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (11) Within a month of the date of this decision notice, a Surface Water Drainage Scheme, alongside a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

and the Surface Water Drainage Scheme shall be installed in accordance with the approved details and timetable and maintained thereafter.

Reason: To mitigate flood risk and provide adequate surface water drainage.

- (12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Schedule 2, Part 2, Class A of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of visual and neighbouring amenity.

