

Hi Charlie

Sorry for the delay in getting back to you.

I have given the LVIA consideration. This confirms the opinion that I formed from site visits that, for views within around 300 metres of the site, the impact is significant. I bear in mind that the mounds of materials on site exceed what is allowed under the conditional consent on the site as we have discussed previously. Views from around 300-500 metres seem to demonstrate that where the site is visible, landscaping could have had a significant impact on minimising the effect of the development on views. Where views are taken from between 500-1000 metres there is limited or no impact on views but where there are views, landscaping could have a significant effect. I would conclude that although the impact on views from a greater distance away is, or could be made, acceptable this does not reduce the concerns about the impact on views within 300m of the site. There is nothing in the submission to indicate that any further mitigation is, or could be, proposed and I therefore conclude that the proposal will have an unacceptable visual impact.

I have previously discussed with you my concerns regarding the conflict of the development with development plan policies. I remain of the view that this conflict is not outweighed by any of the benefits of the proposal.

The amended plans that you have submitted on 20 November indicate an additional storage tank to the south of the site and additional aggregate storage bays to the north of the site. I don't have details of the design of any aggregate storage bays and can't deal with this on the basis of the submitted site plan alone. The email that accompanied the amended plans doesn't set out what the updates are so please clarify if I have overlooked any other changes to the site plan.

I am awaiting advice on your additional ecological and drainage submissions but even if these issues are satisfactorily resolved, this will not overcome the concerns set out above.

It is my intention to report the application to the next available Planning Regulatory Board meeting on 21 January and I would like to request an extension of time until 22 January. For the reasons indicated above the application will be recommended for refusal. The Council will also give consideration to the need for enforcement action to regularise the unauthorised development on the site, including the mounds of materials, through the powers that have been delegated to officers.

With regards

**Helen Willows** BA (Hons) MRTPI  
(She/Her)  
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*My working days are Mondays, Tuesdays, Wednesdays and Thursday mornings*

Please take a moment to let us know what you thought of our Planning service by completing this short customer feedback form: [Planning Customer Feedback Form](#)

Please be aware that the Development Management Team are currently experiencing temporary resourcing pressures. Unfortunately, this means we may not respond to correspondence as quickly as we would like. This situation is expected to last for a temporary period whilst a recruitment exercise is undertaken. I would like to thank you for your continued patience at this time.

Council of the year

