

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 27 July 2021

Item

1 AMEND Reasons for Refusal:

Since the time of publishing the Agenda the National Planning Policy Framework has been amended and as such the below NPPF paragraphs supersede those referenced on the written agenda.

1.(i) Paragraph 130 of the National Planning Policy Framework 2021 states:-

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶ and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

(ii) Paragraph 134 of the National Planning Policy Framework 2021 states:-

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.