

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Erect gates and fencing and install security cameras.

LOCATION: Lily Greenhouse, Passiflora site, Rue Des Heches, St. Pierre Du Bois.

APPLICANT: MP Guernsey Ltd

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 22/11/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/08/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: SOUP Architects: 420.050 P1, 100.P2, 110.P2, 300.P1

Application Ref: FULL/2023/1452

Property Ref: F012020000

Conditions and reasons:-

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter

period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. No development shall begin until a landscaping scheme, including retention of the existing planting along the west boundary and providing full details of the hedge planting and maintenance along the west and north boundaries of the site, including planting schedules noting the species, sizes, numbers and densities of plants, has been submitted to and agreed in writing by the Authority.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the erection of the fencing hereby approved, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

6. The fencing hereby approved shall not exceed 2.4m in height, and, together with the barbed wire above, shall not exceed a cumulative height of 2.7m.

Reason - To define the permission for the avoidance of doubt and in the interests of visual amenity.

7. The fields of vision of all CCTV cameras shall be restricted to within the site boundaries and shall not take in any area within the curtilage of adjoining residential properties.

Reason - To protect the amenities of adjoining residential properties.

8. Within six months of the date when use of the site for the cultivation and processing of medicinal cannabis ceases, or such other period previously agreed in writing by the Authority, the security fencing, gates and cameras hereby permitted shall be removed from the site.

Reason - Permission for these structures has been granted only on the basis that they are required in association with the specific horticultural use of the land. There is no justification to retain the structures if that use no longer exists.

Expiry Date: This permission will cease to have effect on 21/11/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In respect of Condition 4, it is expected that the proposed new hedging would be maintained at a height which would provide visual screening of the fencing hereby approved.

Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that lighting be avoided or kept to a minimum as much as possible.

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service

PLANNING APPLICATION REPORT

Application No: FULL/2023/1452
Property Ref: F012020000
Valid date: 21/08/2023
Location: Lily Greenhouse Passiflora site Rue Des Heches Rue Des Heches St. Pierre Du Bois Guernsey GY8 0JB
Proposal: Erect gates and fencing and install security cameras.
Applicant: MP Guernsey Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. No development shall begin until a landscaping scheme, including retention of the existing planting along the west boundary and providing full details of the hedge planting and maintenance along the west and north boundaries of the site, including planting schedules noting the species, sizes, numbers and densities of plants, has been

submitted to and agreed in writing by the Authority.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the erection of the fencing hereby approved, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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Reason - To define the permission for the avoidance of doubt and in the interests of visual amenity.

7. The fields of vision of all CCTV cameras shall be restricted to within the site boundaries and shall not take in any area within the curtilage of adjoining residential properties.

Reason - To protect the amenities of adjoining residential properties.

8. Within six months of the date when use of the site for the cultivation and processing of medicinal cannabis ceases, or such other period previously agreed in writing by the Authority, the security fencing, gates and cameras hereby permitted shall be removed from the site.

Reason - Permission for these structures has been granted only on the basis that they are required in association with the specific horticultural use of the land. There is no justification to retain the structures if that use no longer exists.

INFORMATIVES

In respect of Condition 4, it is expected that the proposed new hedging would be maintained at a height which would provide visual screening of the fencing hereby approved.

Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that lighting be avoided or kept to a minimum as much as possible.

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Site Description:

The application site forms the western part of a wider horticultural site located to the north of and with primary access from Rue de Reines. The site is bounded by residential properties to the north and south. Rue Des Heches runs along the west boundary, separating the site from a further horticultural site in that direction.

The site is located Outside of the Centres as identified within the Island Development Plan. The land to the west of Rue des Heches and to the south of Rue des Pres is a designated Agriculture Priority Area, with the land to the south also comprising a Conservation Area.

Relevant History:

Pre-application advice confirming that the proposed use would not require planning permission.

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

Permission is sought to erect gates and fencing around the perimeter of the glasshouse at the site. The fencing is stated to be a minimum of 2.4m with a 0.3m barbed wire top and to be finished in black or dark anthracite colour and would include a multi-zone Fence Disturbance System.

In addition it is proposed to install 25 security cameras around the perimeter of the glasshouse.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Island Development Plan policies:

OC5(B) Agriculture Outside of the Centres – Outside of the Agriculture Priority Areas
OC6 Horticulture Outside of the Centres
GP1 Landscape Character and Open Land
GP8 Design

Representations:

8 letters of representation were received to the application as initially submitted, raising the following points:

- Application fails to demonstrate a policy gateway for the proposed works;
- The proposed use will displace one of the few remaining vegetable growers on the Island, and displacement of such uses should not be permitted;
- The proposal will set a precedent for similar development at other sites;

- The fencing would run close to the border with Rue des Heches for a considerable length and would be intrusive and detrimental to the character of the area, in close proximity to a Conservation Area;
- Planning permission was refused under PAPP/2006/2738 and PRCN/2006/3633 for the removal of a hedge and replacement with a fence along the south boundary of the site, which would have been far less intrusive than that now proposed;
- The fence is designed to look austere and threatening and will act as magnet for criminals, could less intrusive security measures be considered, such as the provision of internal fencing as at Les Heches Vinery;
- The fencing would prevent proper upkeep and maintenance of the glasshouses;

- There are many documented cases of the detrimental effects on the environment and lives of residents who live near cannabis cultivation sites and globally therefore there is generally a set back required from neighbouring properties. In this instance the glasshouses are immediately adjacent to neighbouring property;
- Risk of neighbours to adversary attack, as expected adversary attack is identified as a risk in the supporting documents, and was previously experienced in relation to a similar site in this area, and the proposed security measures are specifically designed to deflect criminal activity to another venue;
- CCTV cameras are likely to capture neighbours and other passers-by on the road, and the visibility arcs shown on the submitted plans intrude directly into neighbouring property, impacting on privacy;
- Odour emissions will impact on neighbouring properties, as demonstrated by Environmental Health monitoring at the adjacent Les Heches Vinery in 2020, when neighbouring properties suffered headaches and nausea, and could not use their gardens or open windows;
- Potential for access to adjoining property to be blocked off – the deeds of adjacent property specifically state that there is a right of access along the south boundary of the site to fill oil tank and empty cess pit;
- Disturbance to neighbouring properties from police visits;
- Value of surrounding property will be negatively affected;

- The proposed gates indicate a high volume of traffic, of potentially large vehicles, unsuited to the narrow lanes;
- Potential impact on natural habitat, including trees and hedges arising from installation;
- Concerns whether the laser pulses within the fencing will impact on bat populations and other wildlife;
- It is understood that a licence has been granted by the Bailiwick of Guernsey Cannabis Agency (BGCA) to cultivate high THC cannabis at this site, presumably conditional upon providing various security measures, which would seem premature in advance of planning approval for such features;
- The BGCA guidance lists security lighting as a requirement, but there are no details of any lighting in this application;
- Would welcome the opportunity to participate in any public consultation or hearing.

Three further letters of representation were received to the revised plans, reiterating the concerns previously raised and including the following additional points:

- This could be described as an 'industrialisation', with potential for UV light pollution, ammonia fertiliser, pesticides and workers in PPE to maintain their health. IDP Policy GP17 Public Safety and Hazardous Development could well apply, given the harmful gaseous substances emanating from the crop. An Environmental Impact Assessment should be a necessity;
- Question how the fields of vision of the cameras can be achieved without screening and therefore without impact to neighbour property;
- The revised fields of visions appear to show 'blind spots' which would enable criminals to climb the fence and increases the risk of criminal activity on adjacent properties;
- Query whether there is sufficient space between the glasshouse and the north boundary (c5ft) for the fence and planting, and how the glasshouse, fence and planting will be maintained without incursion on to neighbouring property;
- Referring to the drawings – there is no longer a circular water tank inside the glasshouse, neither is there an earthbank on the north boundary of the site.

The Constables of St Pierre du Bois raised the following concerns in respect of the application as initially submitted:

- Risk to neighbours of adversary attack, as highlighted in the supporting documents;
- The proposed fencing will come within 1m of the roadway and the visual impact will be significant, the design would be incongruous with the

- surroundings and not appropriate for a rural residential area or in proximity to a Conservation Area;
- Motorised vehicle gates suggest a volume of traffic which will not be suitable for the narrow lanes, particularly if the vehicles are of a size suggested by the gate size;
 - Disturbance to neighbours resulting from police visits when alarms are triggered and spotlights illuminating the area;
 - Security cameras are likely to capture neighbours passing to access their properties and those walking the lanes. It is unclear who will have access to this data;
 - Potential to impact on the natural habitat, including hedges and trees during installation;
 - Cultivation of high THC Marijuana in a residential community will attract attention of those with criminal intentions, as demonstrated by the security measures required, and the odour emitting from the site will affect neighbouring properties.

The Constables of St Pierre du Bois reiterate their previous concerns, specifically relating to the design of the fence and the impacts on neighbours.

Consultations:

No consultations have been undertaken. As the application relates to the erection of physical structures and not to the use of the site itself, there was no basis to consult the Office for Environmental Health and Pollution Regulation.

Summary of Issues:

Principle of use of the site for the proposed operation;
Policy gateway;
Impact on the character and amenity of the area;
Impact on parking, site access and road safety;
Impact on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Principle of use of the site for the proposed operation

The proposal represents an ongoing horticultural use of the site and does not comprise a material change of use in planning terms. The principle of the use is therefore established and the assessment of this application can only consider the

physical structures proposed to support the use. Consideration of potential impacts arising from the use, such as lighting internal to the structure, odours, vehicle movements and potential for criminal activity, cannot form part of the assessment of the application. In light of the above, Policy GP17 (Public Safety and Hazardous Development) would not be engaged in the assessment of the application.

The Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 sets out development which requires an EIA (Schedule 1) or which requires a screening opinion as to whether an EIA is required (Schedule 2). The current application does not form Schedule 1 or Schedule 2 development as set out within that Ordinance, and an Environmental Impact Assessment cannot therefore be required under planning law.

The IDP states at paragraph 17.4.2 that a number of horticultural operations exist and owing to their often niche market product, represent a viable industry. The Island Development Plan supports horticultural businesses that are considered to make, or be capable of making, a material contribution to the horticultural industry and are likely to continue to do so for the foreseeable future by virtue of their suitability for commercial operations. It does this by enabling them to carry out extensions, alterations or rebuilding to existing structures, or ancillary or ordinarily incidental development, subject to certain requirements. Policy is therefore supportive of development in association with horticultural operations.

Planning Law does not control the type of horticultural, arable or other agricultural use to which agricultural land is put and it is the prerogative of a land owner to manage the tenancy of their land.

Policy gateway

In light of the above, Policy OC6 (Horticulture Outside of the Centres) applies to the proposed development and states that proposals for new glasshouses, extensions, alterations, rebuilding or other works to existing glasshouses or buildings, or ancillary or ordinarily incidental development, associated with existing commercial horticultural holdings will be supported providing that:

- a. the site forms part of an existing commercial holding which is in operation, or one which although disused could be brought back into operation for commercial horticulture without requiring the erection of significant areas of new glass; and,*
- b. the holding is considered to make, or be capable of making, a material contribution to the horticultural industry and is likely to continue to do so for the foreseeable future by virtue of its suitability for commercial operations; and,*
- c. it can be demonstrated that any areas of new commercial glasshouses are required to sustain the viability of the existing commercial operation and,*

d. on cessation of use, or when no longer required, any new structures permitted under this policy shall be totally removed and the land restored to other types of agricultural use or a use acceptable under the policies of the Island Development Plan; and,
e. the development proposed is ancillary or incidental and essential to the operation of an existing holding.”

On the basis of the information provided, together with a visit to the site, it is noted that the glass has been in recent use and is considered capable of being brought back into operation without requiring the erection of significant areas of new glass. Furthermore the proposed use is recognised as capable of making a material contribution to the horticultural industry.

No new areas of glass are proposed as part of the application, which is limited to the erection of security fencing and cameras. Whilst the plans note a circular water tank in the north-east corner of the site which has been removed, this work would not have required planning permission and does not prejudice the consideration of the application or the ongoing use of the glass. The proposed works are accepted as ancillary, incidental and essential to the particular horticultural operation of this holding.

In accordance with part d) of Policy OC6, and the pre-facing text to that policy, it is recommended that a condition be applied requiring removal of the fencing and cameras proposed under this application upon cessation of the associated use.

Impact on the character and amenity of the area

Wider views of the site are limited, however the site is highly visible from Rue Des Heches, located immediately adjacent to that road. The glasshouses are positioned at an angle to the road, varying from within 3m to 18m from the roadside (except adjacent to the passing point where there is only a 1m offset). For the majority of the length of the site the glasshouses benefit from some level of screening by the roadside bank and vegetation, however from the passing point to the north the boundary is formed by a low bank and the glasshouses are very prominent from the road.

The proposed security fencing is utilitarian in appearance and is proposed to be a minimum height of 2.4m topped with 0.3 barbed wire. Whilst this fencing, in itself, cannot be considered a traditional rural feature, or to contribute positively to the visual amenity of the area, it would be located closely against the existing glasshouse structure, would be of a dark finish, and would be well screened from the road adjacent to the southern part of the site by the existing vegetation along the west boundary, which is to be retained. Following deferral, further hedge planting is to be undertaken along the northern part of the west boundary, and along the north boundary of the site, which would provide additional screening from the road. On balance, taking into account the above, the visual impacts of the proposed fencing would not be sufficient to result in significant detriment to the character of the area,

or therefore to warrant refusal of the application. The height of the fencing, and a schedule, management and the timely implementation of the proposed planting should however be controlled by condition.

Whilst it is noted that an application has previously been refused for the erection of fencing along the south boundary of the site, on the domestic property in that direction, that application was considered under the former Rural Area Plan and was subject to a different policy framework.

The erection of security cameras would be of minimal visual impact.

The Rue du Videcocq Conservation Area is located on the south side of the road of the same name, to the south of the application site. The statutory duties and Plan policy in respect of Conservation Areas only apply to sites located within those areas and cannot therefore form a material consideration in respect of this application. In any event, the site is sufficiently separated from the Conservation Area as to prevent any significant impacts on the character of that area.

Impact on parking, site access and road safety

As discussed above, the proposal would comprise a continuation of the horticultural use of the site and traffic management does not therefore fall within the remit of this application. The proposed gates however scale at 3m in width, which is narrower than a standard domestic access.

Impact on neighbour amenity

As discussed above, the proposed use represents an ongoing horticultural use of the site and is not, in itself, subject to consideration under this application. The concerns raised in the letters of representation in respect of odours and set back cannot therefore form a material consideration in respect of this application.

There are three residential properties located to the south of the site, separated from the site by hedging and, in respect of the easterly property, trees. There is a single residential property located to the north of the site, separated from the site by large bushes and trees. Whilst the plans refer to an earthbank along the north boundary of the site it is noted that this does not exist. The glasshouses which form the subject of this application are located in close proximity to the property boundaries, varying from approximately 1m-6m from the south boundary and approximately 2m from the north boundary.

The proposed fencing would have no adverse impacts on the amenity of the adjoining properties and, in respect of the property to the north, additional screening would be provided in the form of hedge planting along the length of the boundary. There would be sufficient space along this boundary to allow for the erection of fencing and the planting of a hedge.

The supporting statement notes that the proposed cameras are IR illuminated cameras and therefore exterior lighting is not required. Any lighting internal to the existing structures would not require planning permission.

As initially submitted, the fields of vision of the proposed security cameras intruded into both the private amenity spaces of the adjoining residential properties, and the public highway. Subsequent to deferral the fields of vision have been amended on the plan to avoid these sensitive areas, and this matter can be controlled by condition. It has been noted in the letters of representation that the revised fields of vision may cause blind spots along the perimeter of the glasshouse, however this is not a planning matter, provided that the privacy of adjoining properties is maintained. The agent has noted that the applicant company is happy to consult with neighbours during the installation and testing of the cameras.

Other matters

The site notice was initially displayed on the west site boundary, adjacent to the glasshouses to which the application relates and in accordance with the requirements of planning law. It was however acknowledged that this boundary is set away from the primary site access and, to ensure the application was appropriately advertised, a second site notice was displayed at the main site entrance.

Any application to the Bailiwick of Guernsey Cannabis Agency is separate to the planning process, and does not form a material consideration of this planning application. It is the responsibility of the operator to ensure that any relevant licences are in place prior to commencing operation, and that all conditions attached to those licences are complied with.

Planning permission has been granted for similar proposals on other horticultural sites, and grant of this application would not, in itself, form a precedent.

As outlined above, no external lighting is proposed as part of this application, and internal lighting would fall outside of the control of planning law. The environmental impacts of light pollution on many types of wildlife such as birds, bats and insects, particularly when introduced into a landscape such as this one, where existing sources of artificial light are relatively sparse, are however acknowledged and the attention of the applicant is drawn to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats.

The grant of planning permission would not override any existing legal rights. The proposed plans do not however indicate any alterations to existing access points, and planning permission would be required were any such alterations proposed. There is therefore no indication that existing rights of way would be impinged upon. The maintenance and upkeep of the site is the responsibility of the owner. Rights of access and property boundaries are third party matters and would have to be addressed outside of the planning process, under the relevant legislation.

Conclusion

Overall the proposal accords with the purpose of the Law, material considerations and relevant planning policies and approval is recommended, subject to the following conditions:

- All structures approved under this application be removed following cessation of the use;
- The proposed fencing shall not exceed 2.4m in height, or a cumulative height of 2.7m with the barbed wire;
- Details, management and implementation of planting;
- The CCTV cameras are controlled to ensure that the field of vision does extend beyond the site boundaries.

Informatives should also be applied to the decision in respect of avoidable light pollution and third party rights.

Date: 21/11/2023

