

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**18th August 2020**

**Agenda Item 8**

**Application Ref. 20/00496/TDET**

**Footpath off High Street B5367, Knutton**

Since the publication of the main agenda report correspondence has been received from the applicant expressing concerns regarding the content of the report, in particular the 'Reason for Recommendation' section of the report.

A summary of their comments is as follows:

- The reason as to why prior approval is required is not factually correct and provides no background or setting in relation to the General Permitted Development Order which sets out the criteria and procedures for determining the type of application submitted, as well as what matters can be considered in assessing the proposal.
- The principle of the proposal in this instance is not in question. The reason that prior approval is required is not due to the height of the mast nor that its location is clearly visible within the street scene and this statement is very misleading.
- It is requested that the 'Reason for Recommendation' is amended or that the presenting officer better informs the committee as to why this prior approval application is before them as opposed to full planning; that the principle of the proposal is not in question as the proposal benefits from the Government's national granting of planning permission for this type of development; the limitations of this national granting of planning permission in order to provide context; and exactly what matters are for consideration in this instance (siting and appearance only).

**Officers Comments**

Prior approval is only required where local planning authorities judge that a specific proposal is likely to have a significant impact on its surroundings and therefore the agenda report sets out why in this case it is considered that prior approval is required.

Whilst it is not specified within the report that the principle of the proposal is not in question, the report clearly indicates that prior approval is only required for the siting and appearance of the development. Your officer considers that the wording of the report is not misleading as suggested by the applicant, however for the avoidance of doubt, it is confirmed that the development comprises permitted development in accordance with Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the condition of the developer applying to the authority as to whether prior approval is required in respect of the siting and appearance of the development only.

**The RECOMMENDATION remains as set out in the main agenda report.**