

REFERENCE NO - 22/500532/FULL		
APPLICATION PROPOSAL Demolition of existing dwelling and erection of 1no detached dwelling with associated garage, driveway and landscaping.		
ADDRESS Southfield Stables, South Lane, Sutton Valence, Kent, ME17 3AZ		
RECOMMENDATION Grant Permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION For the reasons set out below the replacement dwelling would be acceptable and would not cause significant visual harm, harm to neighbouring amenity nor be unacceptable in terms of any other material planning considerations such as the proposed development is in accordance with current policy and guidance. It complies with the relevant policies of the development plan (Maidstone Borough Local Plan, 2017) and provisions set out in the National Planning Policy Framework and there are no overriding material considerations to indicate a refusal of planning permission.		
REASON FOR REFERRAL TO COMMITTEE Request by Sutton Parish Council for the reasons set out at paragraph 5.01		
WARD Sutton Valence and Langley	PARISH COUNCIL Sutton Valence	APPLICANT Mr & Mrs Allum AGENT Kent Design Studio Ltd
CASE OFFICER: Douglas Wright	VALIDATION DATE: 08/02/2022	DECISION DUE DATE: 01/09/2022
ADVERTISED AS A DEPARTURE: No		

Relevant planning history

- Application site

• 18/501763/REM Reserved matters of landscaping pursuant to outline permission 17/505294/OUT for demolition of existing stables, horse walker, cabins/container, shed and toilet with existing caravans removed to allow for construction of access road and erection of 3 detached single storey bungalows with garaging /car barn inclusive of ecological communal garden, with access, appearance, layout and scale to be considered at this stage and landscaping reserved for future consideration. Granted 14.06.18.
- 17/505294/OUT Outline application for the demolition of existing stables, horse walker, cabins/container, shed and toilet with existing caravans removed to allow for construction of access road and erection of 3 detached single storey bungalows with garaging /car barn inclusive of ecological communal garden, with access, appearance, layout and scale to be considered and landscaping reserved for future consideration Granted 28.02.18 (Committee 22.02.18)
- 15/510509/OUT Five detached dwellings with garaging parking together with construction of access road. Refused 19.09.2016 dismissed on appeal.
- 84/1450E permission refused for the construction of a detached house. An appeal against the refusal of permission was allowed 30 December 1985 with conditional planning permission granted. A planning condition required that a future occupant of the dwelling should be "...solely or mainly employed, or last employed, in the locality in the management of stables or in agriculture...or in forestry or the dependent of such a

person residing with him or her, or a widow or widower of such a person".
Land separating the application site from South Lane (South Belringham Barn)

- 19/500208/FULL Change of use of agricultural land to residential for the amenity of South Belringham Barn. Construction of a greenhouse, tennis court with perimeter fence and pool building. Granted 15.03.2019

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site is located in the countryside outside any designated settlement and to the east of South Lane.
- 1.02 The Local Plan designated 'larger village' of Sutton Valence (NB: not a rural service centre as listed elsewhere) is to the north of the application site, with Sutton Valence Conservation Area covering part of the settlement and land to the south.
- 1.03 An estate of post war housing ('The Harbour') is located to the south of the application site. The estate which is suburban in layout and style is located circa 50 metres to the south (property called Apple Ridge) from the site entrance in South Lane. The Harbour includes the now developed allocated housing site Brandy's Bay H1 - 64 (Greensand Meadow).
- 1.04 The application site is located outside but land designated in the local Plan as a Landscape of Local Value is located both to the north and east 'Greensand Ridge' (circa 90 metres away from the existing house at the closest point) and to the south 'The Low Weald' (circa 210 metres away from the existing house at the closest point).
- 1.05 The main part of the application site is set back circa 46 metres from South Lane with vehicle access provided by a service road. The equestrian use at Southfield Stables consisted of two separate stable buildings and a the two-storey detached house.

2. PROPOSAL

- 2.01 The two-storey house which is the focus for the current planning application (22/500532/FULL) is at the eastern end of the equestrian site. The first of the two stable buildings (Stables 'A') is located between the house and South Lane. The second smaller stables building (Stables 'B') with an 'L' shape footprint is located further to the north.
- 2.02 Planning permission has previously been granted for the demolition of both stable buildings ('A' and 'B') and the construction of 3, detached single storey bungalows with garages on this site (17/505294/OUT and 18/501763/REM). As shown on the approved drawings for 17/505294/OUT, two of the proposed bungalows are on the site of Stables 'B' with the third bungalow on the site of Stables A. This permission has been implemented through the demolition of the stable buildings.
- 2.03 The house that is the subject of the current planning application would be retained as part of these earlier permissions, with all four dwellings sharing the service road and access on to South Lane.
- 2.04 The current application is for the demolition of the existing house that was not part of the earlier permission and the construction of a new replacement dwelling with associated garage, driveway and landscaping. The main frontage of the current

house faces south, and the main frontage of the replacement building would face east towards South Lane.

- 2.05 If approved, the current planning application would result in one less dwelling with a reduction from 4 to 3 dwellings. The two bungalows on the site of Stables B would remain, however the land occupied by Stables A would form part of the plot for the replacement to the original house and the third bungalow would not be constructed.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan (2017)

- SP17 – Countryside
- SP11 – Larger villages
- SP15 – Sutton Valance – larger village.
- SP18 – Historic environment
- DM1 – Principles of good design
- DM3 – Natural environment
- DM4 – Development affecting designated and non-designated heritage assets
- DM5 – Development on brownfield land
- DM8 – External lighting
- DM23 – Parking Standards (Appendix B)
- DM30 – Design principles in the countryside
- DM32 – Rebuilding and extending dwellings in the countryside

Supplementary Planning Documents

- Maidstone Landscape Character Assessment and Supplement (2012 amended 2013) Landscape Capacity Survey (2015)

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 No letters of representations have been received from local residents.

Sutton Parish Council

- 4.02 Objection for the following reasons:

- proposed dwelling is much larger in terms of mass and proportion than the existing dwelling and neighbouring houses.
- Regarding the green agenda, what is happening to the demolition materials of the existing house that is less than 30 years old.
- Ask for confirmation that an agricultural occupancy condition is not in place on the original dwelling.

The Parish Council resolved that this application be refused and they wish the application to be considered by the planning committee.

5. CONSULTATIONS

Mid Kent Environmental Health

- 5.01 No objection, suggest informative on construction nuisance

Kent Fire and Rescue Services

- 5.02 No objection, made reference to Building Regulations

Kent County Council Highways

- 5.03 No comment. The development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements.

6. APPRAISAL

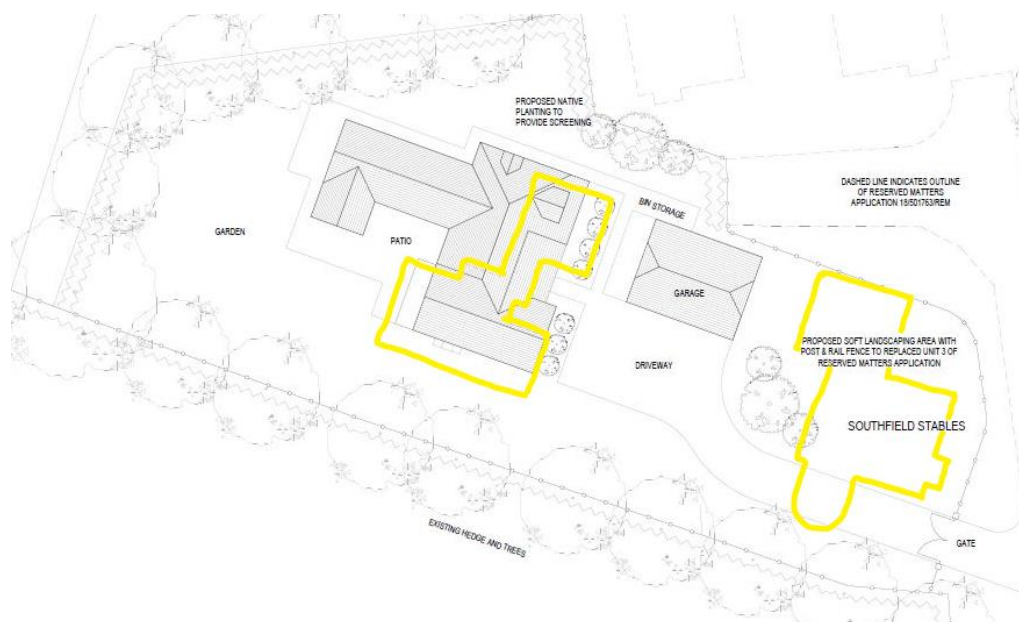
Main issues

- 6.01 The key issues for consideration relate to:
- Impact on the countryside
 - Brownfield land
 - Residential amenity – neighbours
 - Residential amenity – future occupiers
 - Heritage
 - Other matters

Impact on the countryside

- 6.02 The adopted Maidstone Local Plan (2017) identifies the site as falling in the countryside outside any designated settlement boundary. Local Plan Policy SP17 states that development proposals in the countryside will not be permitted unless:
- a) they will not result in harm to the character and appearance of the area and
 - b) they accord with other LP policies.
- 6.03 With any new building there is a degree of harm to the character and appearance of the countryside and as a result the application is contrary to policy SP17 (a).
- 6.04 Whilst there will be a degree of visual harm, and in terms of SP17 (a), adopted local plan policy DM32 (Rebuilding and extending dwellings in the countryside) permits development in the countryside in certain circumstances. Part of the application site is occupied by a stables building (with previous approval for a single bungalow) and is therefore brownfield land, Policy DM5 permits the development of brownfield land located in the countryside in certain circumstances.

Previously approved layout in yellow overlaid on the current proposal



6.05 As an exception to the normal constraint of development, adopted Local Plan policy DM32 permits the demolition of existing dwellings and construction of replacement dwellings in the countryside subject to a number of specific criteria. The submitted planning application has been found to meet these criteria in DM32 with the assessment set out below.

i) The present dwelling has a lawful residential use.

6.06 The existing dwelling on the application site has a lawful residential use.

ii) The present dwelling is not the result of a temporary planning permission.

6.07 The existing dwelling is not the result of a temporary planning permission.

iii) The building is not listed.

6.08 The existing dwelling is not listed.

iv) The mass and volume of the replacement dwelling is no more visually harmful than the original dwelling.

6.09 In assessing the current proposal, the earlier permission for 4 houses (retained house and 3 new bungalows) needs comparison with the current proposal for a larger replacement house but only 2 bungalows.

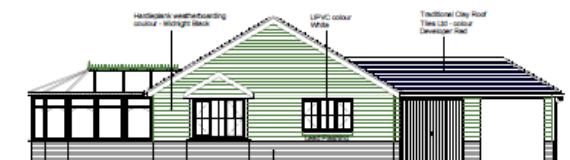
6.10 The drawing on the preceding page provides the layout as previously approved in yellow overlaid on the layout currently proposed. The bungalow to be removed is on the right hand side and the existing dwelling on the left. The annotation on the plan states that the bungalow will be replaced with an area of soft landscaping.

- **As approved - existing house and on the three bungalows**

Existing dwelling (south)



Bungalow (east plot 3) 17/505294/OUT



- **As proposed - with new house and removal of 1 of the 3 bungalows**

Currently proposed dwelling (east) and garage (south).



- 6.11 The combined footprint of the retained dwelling and the previously approved bungalow is 290 M² ³. The current proposal involving the removal of one bungalow and a larger replacement dwelling (including the garage) will provide a footprint of 264 M² (reduced by 26 M²).
- 6.12 In terms of bulk and massing, a front elevation drawing of the bungalow to be removed and the existing dwelling to be replaced are provided above. The third drawing is of the front elevation of the proposed replacement dwelling. With the existing building reorientated so the main elevation faces east, the drawings below just show the building bulk with the siting provided in the layout plan above.
- 6.13 The replacement dwelling would be larger than the existing dwelling, but the building massing will be reduced by the introduction of the chalet style roof. The current proposal will remove the massing and volume of the bungalow.
- 6.14 In terms of volume, the volume of the existing building is circa 759 m³. The volume of the previously approved bungalow on plot 3 is circa 579m³. With the volume of the replacement house and garage circa 1356m³, the development will result in a net increase of 18m³.
- 6.15 Whilst a detached garage is included with the current proposal, the garage unlike the bungalow is located close to the main replacement dwelling thereby consolidating development on this part of the site. The land occupied by the bungalow will be replaced with an area of soft landscaping. The mass and volume of the replacement dwelling is overall no more visually harmful than the original dwelling.

v. The replacement dwelling would result in a development which individually or cumulatively is visually acceptable in the countryside; and

- 6.16 The current proposal involves both the physical loss of the residential dwelling and the loss of the associated impact of this dwelling in terms of activity, domestic paraphernalia etc.
- 6.17 The design, bulk and massing of the replacement dwelling is considered acceptable. Proposed materials in the replacement house include traditional clay roof tiles and weatherboarding which would ensure that the development assimilates well within the local area. The proposal would be largely contained by the existing native hedge screening.
- 6.18 In terms of the visual quality of the landscape, the existing stable buildings, ménage and other ancillary equestrian facilities detract from the visual amenity of this rural location and its wider setting. Consequently, the proposed development and associated landscaping which includes the creation of an ecological communal garden would help secure significant environmental enhancements at the site.
- 6.19 With the existing buildings on the site the proposed development would not increase the visual impact of the site within the wider landscape. The screening provided by existing hedging would be complemented by native tree planting and the ecological communal garden.
- 6.20 The replacement dwelling is visually acceptable in the countryside both individually and cumulatively.

vi. The replacement dwelling is sited to preclude retention of the dwelling it is intended to replace, or there is a condition or a planning obligation to ensure the demolition of the latter on completion of the new dwelling.

- 6.21 The replacement dwelling is located on the footprint of the existing dwelling and therefore the existing and proposed dwellings cannot exist together.

Brownfield land

- 6.22 The application site includes the existing dwelling and its curtilage and also the adjacent equestrian stables. The land occupied by the stables is brownfield land and as a result Local Plan policy DM5 is relevant.
- 6.23 Policy DM 5 of the local plan Development on brownfield land states "*Exceptionally, the residential redevelopment of brownfield sites in the countryside...*" will be permitted where they meet a number of criteria and these are considered below:
- a) The site is not of high environmental value.
- 6.24 The land in question is occupied by a large stable building as well as other associated buildings and structures. The land has been excluded from landscape of local value designations both to the north and to the south. The application site is not of high environmental value.
- b) The 'redevelopment' will result in a significant environmental improvement.
- 6.25 In relation to the residential redevelopment of brownfield sites in the countryside, the Local Plan does not provide a definition of what constitutes 'significant environmental improvement'. Published guidance on interpretation is in the first three of the six key 'considerations at paragraph 6.37 of the Local Plan. These considerations relate to the level of harm to the character and appearance of an area, the impact of proposals on the landscape, the impact of proposals on the environment and positive impacts on residential amenity.
- 6.26 As discussed elsewhere in this report the submitted proposal will improve the character and appearance of the area in a number of ways. These include the removal of the stable buildings and the provision of a garden area with soft landscaping. Whilst this garden will be a domestic garden, the removal of the existing buildings is considered a significant environmental improvement.
- 6.27 The removal of the existing commercial stables use and the resulting activity, traffic and disturbance will have a positive impact on residential amenity. When assessed against the key characteristics set out in the Local Plan it is considered that proposal will provide significant environmental improvement in line with (DM5 (2)).
- 6.28 The application includes the removal of the stables buildings and the provision of a garden area with soft landscaping. Whilst this garden will be a domestic garden, the removal of the existing buildings is considered a significant environmental improvement.
- c) The density reflects the character and appearance of the area
- 6.29 The proposal includes a replacement house that will involve no change to residential density. The removal of the previously approved bungalow will reduce the residential density on the site.
- d) the site is, or can reasonably be made, accessible by sustainable modes to Maidstone urban area, a rural service centre or larger village.
- 6.30 This part of policy DM5 is assessing brownfield development in the countryside. The application site entrance is located circa 235 metres (0.24km) from the designated boundary of the Sutton Valence 'Larger Village' which is considered a

sustainable location in the Local Plan after the Maidstone Urban Area and the designated Rural Service Centres. Paragraph 4.21 of the Local Plan advises that *"The five larger villages ...have fewer services than rural service centres but can still provide for the day-to-day needs of local communities and the wider hinterland".* With this policy wording acknowledging the wider benefits outside the defined larger village settlement boundaries.

- 6.31 Paragraph 4.21 goes on to say *"All villages provide a nursery and primary school; a shop (including a post office); at least one place of worship, public house and community hall as well as open space provision. All have a range of local employment opportunities. The villages are connected by at least four bus journeys/weekday and Hollingbourne and Yalding are served by a train station".*
- 6.32 In applying policy DM5 the key characteristics or questions to be considered as set out at paragraph 6.37 of the Local Plan are, what sustainable travel modes are available or could reasonably be provided; what traffic the present or past use has generated; and the number of car movements that would be generated by the new use, and what distances, if there are no more sustainable alternatives.
- 6.33 With South Lane including a pedestrian pavement from the site entrance to the Sutton Valence larger village walking into Sutton Valence is a safe and viable option for future occupiers. In addition, it is possible to make provision for other sustainable travel modes in the terms of cycling and electric vehicles as part of the development. Planning conditions are recommended to ensure that an electric vehicle charging point is provided prior to first occupation, and that suitable cycle storage facilities are submitted for approval and installed prior to occupation.
- 6.34 In conclusion, this (partial) brownfield site in the countryside is not on of high environmental value, the proposal will result in significant environmental improvement, the density reflects the character and appearance of the area and the site can reasonably be made, accessible by sustainable modes to a larger village. The proposal is considered in accordance with policy DM5 of the adopted Local Plan.

Heritage

- 6.35 Policy SP18 of the Local Plan relates to the historic environment and requires that, inter-alia, the characteristics of heritage assets are protected, and design is sensitive to heritage assets and their settings. Policy DM4 of the Local Plan also relates to development affecting designated heritage assets and requires applicants to ensure that new development affecting heritage assets conserve, and where possible enhance, the significance of the heritage asset.
- 6.36 When considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 6.37 Sutton Valence Conservation Area is located at the closest point circa 235 metres to the north of the application site. In the intervening land are several buildings accessed from Headcorn Road (Old Belringham Hall, Little Belringham and Upper Lodge).
- 6.38 With the current proposal replacing an existing property, the separation distance and the intervening buildings, it is concluded that the application will not adversely impact and will conserve the character of the Sutton Valence Conservation.

Residential amenity – neighbours

- 6.39 Policy DM1 states that proposals will be permitted where they “respect the amenities of occupiers of neighbouring properties...by ensuring that development is not exposed to, excessive noise, activity, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties”.
- 6.40 The two closest residential properties are Apple Ridge (107 metres to the south east and South Belringham Lodge (111 metres to the north east). It is concluded that due to the separation distances the application proposal will not impact on existing amenity in terms of loss of outlook or loss of sunlight or daylight or general disturbance.

Residential amenity – future occupiers

- 6.41 Policy DM1 encourages new development to provide adequate residential amenities for future occupiers by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, activity or vehicular movements, overlooking or visual intrusion.
- 6.42 The proposal provides a good standard of accommodation including in terms of internal floor space and sunlight and daylight. The dwelling will have good levels of external amenity space.

Other matters

- 6.43 The issues raised by Sutton Valence Parish Council have been addressed in the main body of this report.
- 6.44 The planning permission for the existing dwelling on the application site (granted on appeal) was subject to a planning condition stating that the occupant had to be employed in the management of the stables, agriculture or forestry. This condition was on the basis of the link to the stables that already existed on adjacent land.
- 6.45 The planning permission for the existing dwelling on the application site (granted on appeal) was subject to a planning condition stating that the occupant had to be employed in the management of the stables, agriculture or forestry. This condition was on the basis of the link to the stables that already existed on adjacent land.
- 6.46 There is no indication that the occupancy planning condition on the property has ever been complied with. It is also noted that the Council have previously granted planning permission for three adjacent dwellings. This permission would remove the reason for the original condition (the stables) on the existing dwelling and also introduces three new dwellings that do not have this restriction. In this context, there is no justification for imposing the condition on a replacement dwelling.
- 6.47 There is no planning policy that would prevent the demolition of the application property on the grounds that it is less than 30 years old, however a planning condition can be used to maximise reuse and recycling of materials and to minimise waste. This planning condition is on the basis of the duty on local planning authorities to uphold the ‘Waste Management Plan for England and National Planning Policy for Waste’. A planning condition is recommended to seek the submission of a Site Waste Management Plan.

Conclusion

- 6.48 The proposal is acceptable in design terms and in relation to the protection of the countryside. The proposal will be partially located on brownfield land and although a larger dwelling is proposed one of the three dwellings previously approved dwellings will not be constructed. The proposal accords with all the relevant policies of the development plan and the NPPF and is considered acceptable and approval is recommended.

8. RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plan references:
Application for planning permission
Design and Access Statement
3675_01 Existing Block and Location Plans
3675_02 Existing Floor Plans
3675_03 Existing South West and South East Elevations
3675_04 Existing North East and North West Elevations
3675_05 Proposed Block Plan
3675_06 Proposed Floor Plans
3675_07 Proposed South East and South West Elevations
3675_08 Proposed North West and North East Elevations
3675_09 Proposed Garage Floor Plans and Elevations
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Upon implementation of this planning permission (22/500532/FULL) the bungalow annotated as plot '3' on the layout plan (PL-SV-002 A "Site Plan as Proposed") approved as part of the planning permission under reference 17/505294/OUT (and 18/501763/REM) shall not be constructed and the land shall be laid out in accordance with the plans approved under application 22/500532/FULL and any associated subsequent discharge of conditions submission. Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.
4. Prior to the approved development commencing above slab level, written details and samples of the proposed external facing materials (including windows, doors and roof) shall have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials and retained as such. Reason: To ensure a satisfactory appearance to the development.
5. Prior to the approved development commencing above slab level, a Site Waste Management Plan (SWMP) shall have been submitted to and approved in writing by the local planning authority and the development shall proceed in accordance with the approved SWMP. The SWMP shall set out the measures maximise the reuse of building materials and if reuse is not possible to maximise recycling of materials and the minimalization of waste. Reason
6. Prior to the approved development commencing above slab level, a hard and soft landscape scheme designed in accordance with the principles of the Council's

landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012) shall have been submitted to and approved in writing by the local planning authority. The scheme shall:

- show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed,
- include a planting specification, implementation details and a [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).
- provide details of on-site replacement planting to mitigate any loss of amenity and biodiversity value [together with the location of any habitat piles] Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

7. All planting, seeding and turfing specified in the approved landscape details shall be completed by the end of the first planting season (October to February) following first occupation of the dwelling hereby approved. Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of the property, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme. Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.
8. Prior to the approved development commencing above slab level, a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the building structure with swift bricks, bat tube or bricks and measures on the wider site such as habitat piles. The development shall be implemented in accordance with the approved details prior to first occupation of the approved building and all features shall be maintained thereafter. Reason: In the interests of ecological enhancement and biodiversity net gain.
9. Prior to the approved development commencing above slab level details all fencing, walling and other boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority (to include gaps at ground level in the boundaries to allow the passage of wildlife) and the development shall be carried out in accordance with the approved details before the first occupation of the buildings and maintained as such thereafter. Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers and for the passage of wildlife.
10. Prior to the approved development commencing above slab level details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved (to provide at least 10% of total annual energy requirements of the development) shall have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation and maintained thereafter. Reason: To ensure an energy efficient form of development.
11. Prior to the first occupation of the dwelling hereby approved, facilities for (a) the storage and screening of refuse bins, and (b) the collection of refuse bins, and (c) secure bicycle storage shall be in place that are in accordance with details that shall have previously been submitted to and approved by the Local Planning Authority. These details will be maintained as such thereafter. Reason: In the interests of amenity, to promote sustainable travel choices and the reduction of CO2 emissions.

12. Prior to the first occupation of the dwelling hereby approved, a minimum of one operational electric vehicle charging point for low-emission plug-in vehicles shall be installed and ready for the use of the new occupant with the electric vehicle charging point thereafter retained and maintained operational as such for that purpose. The charging point must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Reason: To promote to promote sustainable travel choices and the reduction of CO2 emissions through use of low emissions vehicles.

13. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Amendment) (England) Order 2015 (or any order revoking and reenacting that order with or without modification), no development within Schedule 2, Part 1, Classes A, B and E; and Schedule 2, Part 2, Class A, to that Order shall be carried out. Reason: To ensure a satisfactory appearance to the development.