

File Note – Discussion with Agent Matt McKerric 12.05.2026

During review of the submission, it was noted that there are discrepancies between the submitted site location plans, with one being larger. Further to this a section of the proposal covers an area of woodland. This was double-checked using Google Street View, which confirms that the area in question is clearly covered by established trees.

The agent explained that the proposed encroachment of an additional parking space into the wooded area was intended to mitigate for the loss of an existing parking space elsewhere on site. However, it was acknowledged during discussion that the parking space proposed to be lost due to a pillar could have been beneficial for Sustainable Drainage Systems (SuDS), particularly given the site's location. It had previously been indicated that the amenity grassland area to the southwest was to be utilised for an attenuation tank.

The agent also advised that additional technical information was expected from the solar panel manufacturers regarding structural matters, specifically the panel span and the number of uprights/posts required to support the panels. I queried whether this would result in the panels becoming larger or smaller in footprint. The agent confirmed that there would be no change to the area covered by the panels.

I advised that should any changes arise later in the process—particularly those affecting footprint or layout—it would be helpful for the authority to be notified so that full re-consultation could be undertaken if necessary. I also confirmed that this information was not required prior to validation but the amendments to the site location plan were required before the application could be progressed.

It was further noted that the submitted site location plan included land measuring 1,000 metres or more, which would result in the application falling within the major development category. It was clear, however, that this extent of land was not required as part of the development, as the buildings do not occupy this area.

Additionally, I requested that the agent clearly mark on the elevational plan where the photovoltaic panels are proposed to be located. The agent was not entirely certain at that point, and it was explained that this information would be useful, particularly as Highways may raise concerns relating to the loss of parking spaces.

In relation to parking provision, I acknowledged that the applicant was in ongoing discussions with other sections of the council. At the time of the discussion, it was unclear whether the parking space proposed within the wooded area was a formal requirement. The agent confirmed his understanding that this parking space was not a requirement.