

TOWN & COUNTRY PLANNING ACT 1990

MR & MRS SAJMIR & EGLANTINA KLOSI

PLANNING STATEMENT

**PETER MOSS SERVICES
LAND REAR OF 20 NORCOT ROAD
TILEHURST
READING
RG30 6BU**

**‘Demolition of existing garage workshops, canopy extension,
and detached spray booth building, and replacement with metal clad building
for General Industrial purposes (Class B2 – Vehicle Workshop)
accessed via Lemart Close, with car parking, and waste storage’**

**DAVIS
PLANNING LTD**

Chartered Town Planners

19 Woodlands Avenue | Wokingham | Berkshire | RG41 3HL

t – 01189 787972

e – mail@davis-planning.com

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1. INTRODUCTION

1.1 This Planning Statement is submitted in support of a full application by Mr & Mrs Sajmir & Eglantina Klosi for the *'Demolition of existing garage workshops, canopy extension, and detached spray booth building, and replacement with metal clad building for General Industrial purposes (Class B2 – Vehicle Workshop) accessed via Lemart Close, with car parking, and waste storage'* at Peter Moss Services, land to the rear of 20 Norcot Road, Tilehurst, Reading.

1.2 The remainder of this statement is divided into 4 main sections dealing with the following issues:

- Site and Surrounding Area
- Planning History
- Planning Policy Context
- The Application Proposal
- Summary and Conclusions

1.3 The proposal follows the Council's refusal of planning permission for a similar scheme on 21 March 2025 (LPA ref. PL/24/1534) for the following reasons:

1. *The proposed development, would facilitate and enable the site to be used more intensively for general industrial (Class B2) purposes in general. This, together with the specific proposals for the provision of a vehicle spraying booth and flue will have significant detrimental impacts upon the amenity of nearby residents due to the incompatibility of the industrial use and associated noise pollution and odour pollution. As such the proposal is contrary to Policy CC8 of the Reading Borough Local Plan 2019, and paragraph 187 of the NPPF 2024.*
2. *The proposed development, by virtue of the height and scale of the proposed building relative to that of surrounding buildings and the prevailing character of the area, would contrast unsympathetically with the existing character and would*

appear as an obtrusive and incongruous form of development, harmful to the character and appearance of the area. The proposal would therefore be contrary to policy CC7 of the Reading Borough Local Plan and paragraph 135 and 139 of the NPPF 2024.

- 1.4 A subsequent appeal was dismissed on 8 December 2025 (Appeal ref: APP/E0345/W/25/3367970) (appendix 1) for the sole reason that the appeal submission had failed to provide a robust assessment of the effects of the development with regard to noise, odour and fumes which may be generated by the proposed spray booth. Accordingly, the Inspector was unable to conclude that the proposal would not harm the living conditions of the occupiers of nearby residential properties. However, the Inspector was content with the proposal in all other respects, including its effect on the character and appearance of the area and in all other regards to amenity including the impact of the built form itself.
- 1.5 The current submission therefore seeks to overcome the Inspector's sole concern regarding the effect of the proposal on the living conditions of nearby occupiers (noise, odour and fumes from the spray booth). This has been achieved by removing the spray booth from the application proposal and limiting this submission to the building alone. All other aspects of the proposal remain the same as the earlier submission, with which the Inspector was satisfied.
- 1.6 This statement will therefore confirm that the proposal is acceptable in principle and would not be contrary to national or local policy guidance. In particular, it will demonstrate that the proposal will safeguard the amenity of neighbouring occupiers and will respect the character and appearance of the surrounding area. It will also show the scheme continues to be acceptable in terms of flood risk, highways and parking and in terms of landscape and biodiversity.
- 1.7 The application is accompanied by the following supporting consultant reports
- i) Planning and Statement (Davis Planning Ltd) – see below
 - ii) Contamination Report (Groundsure Enviro + Geo Insight)

- iii) Preliminary Ecological Appraisal and Roost Assessment (Arbtech)
- iv) Arboricultural Appraisal Report – Impact Assessment and Method Statement to inform development (MWA Arboriculture)
- v) Tree Protection Plan ref. MWA TPP 01 (MWA Arboriculture)
- vi) Tree Survey Schedule (MWA Arboriculture)
- vii) Sustainability Statement (The Keen Partnership)

2 THE SITE AND SURROUNDING AREA

- 2.1 The application site is located within the urban area of Tilehurst as identified on the Local Plan Proposals Map. The site comprises of a large expanse of hard surfacing containing a large building currently in use for car repairs and refurbishment. The building is in poor condition and is in need of replacement to allow car repairs to take place under cover. The use of the site for car repairs (use class B2) is historic, originally going back to the early 1960's (see site history chapter). The result of the historic permissions and the 'Mansi' principle is that the entire site can lawfully be used as B2 General Industrial car repairs. The recent appeal decision (appendix 1) crystallises this view.
- 2.1 The application site falls within the Tilehurst Triangle District Centre which is deliberately drawn to include commercial activities and community facilities such as schools and community centres. The built frontage on neighbouring roads including Nos.2-20 Norcot Road are defined as a key retail frontage.
- 2.2 The surrounding area has a mixed use comprising of residential uses to the south-east and south-west of the appeal site with some additional commercial uses to the west. More specifically, the land behind the Norcot Road street frontage has a distinctive commercial character containing commercial and other industrial uses such as a welding company.

3 PLANNING HISTORY

3.1 The planning history associated with the site is set out below:

Land rear of including 20 Norcot Road

6930 – Residential development. Approved 04/12/1959.

9063 – Motor showrooms 8 garages alterations to existing premises. Approved 10/11/1961 (see decision notice below).

Reference :- Plan No.: **T.P.3164** Register No.: **9063** File: **N.10/R S/DT.**

COUNTY BOROUGH OF READING

Town and Country Planning Acts, 1947 to 1959.
Town and Country Planning General Development Order, 1950

TO: -
Messrs. G.M. Pettit & Partners,
7 Arbour Road,
Tilehurst,
Reading.

OUTLINE APPLICATION

IN PURSUANCE of their Powers under the above Acts and Order, the READING COUNTY BOROUGH COUNCIL, as Local Planning Authority, HEREBY PERMIT, in accordance with paragraph (2) (i) of Article 5 of such Order, **the erection of a motor showroom with living accommodation over, and 8 garages, at the rear of 20 Norcot Road, Tilehurst for Mr. A. W. Moss**

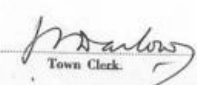
in accordance with the accompanying plan and outline application subject to due compliance with all the stipulations and conditions contained in the byelaws and statutory provisions in force, and to approval by the said Council of detailed particulars with special reference to the siting, design, and external appearance of the proposed building(s), and in regard to the means of access thereto, before any development is commenced, and to the following conditions:-

1. That an additional access to the residential accommodation shall be provided to the satisfaction of the Corporation
2. That the area coloured green on the plan shall be reserved as an amenity space for the residential accommodation
3. That the forecourt of the existing and proposed premises shall not be used for the display of vehicles, goods, plant or material of any kind, and shall at all times be kept clear and free of obstruction
4. That no trade or business shall be carried on in the proposed garages or on the curtilage thereof
5. That no vehicles shall be parked on any part of the land, other than that to be used for garages, at the rear of the existing or proposed buildings, continued over-

The reason **a** for the Council's decision to grant permission subject to the abovementioned local conditions are, as to Conditions (1) and (2) The need to protect the amenities of the occupants of the proposed residential accommodation, as to (3) and (6) The need to avoid danger and inconvenience to pedestrians using the forecourt and to traffic in Norcot Road, and as to (4) and (5) The need to protect the amenities of the locality.

This permission relates to Planning Control only. Any other statutory consent necessary must be obtained from the appropriate authority.

DATED this **10th** day of **November** 1961


Town Clerk.

9492 – Alterations and additions. Approved 27/04/1962 (see decision notice below).

Reference:— Plan No.: 33182. Register No.: 9492. File: N.10/DDM/DT.

COUNTY BOROUGH OF READING

Town and Country Planning Acts, 1947 to 1959.
Town and Country Planning General Development Orders, 1950 to 1959

TO:—
Messrs. G.M. Pettit & Partners,
7 Arcaur Road,
Tilehurst,
Reading

IN PURSUANCE of their Powers under the above Acts and Orders,
the READING COUNTY BOROUGH COUNCIL, as Local Planning Authority, HEREBY PERMIT
the conversion of No.20 Norcot Road, Tilehurst into two lock-up shops with
living accommodation and the erection of a motor showroom abutting on the
south-east side of the principal building with a repair workshop on land at
the rear

in accordance with the accompanying plan and application subject to due compliance with all
the stipulations and conditions contained in the bylaws and statutory provisions in force and with
the following conditions:

- 1) That the use of the proposed workshop shall be limited to purposes ancillary
to the proposed motor showroom and shall not be used (a) for any other purpose
including any other purpose within Class III of the Use Classes Order and
(b) for any process likely to be detrimental to the amenities of the residential
area by reason of noise, vibration, smell, smoke or otherwise
- 2) That the land at the rear of the property shown green on the plan now
submitted shall be used only as an amenity space for the occupants of the living
accommodation and such area shall be fenced to the satisfaction of the Corporation
and access thereto shall be permitted to the occupants at all times from that
part of the property to the south-east
- 3) That the whole of the premises and curtilage shall be kept in a neat and
tidy condition, and no part thereof shall be used as a storage or dump for old
/continued overleaf

The reasons for the Council's decision to grant permission subject to the abovementioned
conditions are, as to Conditions (1) (2) (3) (4) and (6) the need to protect
the amenities of the locality and/or the proposed living accommodation and
as to (5) and (7) the need to avoid danger and inconvenience to pedestrians
using the forecourt and traffic in Norcot Road.

This permission relates to planning Control only. Any other statutory consent necessary must
be obtained from the appropriate authority.

DATED this 27th day of April 1962.

J. F. Barber
Town Clerk

PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

10561 – Use as betting office. Approved 07/06/1963.

85/TP/0266 – Change of use from flat to offices. Refused. 07/06/1985.

890472/FUL – Change of use from residential flat to office (B1). Refused.
23/03/1989.

891093/FUL – Change of use 1st floor plus attic from residential to private office.
Refused. 29/08/1989.

200766/OPA – Change of use of bookmakers (sui generis) to B1(a) use (offices).
Prior approval granted. 06/08/2020.

210433/RPA – Prior notification application for change of use of ground floor from
betting office (sui generis use) to C3 (dwellinghouses) to comprise 1 flat. Withdrawn
12/05/2021.

PL/23/1165 – Lawful use application for an existing use of the B2 operations.
Refused. 20/12/2023.

230179/FUL – Relating the use to Class E (b) restaurant, erection of front canopy,
provision of disabled ramp, removal on internal staircase & erection of external
staircase to existing first/second floor flat over. Rear single storey extension,
provision of flues to the rear to service the restaurant. (Retrospective). Approved
05/11/2024.

APP/E0345/C/24/3338517 & APP/E0345/C/24/3338518 – Appeals against
enforcement notices issued by Reading Borough Council. Enforcement Notices
amended and appeals dismissed 13/08/2025.

PL/24/1534 – Demolition and rebuilding of workshop to rear of 20 Norcot Road.
Refused. Appeal dismissed 08/12/2025 solely on the grounds of the impact of the
spray booth on residential amenity (see appendix 1).

20a Norcot Road

200373/FUL – Erection of part 1.5 storey, part 2.5 storey apartment block comprising 1 x 1-bed flat and 2 x 2-bed flats following demolition of existing car sales building. Approved. 26/04/2021.

20b Norcot Road

190849/CLP – Application for a Lawful Development Certificate for a proposed change of use from B2 to B1. Withdrawn 06/11/2020.

- 3.2 A useful summary of the appeal site's history is provided at paragraph 7 of the earlier enforcement appeal decision (see appendix 2) which describes the site history as follows:

'The use of the land for motor related activities goes back to 1961 and 1962 when two separate planning permissions were granted; the first (ref.9063) was for the erection of a motor showroom and a garage to the rear, and this was followed up with an approval (ref.9492) to erect a repair workshop to the rear of the site. Although both permissions were subject to a series of conditions the main parties acknowledge that there is no indication that these were properly complied with. Nonetheless, the use of the land for car repairs and sales became established over time and, any associated irregularities would have acquired immunity from planning control.'

4 PLANNING POLICY CONTEXT

i) Government Guidance - National Planning Policy Framework 2024 (NPPF)

- 4.1 The NPPF sets out the Government's planning policies and how these should be applied. It confirms that applications should be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2). The NPPF must be taken into account in the preparation of the development plan and is a material consideration in planning decisions.
- 4.2 Paragraph 7 of the NPPF states that the purpose of the planning system is to achieve sustainable development. There are three overarching objectives to sustainable development which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental objectives. The environmental objective includes the need to make efficient use of land and to improve biodiversity. So that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (paragraph 10).
- 4.3 Chapter 6 concerns building a strong, competitive economy. Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.4 Chapter 11 is concerned with making effective use of land. Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.5 Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land, taking into account:
- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

- Local market conditions and viability;
- The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- The importance of securing well-designed, attractive and healthy places.

4.6 Paragraphs 131 - 141 are concerned with design. It states that good design is a key aspect of sustainable development. Paragraph 135 states that planning policies and decisions should aim to ensure that developments:

- 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;
- Are visually attractive as a result of good architecture layout and appropriate and effective landscaping.
- Sympathetic to local character and history, including the surrounding built environment and landscape setting;
- Establish or maintain a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- Create safe and accessible environments which promote health and well-being, with a high standard of amenity for existing and future users.

4.7 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance.

ii) Reading Borough Local Plan 2019 (LP)

- 4.8 Policy CC1 - Presumption in Favour of Sustainable Development. States that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which means that proposals can be approved wherever possible.
- 4.9 Policy CC7 – Design and the Public Realm. States that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form include: layout; landscape; density and mix; scale (height and massing); and architectural details and materials. These will be assessed to ensure that the development makes a positive contribution to the following urban design objectives: Character; Continuity and enclosure; Quality of the public realm and provision of green infrastructure and landscaping; Ease of movement and permeability; Legibility; Adaptability; Diversity.
- 4.10 Developments will be assessed to ensure that they, amongst other matters:
- Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;
 - Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.
- 4.11 Policy CC8 – Safeguarding Amenity. Requires that development does not result in a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of a number of

matters, including: Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety.

- 4.12 Policy EN16 – Pollution and Water Resources. States that development will only be permitted where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution.
- 4.13 Policy EN17 – Noise Generating Equipment. States that where noise generating equipment is proposed, the major noise specific level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise receptor.
- 4.14 Policy EM1 – Provision of Employment Development. States that provision will be made for a net increase of 53,000-112,000 sq m of office floorspace and 148,000sq m of industrial and/or warehouse space in Reading Borough for the period 2013 to 2026. Supporting paragraph 4.3.4 confirms that the Economic Development Needs Assessment (EDNA) for Central Berkshire (2016) indicates that Reading needs an additional 148,440 sq m of industrial and warehouse floorspace.
- 4.15 The conclusion of the later Reading Housing and Economic Land Availability Assessment (page 41, appendix 4) is that there is capacity to provide approximately 125,000 sq m of industrial and warehousing space in Reading between 2023 and 2041 which would still represent a shortfall of almost 42,000 sq m.
- 4.16 Policy EM4 – Maintaining a Variety of Premises. States that a variety of types and sizes of units should be present in the Borough, and proposals should maintain or enhance this range.

5 THE APPLICATION PROPOSAL

5.1 The proposal is for the demolition of existing garage workshops, canopy extension, and detached spray booth building, and replacement with metal clad building for General Industrial purposes (Class B2 – Vehicle Workshop) accessed via Lemart Close, with car parking, and waste storage.

5.2 The key considerations are considered to be as follows:

- The principle of development;
- Amenity of adjoining occupiers;
- Design, character and appearance;
- Access and parking provision;
- Tree and ecology;
- Land contamination.

i) Principle of development

5.3 The application site is located within the urban area of Tilehurst as identified on the Local Plan Proposals Map. The site has historically been used for car repairs (B2 use) originally going back to the early 1960's (see site history chapter). The result of the historic permissions and the 'Mansi' principle is that the entire site can lawfully be used as B2 General Industrial car repairs. The site falls within the Tilehurst Triangle District Centre which is deliberately drawn to include commercial activities and community facilities such as schools and community centres.

5.4 The provision of additional floorspace for B2 general use is not in conflict with any of the policies contained within the development plan. As stated above, the Reading Housing and Economic Availability Assessment (2024) identifies that there will be a shortfall in industrial land provision in the borough even if the current capacity of 125,000 sq m is provided in the borough between 2023 – 2041. There are no

specific policies in the adopted Local Plan which would oppose in principle the replacement of an existing building with a larger structure in respect to a lawful General Industrial use in this location.

- 5.5 It should also be noted that neither the Council nor the appeal Inspector raised any objection to the principle of the development when considering the earlier proposal and there was clearly no conflict with the applicant's view that the entire site has lawful B2 General Industrial use which by its very nature includes car repairs.

ii) Amenity of adjoining occupiers

- 5.6 The previous application and appeal (ref. PL/24/1534 & APP/E0345/W/25/3367970) were for an identical replacement building and layout but also included a vehicle spray booth within the building, together with an associated flue. It was this element of the proposal which was of concern to the appeal Inspector when assessing the potential effects of the development on the amenity of neighbouring residential occupiers. The Inspector's concerns in this regard were that the submitted noise assessment and odour assessment were not sufficiently robust to demonstrate that the proposal would not give rise to harm to air quality and living conditions of neighbouring occupiers. No concerns were raised about the actual built form itself.
- 5.7 This application does not include the spray booth although an indicative position for a future spray booth has been indicated on the drawings which it is acknowledged would be the subject of a separate application. The removal of the spray booth and flue from this application effectively overcomes the Inspectors concerns in relation to the earlier appeal scheme and it is therefore no longer deemed necessary to provide either a noise or odour assessment in relation to the application.
- 5.8 As stated above, the Inspector did not identify any other concerns in relation to the amenity of nearby residents and accordingly, it can be concluded that the proposed development would not result in material harm to the living conditions of occupiers of neighbouring dwellings as required by Policy CC8 and paragraph 135 (f) of the NPPF which are now met as there would be no significant detrimental impact to the living conditions of existing or future occupiers.

iii) **Character and appearance**

- 5.9 In determining the earlier appeal, the Inspector concluded that the proposal would not harm the character and appearance of the area. This is summarised in paragraph 13 of the decision letter:

'The area surrounding the appeal site includes a range of buildings that vary in size, including the nearby residential properties and their gardens which are of a domestic scale, and commercial buildings of a greater overall bulk. Whilst larger in footprint, the proposed workshop building would not be dissimilar in terms of eaves and ridge height to the commercial building immediately adjoining the site, or inconsistent with the overall scale of others in the vicinity. Moreover, the extent of built form would maintain a degree of ancillary space around the building. Consequently, whilst the proposed building would be greater in height and scale than the workshop it would replace, it would not appear as a visually incongruent feature or be at odds with the character and appearance of the area. Furthermore, given the siting of the proposed workshop, set back from Norcot Road and Recreation Road, it would not be visually prominent in views from these directions.'

- 5.10 The size, siting, design and appearance of the proposed building (other than for the flue which would be removed) is identical to that considered under the previous appeal scheme. There are substantial visual and amenity benefits in enclosing the activities which can in theory be lawfully carried out on the land outdoors. Currently, there are no restrictions on repairing cars in the open air and the proposed purpose built workshop building would improve the character and appearance of the area.
- 5.11 It therefore follows that the proposal is acceptable in this regard. There would therefore be no conflict with Policy CC7 of the LP, the design objectives of the NPPF or the recent appeal decision which raised no concerns to the use and built form.

iv) Access and Parking Provision

- 5.12 The proposed access and parking provision is identical to that of the previous scheme which was found to be acceptable to the Council and was not an issue raised at the subsequent appeal.

v) Trees and Biodiversity

- 5.13 The proposal is accompanied by a Preliminary Ecological Appraisal and Roost Assessment; an Arboricultural Appraisal Report – Impact Assessment and Method Statement; Tree Protection Plan and a Tree Survey. These matters were all found to be acceptable to the Council/appeal Inspector in relation to the previous application/appeal on the site, the details of which are unchanged.

vi) Other Matters

- 5.14 In respect to the Contaminated Land Risk Assessment, it notes that previous uses have included a yard/car park and workshop. Potentially significant pollutant linkages were identified in respect of human health receptors and property receptors although the risks were considered to be low-moderate. It recommends that intrusive site investigation is undertaken to determine the presence and extent of any soil contamination at the site. This can be dealt with through the imposition of an appropriate planning condition.
- 5.15 Neither the Council nor the appeal Inspector raised any concerns regarding this issue in relation to the previous proposal.

6 SUMMARY AND CONCLUSIONS

6.1 The application should be supported for the following reasons:

- i) The site is lawfully used for General Industrial use for which there is a defined need within the Borough as identified in the Housing and Economic Availability Assessment. There are no policies which resist expanding industrial or commercial floor space within these locations (District Centres) as they are typically characterised by a wide variety of land uses. The site comprises of previously developed land for which the highest encouragement under Government policy is provided for in the NPPF. The HELAA (2024) identifies an unmet need for industrial and/or warehouse space. The principle of the development was not disputed by the Council or the subsequent appeal Inspector in relation to the previous application on the site.
- ii) The proposal follows the Council's refusal of planning permission for a similar scheme on 21 March 2025 (LPA ref. PL/24/1534) which was subsequently dismissed on appeal as the Inspector considered that the appeal submission failed to provide a robust assessment of the effects of the development with regard to noise, odour and fumes which 'may' be generated by the use of the vehicle spray booth. The spray booth is removed from this application and the Inspector's concerns regarding the effect of the proposal on the living conditions of nearby occupiers are therefore overcome. All other aspects of the proposal remain the same as the earlier submission which the Inspector found to be acceptable in all regards.
- iii) There are substantial visual and amenity benefits in enclosing the activities which can be lawfully carried out on the land outdoors. Currently, there are no restrictions on repairing cars in the open air and the proposed building would visually improve the character of the site and the surrounding area. The appeal Inspector found that the proposed building would not harm the

character and appearance of the area and the siting, design and appearance of the proposed building is identical to that previously considered at appeal (other than for the removal of the flue).

- iv) All other aspects of the proposal are as per the previous submission which were acceptable to the Council and the appeal Inspector, including access and parking, its effect on trees and ecology and contaminated land.