

Item 12.7 Planning Application PA 2016/5303/1 - Use and Development of the Land for the Sale of Christmas Decorations and Christmas Themed Products (Market) with Associated Car Parking in Conjunction with the Melton Christmas Tree Farm At 319-391 Leakes Road Plumpton

Appendix 3 Assessment against Planning Scheme - undated

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 11.04-7 (Green Wedge Areas)	The proposal is consistent with this policy as it will protect and conserve green wedge areas and will not result in any adverse impacts on the environmental, landscape or scenic values of the subject land.
Clause 12.01 (Biodiversity)	The proposal will not result in the removal of any native vegetation or impact upon any native vegetation on the land.
Clause 14.01 (Agriculture)	The proposed use will complement the existing agricultural use of the land and will not result in the loss of any productive agricultural purposes.
Local Planning Policy Framework	
Clause 21.03-2 (Planning Objectives)	The proposal is consistent with the objective for rural land use as it will not compromise the integrity of existing rural land and will result in the efficient and sustainable use of this land.
Clause 22.08 (Rural Land Use Policy)	The proposal is consistent with the relevant objectives and requirements of this policy as it will conserve the environmental and landscape values of the subject land and surrounding area and will not cause any adverse impacts in terms of noise, rubbish or air quality.
Zone	
Clause 35.04 (Green Wedge)	The proposal is consistent with the purpose and decision guidelines of the zone as it will assist with the protection of Green Wedge land and retaining the use of land for agriculture purposes.
Other	
Nil.	